MWCA ATC Easement Summary May 2, 2024

American Transmission Co. has had an easement on the Maple Wood property for decades. In August 2023 Maple Wood was notified that ATC would be exercising their right to eminent domain and would be expanding “for additional easement width for the safe and reliable operation of the existing overhead transmission line based on today’s clearance and vegetation management requirements.” The effect on the Maple Wood property is the loss of four trees. We will have restrictions on the height of plantings for areas within the easement zone.

Eminent domain requires ATC to pay MWCA for the easement in an amount that must be negotiated. The initial offer from ATC was $123,000. The MWCA board was advised to hire an attorney specializing in eminent domain to ensure a fairer payout. An attorney from Eminent Domain Services counseled the MWCA board in negotiations with ATC. A final settlement was reached in March 2024 at $247,500. The attorney fee was 33.33% of the amount over the initial offer, equaling $41,458. That brought the final payout to MWCA to $206,042.

The board has been carefully considering how to spend the money for the biggest impact. The work of the Long-Range Planning committee helped to guide many of the decisions. A summary of the Long-Range Planning committee recommendations was distributed in February with the Annual Report. Input from our property manager, Steve, regarding necessary repairs and maintenance that have not been budgeted for in 2024 was also considered.

The projects the board have agreed upon include:

-Continuing work on building 1 and 5 basement water issue

-Boiler filter installation

-Gutter guards

-Pond sediment removal

-Carpet for 10 and 14

-Carpet for 1 and 5, 2 and 6 lobby and basement elevator areas

-Professional carpet cleaning in all, except 10 and 14 (if replaced)

-Paint all or part of interior for 1 and 5, 2 and 6, 10 and 14

-Replacement landscaping where we are losing two trees

-Addition of money to the Elevator Fund so that we are in a position to replace an elevator without a special assessment.

The board feels that these expenditures provide a balance between needed maintenance and improvement, along with planning for future elevator needs.

If you have questions about this please contact the board at maplewoodcondosmadison@gmail.com