

FALL NEWSLETTER, 2022

VOLUME 23, ISSUE 2

Camp Delton Club

E10305 Xanadu Rd.

Wisconsin Dells, WI 53965

www.campdelton.com



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Goodbye for the Winter!



Inside this Issue:

President's Report –	3
Treasurer Report-	3
Building/Grounds Report –	5
Membership Report –	5
Personnel Report –	6
ByLaws/Insurance Report –	6
Activities Report	6
Offiice Managers Report –	7
Board Meetings –	9
Sponsors –	10

Board of Directors:

President: Brian Wachowiacz
Vice President: Joe Gambino
Treasurer: Audra Arndt
Secretary: Tammy Pfannerstill
Buildings/Grounds: Roland Eisch
Membership: Heidi Helm
Personnel: Corey Holland
By-Laws/Insurance: Sue Whitaker
Activities: Eddie Mallonen

Camp Managers:

Grounds Manager: Vince Klitzman
Office Manager: Carol Rochester

Fall Newsletter, 2022 Volume 23, Issue 2

Presidents Report

The leaves are changing color and fall is in the air. These 2 images should not discourage anyone from coming to Camp. Fall and Winter are some of the most beautiful and peaceful times to enjoy Camp. If you decide to enjoy the off season, please remember to follow the rules concerning, campfires, speed limits, and signing in. I encourage everyone to give winter camping a chance. You won't be disappointed.



I want to thank the Camp Delton staff and all the members who volunteered their time this season to make the many events and committee projects successful. Without your help we would not be successful.

Even though the thermometer shows cold temperatures, your Board members are hot at work with various projects to improve camp. We are continuing to work on the cell tower agreement to achieve the best possible outcome Camp. The Dells Village restroom committee continues to move forward with the replacement of the existing facility.

I encourage everyone to become involved in the various committees. Contact the lodge for more info on opportunities to help out.

Thanks again for a wonderful season. I hope you enjoy the holidays with family and friends and have a safe winter. I look forward to seeing everyone back at Camp in the spring.

Brian Wachowiacz
President, Camp Delton Club

Treasurers Report

Camp Maintenance and Improvement Reserves

In 2022, based on pre-planning from prior years, we have been able to continue put money in our reserve accounts to plan for larger expenditures. The camp was able to purchase a replacement truck for the camp along with a salt spreader. For 2022, over \$68,000 was budgeted toward savings for repair or replacement needs for the Camp Delton property. A similar amount was also budgeted for 2023.



Several years ago, Camp Delton was approached by a company to lease some land in the front of the camp near Xanadu Rd to build a cell tower. Through a referendum, the members agreed to this arrangement. Part of the arrangement is that the rental income from the lease on an annual basis was set aside into our main campground and improvement savings reserve. That rental income amount grows annually at approximately 4%, and this year will be around \$19,000.

Fall Newsletter, 2022 Volume 23, Issue 2

Our reserve account balances are listed below for reference as of 08/31/2022.

Please contact the Treasurer or Office for a copy of the report

Loan\

We currently only have one loan outstanding from prior referendums for the electric project.

The smaller **lodge remodel loan** was paid off early in 2022.



The **electric project loan** had a beginning balance of \$734,568.03 in 2022 and has an interest rate of 4.0%. The current balance of the loan is now \$670,051.35. Because this is a commercial loan, it is required to be refinanced every five years. This means in 2023, it will need to be refinanced.

The annual capital improvement project assessment amount of \$380 per member goes entirely toward payment of the loan. Money from the assessment above and beyond the annual loan payment in 2022 was put toward extra principle on the loan.

Internal Audit

We will be having an internal audit most likely in June of 2023. If you would like to participate in this process, please watch for information about the dates in the spring. Thank you to the members who participated in the 2022 audit!



2023 Budget

The 2023 Budget was passed by the board at the September Board Meeting. Thank you to the budget committee that met in late August to develop and review the budget in advance of it being submitted to the board for approval. While it is not an easy decision to increase membership dues, the budget committee and board recognize the necessity to be responsible stewards of the camp's income and expenses especially with all the current rising expenses.

Enjoy your holiday season and stay well and safe!

Respectfully Submitted,

Audra Arndt

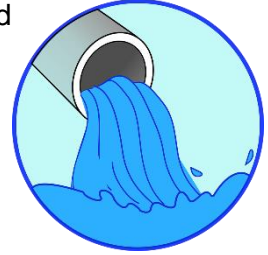
Treasurer, Camp Delton Club

Fall Newsletter, 2022 Volume 23, Issue 2

Building & Grounds Report

If you notice a spot in the ground that stays wet all the time, especially around your water spigots, it may be another one of those pesty leaks, please notify the office as soon as possible. If you notice high water pressure, please notify the office as soon as possible.

If you wish to have the tree service this Spring you must fill out a pink work order form before January 1, 2023. Any coming in after that date will be for the year 2024.



Just a reminder there is a \$100.00 dumpster fee for members putting construction materials or anything that is not allowed in the dumpsters. We now have a camera monitoring what is being put into the dumpsters. If we notice construction material or anything not allowed in the dumpsters, we will review the photos and bill the member \$100.00. Also remember to break down your boxes.

Also just a reminder to make sure you call the office three days prior to your arrival if you would like your driveway plowed.

Hope everyone has a great winter season!

Roland, Building & Grounds Director and Vince, Grounds Manager

Membership Report

The time has come, way to too quickly, to prepare for the winter months ahead. I wish everyone a safe and healthy holiday season and look forward to seeing everyone in the spring. If you plan on spending time at your sites during the off season please remember to bring your key cards as the office has limited hours during this time. These hours are Thursdays through Mondays 9 AM to 3 PM and the office is closed Tuesdays and Wednesdays.

Heidi Helm,
Membership Director, Camp Delton Club



Fall Newsletter, 2022 Volume 23, Issue 2

Personnel Report

Hello Camp Delton Club Members ,

The 2022 Season came with some unexpected staffing challenges across the board .



In the coming months I will be discussing staffing needs and expectations for the 2023 Season with each department head. We will also be implementing an online time keeping system that will reduce cost for time and attendance processing.

Moving forward I will be working to help improve our system to avoid any interruption to services for our membership due to staffing shortages.

Hope everyone has a healthy and safe off season.

See you in "2023".

Corey Holland
Personnel Director, Camp Delton Club

By-Laws/Insurance Report

Well campers have a safe winter we'll see you in the spring. The bylaws and the rules are constantly evolving and we'll look closer at them come next season.

Have a safe winter and happy holidays.

Sue Whitaker,
Rules & Regulations Director, Camp Delton Club

Activities Director Report

I hope everyone had a wonderful season at Camp and can't wait to return next season.

I will be working with Carol during the off-season to reach out to area attractions and restaurants to secure ticket packages for raffle drawings next season in addition to the popular gift basket drawings.

I will also be working with our new Vice President, Joe, to schedule some meal events. These will work a little differently than in the past. In an attempt to keep meal events profitable and reduce food waste, we will have a start time for these events and concessions will be available *while supplies last*. These events will be designed to minimize the number of volunteers needed for food prep, serving and clean-up, but volunteers will still be needed for these events to be successful. I am hoping to pull together an Italian Night and a pig roast, as well as smaller events like a baked potato bar and build-your-own nachos.



Fall Newsletter, 2022 Volume 23, Issue 2

I will also be reaching out to local food trucks in the hope of scheduling Food Truck Nights at the park.

I am planning to schedule Winery and Brewery Tours via Trolleys departing from the lodge. These events will require advance ticket purchase so they will be advertised throughout the Park and email blasts will be sent out with details.

Vince and I will be installing a community firepit near the horseshoe pits on Memorial Day Weekend. This will make campfires an option for any pavilion events or rentals.

Mark your calendars now...



Sunday, May 28th: Welcome Back Brunch

Saturday, July 15th: Live Music Night – Wear your best tie-dye and bell-bottoms for an evening of groovy tunes from local favorites [Cruisin Round](#) from 6-9pm. Concessions available.

Saturday, July 22nd: Christmas in July Celebration (rumor has it that Santa will visit the good boys and girls that decorate their sites)

Labor Day Weekend September 1st-4th: Trick-or-Treat Saturday, September 2nd. Farewell Luncheon Sunday, September 3rd.

Other events will be added as the season approaches and I am always open to suggestions. I would like to put together a substantial list of members willing to volunteer for one or two of these events in the hope that we can spread out the volunteer opportunities and not rely on the same small handful of volunteers for every event. If you would like to be added as a potential volunteer, please contact me at eddiem@campdelton.com. Please provide your email address and best contact phone number and type VOLUNTEER in the subject line.

Have a safe winter. We'll see you all in the Spring.

Eddie Mallonen

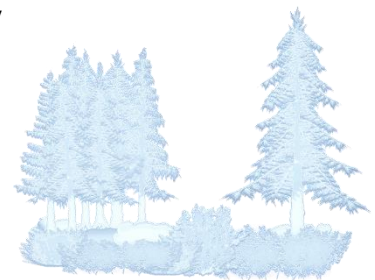
Activities Director, Camp Delton Club

Office Manager Report

Hello Members

I want to thank all of our wonderful members for making this a very enjoyable season. You are a great bunch and I feel honored to work with all of you.

Well, the start of winter has begun. We got our first snow on Saturday, November 12, 2022. It did not stick, but it was sure flying in the air. The three does are coming by the office in the morning for their daily visits.



Fall Newsletter, 2022 Volume 23, Issue 2

I wanted to bring to your attention several points:

- All of you that have boat storage will be getting a separate invoice in January. Since we did the indefinite contract there is no reason to fill out a new contract.
- The gate card inventory is still an ongoing project. I found a few members with more than four cards. I ask that you review your cards, and in the Spring bring them to me so we can have updated and accurate records.
- Monthly Dues payment plans can be set up anytime and you can even autopay directly from your bank account. We can also process Dues payments over the phone with our credit/debit card machine.
- Invoices were sent out in October. Double check with the office to verify we have the correct email or mailing address. Late charges will be assessed April 16th if a signed payment plan has not been set up prior to that date.
- We have added a new sponsor to the newsletter. It is WCCH which will come out here to pick up any unwanted household items and no charge to you. All proceeds are donated to a non-profit organization.

I want to give a special thanks to Judy Walz for donating two American flags so we good flag hanging on Veterans Day. Thank you Judy!

Have a wonderful, safe and healthy winter season. I look forward to seeing you all in the Spring.

Carol Rochester
Office Manager



Fall Newsletter, 2022 Volume 23, Issue 2

Board Meetings



2023 Off-Season Board Meetings

Dates:

January 21, 2023

March 18, 2023

Meetings start at 10 am!

All Members Welcome!

All correspondence to be read at meetings need to be received no later that 1 week before the meeting.

Office: 608.254.8361

Meeting Minutes Available on our website:

www.campdelton.com

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Fall Newsletter, 2022 Volume 23, Issue 2



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SVP/Market Manager

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Fall Newsletter, 2022 Volume 23, Issue 2

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WCCH

Women & Children's Center for Health

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Inclusion of advertisements in our newsletter is not meant to imply recommendation or endorsement of any company, contractor, or individual.

Camp Delton Club is not liable for any work, payment, or ensuring work is completed in a timely manner.

You, as members, and consumers, are solely responsible for the outcome of any business arrangement made with a company or individual you do business with.

***CAMP DELTON CLUB, INC. HIGHLY RECOMMENDS THAT MEMBER'S CHECK REFERENCES, LICENSE, and INSURANCE!**