

# **SPRING NEWSLETTER, 2022**

## **VOLUME 23, ISSUE 1**

**Camp Delton Club**

**E10305 Xanadu Rd.**

**Wisconsin Dells, WI 53965**

**[www.campdelton.com](http://www.campdelton.com)**



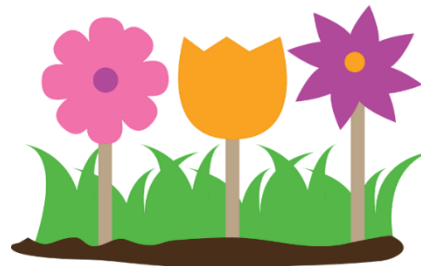


## **SPRING NEWSLETTER, 2022**

### **VOLUME 23, ISSUE 1**

## ***Welcome Back!***

### ***Camp Delton Club***



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#### **Board of Directors:**

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

#### **Camp Managers:**

Grounds Manager: Vince Klitzman  
Office Manager: Carol Rochester

# Spring Newsletter, 2022 Volume 23, Issue 1

## Presidents Report

Hello fellow campers and welcome back to Camp.

Just when it seemed Winter would never release its grip on the Wisconsin Dells area we seem to have skipped Spring and moved directly to Summer.

As we prepare to enjoy another season at Camp Delton Club, please be respectful to your fellow campers and the camp staff. Along those lines, a handful of issues became a recurring problem last season. Please remember the following:

- 1) Don't forget your gate card when leaving home or when leaving the Park.
  - \* The emergency phone number is not for a forgotten gate card.
  - \* Do NOT approach the manager's home after hours for a forgotten gate card.
- 2) Remember that quiet hours begin at 11:00 pm.
- 3) Your guests are your responsibility. You are required to acquaint them with all Camp rules and regulations, and you as the member will be held responsible for your guests' violations. All guests **MUST** stop at the office when arriving at Camp and must display a hang tag while in camp.
- 4) Be sure that all campfires are fully extinguished when not attended.
- 5) Please obey all speed limit signs within the park.



As always, please consider getting involved on a committee or volunteering for a campground activity. It takes all of us to keep Camp Delton Club the truly magical place that it is.

Have a wonderful camping season.

Eddie Mallonen  
President

## Vice President's Report

Welcome Back!!

The warmer weather is almost here. I look forward to another great camping season.



Let me start by thanking the many members and staff that put in countless hours on the various committees over the past months. Your work on the various projects does not go unnoticed and is very much appreciated. There are still committees that could use more members, so please stop and talk to Carol in the lodge to sign up.

Each year the Rules and Regulations get updated, mostly with small changes. Please remember to keep u to date with changes by checking the web page for the most current version.

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A few reminders for everyone.

- Everyone must sign in at the office. This goes for members, guests, or even visitors for the day.
- Please display your hanging tags. This helps us identify that the vehicle is someone who is allowed to be in the camp.
- The speed limit is 10 MPH. This also applies to scooters and bicycles.
- Ensure your site is kept clean and orderly all season. Keep an eye out for excessive sticks, pine needles, and the green growth on trailers and sheds.

I'm excited to be back in camp regularly and look forward to seeing everyone at some of the many activities that are planned or just simply out for a walk enjoying our spectacular camp.

Brian Wachowicz  
Vice President

### Treasurers Report

#### Camp Maintenance and Improvement Reserves

In 2022, based on pre-planning from prior years, we continued to allocate money in our reserve accounts for future expenditures. The benefit of setting money aside for large purchases is that wherever possible, Camp Delton Club, Inc is able to avoid financing a purchase and paying interest on that purchase. Each year, there is a board approved budget that plans the amounts to be set aside in the respective reserve accounts. The 2022 approved budget allocated \$68,553.60 to be transferred to the different sub-accounts of the reserve savings. For reference, purchases made from the reserve accounts do not require a referendum because the monies set aside in these accounts are annually approved budgeted amounts.



At the January Board Meeting, there were two approved motions made regarding an intended vehicle purchase from the reserve accounts.

Motion 1: Send out a letter to members detailing what is wrong with the chevy truck and that we are seeking to purchase a used replacement vehicle with funding coming out of vehicle and other camp reserves.

Motion 2: Purchase a vehicle not to exceed \$37,500 with funding from vehicle and other camp reserves.

As mentioned in the letter sent out to the camp, the recently purchased truck was to replace the much older Chevy Truck, 2004 (18 years old) that has outlived its life expectancy and was not reliable for daily operational use. The camp was able to acquire a used 2013 Chevy Silverado this year from the reserve accounts. The total amount of the vehicle purchase was \$33,835.63, and the vehicle was purchased in late January. The funds used to purchase the vehicle, came out of the following reserve accounts:

\$29,914.89 from Vehicle reserve  
\$3,920.74 from the Main Camp Maintenance and Improvements  
\$33,835.63 Total amount from reserve accounts.

Our current reserve account balances are listed below for reference as of 3/31/2022.

Please contact the office for the reserve balances.

### Loans

We had two loans outstanding from prior referendums for the electric project and the lodge remodel.

The balance of the **lodge remodel loan** was paid off on March 3, 2022. The pay-off balance was 32,282.95. This loan is now closed.



The **electric project loan** has a current balance of \$734,568.03.

The annual capital improvement project assessment amount of \$380 per member goes entirely toward payment of the loans. Money from the assessment above and beyond the annual loan payments in 2022 has been used to pay off the smaller loan, and the balance will be used to pay the regular payment on the electric project loan plus extra principal.



### Internal Audit

After meeting with our accounting firm and developing a process for reporting, an internal audit has been rescheduled for June 25th at 9:00AM until complete. Lunch will be provided. If you would like to participate in this process, please sign up in the lodge or call the office to be added to the list. Many hands make lighter work.



Enjoy this upcoming camping season. Stay well and be safe!

Respectfully Submitted,

Audra Arndt  
Camp Delton Club Treasurer

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### Dells Village Restroom Facility Update

A motion was made at the last annual meeting to form a committee that will investigate multiple options to find a solution for adequate restroom and laundry options for the Dells Village.

The committee met several times last camping season to discuss planning for the future of a Dells Village Restroom facility. The committee researched state law regarding the requirements to offer a restroom facility in that area. State law requires us to have a restroom facility not only to support the guest sites, but also as a requirement to serve the permanent sites even though each site may have its own restroom. In simple terms, this means we have to have a restroom facility in Dells Village.



The committee evaluated the current condition of the facility. It was determined that repairs could be made to interior of the restrooms to significantly extend the life of the facility for a period of possibly 5+ years. Thank you to Vince who did these repairs over the winter season.

The committee also evaluated options to bring in another shorter-term building as a replacement, however, after contacting several different companies that claim to provide such options, no one responded to our requests. Although the committee wasn't able to obtain an actual cost, it was estimated based on the price of new park models, that the cost of such a facility would be over 100K. This option has been no longer been deemed viable.

The third option to build a similar structure in size to the overlook bathroom and laundry is being pursued as the long-term solution. The design should also accommodate the facility being used as a storm shelter. Three architects have provided proposals to provide official drawings that can be used to obtain quotations from contractors to construct a new building.

***There will be a committee meeting on June 18<sup>th</sup> after the board meeting (around 11:00) to discuss the timing to move forward with long-term plans for the facility.*** The committee will then make a recommendation to the board. The end goal is to utilize as much money from the Camp Maintenance and Improvement Reserve Saving Accounts as possible to avoid large financing costs yet provide a functioning facility for our members and guests.

Respectfully submitted on behalf of the Dells Village Restroom Committee,

Audra Arndt  
Camp Delton Club Treasurer

### Building & Grounds Report

Let's talk about Anti-Syphon Valves. When we added the split water spigot to each site, the camp installed the anti-syphon valves free. All members were informed to safeguard the valves and "per Wisconsin state statute" every water spigot MUST have an Anti-Syphon Valves. When you come to camp the first time, PLEASE make sure you put that Anti-Syphon Valves back on both water spigot. If the city inspector comes into camp for a surprise inspection, the first thing he will be checking is to ensure every water spigot has an Anti-Syphon Valves. If you did not safeguard the valve and can't find it, you must purchase a new one in the lodge.

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Dumpsters: LOCATED BY THE MAINTENANCE BUILDING! Be sure to put only recyclables in the recycling dumpsters. They are the dumpsters on the right as you look at them from the maintenance building. Recyclable containers are for cardboard boxes, cans, milk jugs, and any food containers only. Pellitteri charges extra when they pick up recyclables dumpsters and they are contaminated with trash. By the way, hide-a-beds are not recyclables.

When was the last time you checked your fire extinguisher or your smoke detector and CO2 monitor batteries? In addition to replacing your smoke detector and CO2 monitor batteries, please consider replacing the washer on your water hose where it connects to the spigot. The existing washer has typically been allowed to completely dry out and has been exposed to bitterly cold temperatures over the course of the Wisconsin winter, compromising the washer's ability to properly seal the connection. Replacing the washer at the start of every season literally costs pennies, will save the camp money, and could reduce the amount of soggy ground around your trailer.

Hope everyone has a great 2022 camping season!

Roland, Building & Grounds Director and Vince, Grounds Manager

### Membership Report

Hello everyone!

It appears spring has finally arrived and I hope everyone is as excited as I am to begin another great camping season.

When returning to camp for the season please remember to sign in at the office and display your tags on your vehicles. This helps ensure we have an accurate count of those in camp.

I hope things are going well for all and that this camping season continues to make many happy memories for family and friends. If you see something you would like addressed, please submit all issues or complaints in writing.

Let's keep our camp looking great by cleaning up trailers and campsites and continue to maintain them throughout the season



Heidi Helm  
Membership Director



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### Personnel Report

As you read this report camp is back open for the 2022 season.

We have added two new employees to Carol's office staff and will be adding another part time position to Vince's grounds crew in the coming weeks.

I'm looking forward to having a great season and seeing more of our friends and neighbors back in camp again.

Best Regards  
Corey Holland  
Camp Delton Personnel Director



### By-Laws/Insurance Report

I would like to welcome all members back to camp for the 2022 camping season. The Rules and Regulations Committee did a phenomenal job of updating the Rules and By-Laws last season and all members should have received a copy of the documents with the latest updates. **This would be a great time to review those documents to make yourself familiar with all the latest changes.** If you did not receive a copy, contact the office and they will get you copies. I will be contacting the committee members sometime in June to continue our work reviewing these important documents. If you would like to be a member of the committee, just drop an email to: [suew@campdelton.com](mailto:suew@campdelton.com). Remember, as owners, we all have a responsibility to the camp, and the only way great things can be achieved is if we all work together. If any members have any concerns regarding the rules or By-Laws, please reach out to me. Let's make 2022 an amazing camping season!



Sue Whitaker  
By-Laws and Insurance Director

### Activities Report

Happy spring!!!! Welcome back to camp!!! I hope everyone had a great winter season. Lots of fun things happening in camp all season long! I look forward to getting to know more you and enjoying all the great amenities we have available to us at Camp!!!



This year we are going to have a roaming Gnome!!! The Gnome will be moved around camp during the season. When you find it stop in the lodge and fill out the entry form to be entered for a prize. **Please do not move the Gnome, office staff will be keeping record of the Gnomes location.** Image of the Gnome is available in the lodge.



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A full calendar of events will be available on the website and also posted in the lodge. Committee and volunteer sign-ups are posted in the lodge please stop by and sign up to help around camp. Volunteers are needed to help run events during the season so please donate a little time, have fun and get to know some of your fellow campers.

Cooler and Grill raffle are going to strong in the lodge. Basket raffles will once again be in the lodge during the season. Any donations of NEW items are accepted and appreciated, just drop them in the lodge.

Memorial Day weekend activities:

Donut Social on Saturday, 8-10 am in the lodge. Stop by and enjoy a donut and coffee while catching up with fellow campers. Saturday night is movie night!! Family friendly movie will be played. Location will be determined, inside the lodge or the pavilion (based on weather). Sunday we will have a paint and take event in the pavilion, take a break from cleaning up your site to come and decorate a piece of art, flyer available on the website/Facebook page and in the lodge.

MARK YOUR  
CALENDAR!

If you are interested in a craft/vendor fair on Labor Day weekend please sign up in the lodge, the event will only take place if we have enough campers interested.

July 4<sup>th</sup> activities are being planned, but will include a bike parade/hot dog lunch for the kids along with some other activities. Make sure to stop by the make and take event in the pavilion (flyer will be posted soon)

Christmas in July is coming back to camp!!! Campsite decorating competition will be based on votes by fellow campers, so plan to deck out your site with all the Christmas trimmings!! Christmas movie along with a Christmas camper craft will be available for all campers, keep watching for updates as this event comes closer.

Labor Day weekend will include trick or treating on Saturday. Make sure to dress for the occasion!! Campsite decorating will be voted on by fellow campers during trick or treating so make sure you have your best Halloween décor on display. Take and make paint event will take place along with a possible craft/vendor sale, keep watching for more information.

Make sure to stop by the lodge and watch the Facebook page for new activities being added!!! If you have a suggestion for an event/activity please contact me or drop a note in the lodge!

Reminder that we have games/books/movies available in the lodge for all campers to enjoy. Pickleball is here to stay so take advantage of the lines painted on the basketball court.

Thank you to our wonderful staff who work very hard and keep running and wonderful!!!! I look forward to a great season!!!

Tammy Pfannerstill, Activities Director

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### Office Manager Report

Hello Members

Welcome back campers! It gets pretty quiet around here in the Winter, and I am so looking forward to the Summer.

The office hours from now until May 26, 2022 are as follows:

Sunday	9 am – 6 pm
Monday	9 am – 6 pm
Tuesday	9 am – 6 pm
Wednesday	9 am – 6 pm
Thursday	9 am – 6 pm
Friday	9 am – 6 pm
Saturday	9 am – 6 pm

Starting Friday, May 27, 2022 the office hours and game room hours will be 9 am to 10 pm every day. The pool hours will be 10 am to 10 pm every day.

I wanted to bring to your attention several points:

- Any storage invoices that are not paid by June 19, 2022, will be removed from that space and you go to the bottom of the waiting list.
- If you no longer wish to keep your canoe/kayak space, please call the office and we will assist you in removing your kayak/canoe/boat.
- We ask everyone to help us keep the Pool area neat and tidy. If you move tables or chairs, please return them to their proper location. Also, when you use the umbrella, close it when leaving. A number of umbrellas were destroyed last season by the wind.
- Please supervise your children and grandchildren. The pool's safety ropes are not to be hung on. If it breaks, the member will be charged for the repair and the pool will be closed for days or even weeks, until a new rope is installed.
- Please do not follow anyone in from the gate. If the gate comes down and breaks the member will be charged for the repair.
- Did you know you can avoid making one large payment for your dues in April? You can make small payments monthly or when it works for you throughout the year. These payments will apply to your next year's fees. This is sometime easier than coming up with a lump sum when the dues are due. To find out more about budget payments, please give us a call at the office.
- Attention Members with canoes/kayaks on the racks at the lake:  
Please fasten both ends of your canoe and/or kayaks. You don't need to lock them, but by fastening both ends, the wind won't pick them up and flip them over. We have had members who have found them flipped and hanging off the end of the rack, often filled with heavy water. This not only damages to the racks but can bend or crack your canoe and /or kayak.



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- 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.
- We have quite a few Membership certificates in the office needing members' signatures. We also have some ready for pick up. When you come to camp, please remind the office staff to have you sign or pick up your certificate.
- The mailbox in front of the Lodge is NOT for outgoing mail, it is for after hour drops for the Lodge.

I am looking forward to a wonderful, safe and healthy camping season!

Carol Rochester  
Office Manager

### Unattended Campfires

As you may be aware, most of the state is under a risk for fire danger due to low humidity, increasing winds from the southwest and dry vegetation like dead grass and leaves that will easily burn.

Already this season, there have been a number of unattended fires. This cannot be tolerated. The camp will give you one written warning and any other would be a write up with a fine. Please review the Rules and Regulations below:

Rules and Regulations, Section 3 – Structures and Grounds, Article 22 states;

No open fires of any kind are permitted on a campsite except within the confines of an above ground fire ring. Placement of fire rings/pits on individual sites must be approved by the grounds manager. **All such fires must be attended at all times and thoroughly extinguished upon completion of use. Leaves may not be burned at any time.** Fires are permitted from October 15 – April 15 provided the member has a minimum of five gallons of water near the fire.



Rules and Regulations, Section 5 – Violations and Fines states;

**Unattended Camp Fire, burning of leaves and raking leaves off the hill -\$100.00 fine per violation.**

### Reminders

**Laundry Parking** – Please do not park your or a guest vehicle in the laundry parking area. If you have no room for your guest to park have them park at the Lodge.

**Local Business Listing** – The Local Business Listing in the office has been updated. Feel free to stop in the office and get your copy.

**Tree Removal** – We will **NOT** take out live trees unless they pose a threat to property.

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**Leaf Burning** – Leaf burning is **NOT** allowed anywhere on property.

**Contractors** – If you are having any contractors come to your site, please make sure they come during Office Hours only.

**Dumpster** – It is necessary for you to breakdown your boxes when putting them in the dumpster. Absolutely no electronics are allowed in the dumpsters.

**Tree Service** – Any work order for the Tree Service handed in after the 1<sup>st</sup> of the year will not be done until next season.

**Site Clean Up** – All sites need to be cleaned by the second Saturday in June which is June 11, 2022. After that date a \$50.00 fine will be issued to non-compliant members.

### History of the Camp Delton Club

- 1900 Sheridan S. Squires bought the farmland, which is now Camp Delton Club. It also included the land east of Interstate 90.
- 1920 A 37 room structure called “Mirror Lake Inn” was built on the corner of Burritt Rd. & Xanadu Rd.
- 1927 This land was sold to John H. Daehler. An 18-hole golf course called Dells - Ringling Country Club graced our property. Hole #1 and #18 were located where I-90 now flows. The country club was listed as one of the most scenic and sportiest golf courses in Wisconsin.
- 1932 The “Mirror Lake Inn” destroyed by fire. (Loss estimated at \$75,000)
- 1950 The land was purchased by William & Harriet Hynes. During this time, the land was used for various purposes including a KOA Campground, located on the present Overlook Village. (As a note: Xanadu Rd. was Old Highway 23 and Interstate 90 was built thru this land in 1959.)
- 1955 Part of the land was sold to Douglas Chalmers, who used the area for his business, Air-Seal Windows.
- 1968 Willard (Bill) & Virginia Murphy bought the land and in 1970 the land became Dells Camp Delton Incorporated. The Murphy family opened an award-winning campground, which was the first “deluxe” total facility camping resort in the Illinois/Wisconsin area. It carried the highest ratings available to a campground in Woodall & Ron McNally. To do away with the hopeless problem that plagued campers when they found reservations for camping difficult, The Murphy’s idea of carefree relaxed camping was being replaced by frenzied competition and overcrowding. With that in mind, the concept of a membership campground took shape.
- 1975 March 21, 1975 Bill Murphy signed the Articles of Incorporation for Camp Delton Club and that’s when our club was born. In May of 1975, the public was able to buy a membership. (Originally, 488 memberships were proposed) By September of 1975, nearly two-thirds of the existing memberships were sold.
- 1977 Part of the land, which is now the cottages in the back of Camp Delton property, were sold to Charles Harris, Mary Jane Winkler, John D. Melter and William R. Melter.

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### Board Meetings

#### **2022 Board Meeting Dates:**

**May 21, 2022**

**June 18, 2022**

**July 16, 2022 (Membership Meeting)**

**August 20, 2022**

**September 17, 2022**



**Meetings start at 9 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](http://www.campdelton.com)**

**“Post this on your refrigerator”**

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- \*ASK ME ABOUT ANY PROJECT YOU MAY HAVE\***

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d-dee-enterprisesllc.com

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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!**