

Thinking About Buying a Condo in the Village at Sunnyslope?

If your search for a new home has led you to the Village at Sunnyslope condominium, we think you will be pleased with what you find. Located in the southeast corner of Hartford, Wisconsin, we are a 110-unit condominium of two family, side-by-side buildings overlooking Holy Hill in the Kettle Moraine area of Washington County. We are only minutes from grocery stores, restaurants, and downtown Hartford. Pike Lake State Park is less than 10 minutes away! Our luxury, ranch style condominium units feature 2 and 3-bedroom layouts, many with private decks and walkout lower levels. All units have a private patio.

We keep membership dues low through self-management by a 5-person Board of Directors elected by the Association members and by doing many of the simple maintenance tasks with volunteer labor.

There are several social groups that meet at the Community Building or in one of the homes. The well-equipped Community Building has a capacity of 87 people and can be reserved for a small fee. The Community Building also houses a library for all to use.

Since you are thinking about buying a unit at the Village at Sunnyslope, there is some information we want you to know before you make your final decision to buy a unit in the condominium.

If you've lived in a condominium before, you may know what to expect. If you are leaving a single-family home or an apartment to buy in to a condominium, there are a few differences you should know about before you make your final decision.

We will highlight a few important topics, but it is best if you review all the **Disclosure Documents** from the link on our homepage. The Disclosure Documents detail how the condominium is organized, managed, rules that protect Association property and membership harmony, and maintenance responsibilities.

You should start with the **Executive Summary**. It provides an important summary of the information you should know about the condominium and acts as a guide to the other disclosure documents.

While living in a condominium is much like having a private home, it brings freedom from the chore of lawn care, snow removal, and exterior maintenance. You own and maintain the interior; the Association takes care of most of the exterior. Who maintains what is listed in the **Maintenance Responsibilities** document.

The **Bylaws**, the **Rules and Regulations**, and the **Declaration** documents explain how the association is organized, operates, and what is expected from the Board of Directors and unit owners. While all the rules are important, those about pet ownership, parking, use of common areas, and exterior decorations tend to be overlooked before people buy into a condominium.

The **Annual Operating Budget** shows how the Association will collect revenue, how much it holds in reserve accounts, and how funds will be spent.

Finally, the City of Hartford is a great place to live and work. The city has outstanding amenities including the Jack Russell Memorial Library, the Schauer Arts Center, a recreation center and indoor and outdoor aquatic centers. There are many more reasons to live in Hartford and the Village at Sunnyslope. Take a look at the City of Hartford website for more information.

Feel free to use the contact form if you have questions about this or other information related to the Village at Sunnyslope.