

6/30/16

Nick,

I am pretty far beyond merely “disappointed” at this point. Please see pages 3-5 re orange water, not finished pipes. I waited day after day for Kurt to show up – to no avail.

The repair of the torn linoleum prior to repairing/replacing the back door had the predictable result. After being rained on through the space between door and floor, the old linoleum is peeling back and will need repair again *after* the door is replaced/repared. Re the back door sticking/jamming: this situation has, not surprisingly, deteriorated and now the doorknob has to be turned back and forth very quickly several times (resulting in a swollen wrist) though it usually also requires a shoulder slam into the door to get it to release and open.

It’s great to have screens on the windows, though when the windows can’t be opened they actually serve little purpose. It gets pretty dang hot in here especially in the south end as the west windows in red bedroom and living room don’t open so there is no cross-ventilation. After a couple hours cleaning every part of the office window I could, I have managed to get that to open/close somewhat more easily, i.e., without risking breakage, though it still appears to be in the track crooked so will not close completely. As you know from your visit on 5/11, other windows do not open at all or will not remain fully open.



It’s good to know that on 5/26 Joseph & Delbert were coordinating about the red carpet/door situation too. However, today is 6/30 and I have heard nothing about that repair. The steps have yet to be replaced – though that was scheduled to be done prior to 4/27. While the water pressure has improved in the sinks, the improvement in the bathtub is minimal insofar as showering is concerned. While I would like to proceed with a washer/dryer, that is not an option given that I do not want an all-orange wardrobe and I don’t know that the pipes have been installed or that the water pressure would be sufficient to operate a washing machine.

There seems to be very little interest in completing the tasks that were to be completed before I relocated and since you were notified of the various problems 5/10. It is now seven weeks since 5/10. I have had to invest several days waiting for Kurt to show up – only to have him neither show up nor let

me know that he wasn't going to show up. The orange water necessitated the purchase of gallon after gallon after gallon of potable water for the cats & myself; I have to think that as a responsible professional plumber he did contact you as he said he would on 5/19 and 5/31.

Charter internet connection has been, for the most part most days, intermittent. Two half-days were invested in attempting to establish the cause which remains undetermined. The gas company required the replacement of the meter on this unit and that required another half day of my month. I purchased light fixtures to cover the bare bulbs in the red room, green bedroom, and the outdoor front.

Summary of tasks actually completed: screens; half of torn linoleum. That's it. I remain fairly certain that potable water, functional doors and windows are reasonable expectations.

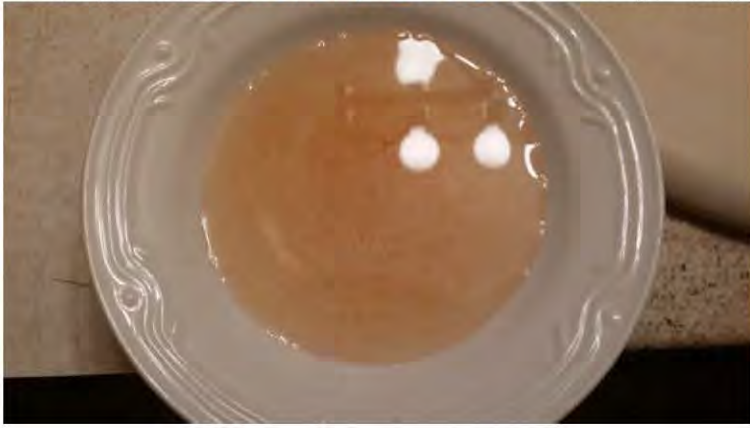
Given that the situation remains largely unchanged since 4/27 and 5/10, I am nevertheless increasing my rent payment for July to \$225 – half of \$450. Seems appropriate to me. As so much of my time has been invested otherwise over the last seven weeks waiting on plumber, Charter, gas company, etc, I will need a minimum of 48 hours notice to accommodate any repairs. I need to get back to work on my schedule rather than trying to fit my work around everyone else's schedule. That hasn't been working well for me at all.

Joseph texted me earlier today; I don't have his email address. Please let me know via text or email that you have shared this with him prior to any conversation.

The next page begins the texts exchanged with Kurt.

Note: For the purpose of this document - see same texts pages 7-9

Sent to Kurt -plumber on [Fri Jun 17, 2016 08:25 PM](#) Message with picture: this morning's water



I have not heard from Kurt since. There is no outdoor water connected.

After 3 clearer buckets, this is the 4th bucket that I watered the tomatoes and peppers with on 6/19:



This is the water over the last several days thru Tues 06 28



Running clearer yesterday and today – tomorrow? No clue.

The toilet tanks and bowls require some sort of cleaner soon or are likely to become – if they aren't already – permanently stained. The usual cleaners have little effect and I don't know what other product to use in the effort given septic tank.

[REDACTED]
[REDACTED]@gmail.com>

Number Six trailer**Joseph Kedrowski** <joseph@fiveskiesmhc.com>

Wed, Jul 6, 2016 at 3:15 PM

To: [REDACTED]@gmail.com

Cc: nicholas@fiveskiesmhc.com

Good afternoon this is Joseph Kedrowski, I want to confirm with you that you will be paid on the second Wednesday of each month. If that were the case then this month's rent will be due the on the 13 or on the 15, Delbert and I will be there on Saturday the 16 and we will do what we can within that time.

Sent from my Verizon Wireless 4G LTE DROID

August 5, 2016

I will be paying rent in accordance with your offer re 2nd Wednesday.
Please send me an email providing the date all repairs specified to date will be completed.
Thank you,
XXXXXX

RECEIPT DATE 8/19/2016 No. 014020

RECEIVED FROM [REDACTED] \$ 450.00

Four hundred fifty and 00/100 DOLLARS

FOR RENT Rent for August

ACCOUNT	<u>450.00</u>	<input type="checkbox"/> CASH	FROM _____ TO _____
PAYMENT	<u>450.00</u>	<input checked="" type="checkbox"/> CHECK	
BAL. DUE	<u>0.00</u>	<input type="checkbox"/> MONEY ORDER	
		<input type="checkbox"/> CREDIT CARD	

BY Joey Smith

Toilet bowl 04/27/16



4th bucket after 3 clearer buckets 6/30



drain catche after 2 quick showers
in "clear water"



water from outdoor connection 9/8



Offered Joey a glass of water 9/11
He declined



[REDACTED]

September 15, 2016

Five Skies LLC
Nicholas Kedrowski, Registered Agent
Mail Slot Unit #15
9551 Hwy 13 S
Wisconsin Rapids, WI 54494

I was amazed by the audacity of Five Skies demand for full payment of rent for August as necessary and essential repairs had not been performed in accordance with Wisconsin Code and Statutes and remain unperformed to date.

Enclosed please find my check #10228 in the amount of \$50.00 in payment of September 2016 abated rent for #6 in accordance with Wis. Stat. 704.07.

This payment adjusts the rent of \$450 paid in August 2016 for a total of \$500 for August & September @ \$250.00/month in agreement with the previous abatement.

[REDACTED]

Water issue

4 messages

Joseph Kedrowski <joseph@fiveskiesmhc.com>

Sun, Sep 18, 2016 at 11:20 AM

To [REDACTED]@gmail.com

After talking with our attorney he has sent me this email regarding the water. Kurt, Delbert, and myself will be there Tuesday morning at 10:00 to fix our property, you do not need to be present.

----- Forwarded message -----

From: Patrick Arendt <patrickarendtlaw@gmail.com>

Date: Sep 16, 2016 4:19 PM

Subject: Tenant Complaint

To: joseph@fiveskiesmhc.com

Cc:

Joseph,

In response to your inquiry regarding entry into a home to fix a utility. Your lease and the law allows you to enter into a home with proper notice to make a repair, your lease says 24 hours. The law indicates that this must be done at a reasonable time.

Your tenant seems to feel that this means at a time convenient to her. That is not what the law requires.

Your tenant has indicated that you failed to respond to her demand to remedy her claimed water issue within the arbitrary time frame she announce in a letter. She also indicates this may be a health hazard to her and yet she now seeks to deny you access to the home to abate the issue. This is nonsense. The park would be within its right to immediately enter the premises to abate the claimed safety issue with or without her consent and without 24 hour notice if you reasonably deem it to be an actual safety issue.

To the extent that she refuses you access to the premises to abate the claimed water issue she will probably forgo in any courts eyes any remedy she might seek. You could initiate an eviction based upon her action denying you access to the premises to make the repairs..

Hopefully your tenant will allow you to entry into the home when the repair is scheduled. If she refuses, start the eviction process. If you believe that the water currently provided to the home might present a safety hazard to the tenant as she claims, you may have to consider terminating her water supply until you are allowed to make repairs to the system.

Patrick Arendt

Patrick Arendt, Attorney at Law, LLC

210 E. Jackson St.

PO Box 623

Wisconsin Rapids, WI 54495-0623

715-423-4445

715-423-4435 (Fax)

This is a transmission from the law firm of Patrick Arendt, Attorney at Law, LLC, and may contain information that is privileged, confidential and protected by the attorney-client work product privileges. If you are not the intended recipient, then any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you have received this e-mail in error, please destroy it and notify the sender immediately at the phone number or address listed [REDACTED]

PJ McClosky <mccloskypj@gmail.com>
To: Joseph Kedrowski <joseph@fiveskiesmhc.com>
Bcc: Debi Shaw <debidebi1960@gmail.com>

Tue, Sep 20, 2016 at 10:30 AM

I am texting you in re the delivery of this email; please advise Delbert & Kurt.

Your email specifies an appointment at 10:00 a.m. on Tuesday to address only the water issues.

It is now 10:30 a.m.

No one (Kurt, Delbert, or you) have emailed, texted, or called to indicate that you are going to
a) be late or
b) just not show up

As we discussed on 3/27 and as discussed with Kurt, I do need *always* to be present whenever any repairs need to be done in order to assure the safety and well-being of my two cats.

Given the time and lack of contact this morning, I will consider all 3 of you to be in the "no show" option and I will proceed with my day.

The water situation cannot be considered an emergency or safety issue as you have known about it (and other issues) since 5/10/16 and were updated through 7/16/16 and again on 9/6/16.

You do not have permission to enter this trailer without my presence.

PJ

bcc: DS

[Quoted text hidden]

—

PJ McClosky
Independent Insurance Broker
Cell: 812-501-1674

Water issue

Joseph Kedrowski <joseph@fiveskiesmhc.com>
To: [REDACTED]@gmail.com>

Tue, Sep 20, 2016 at 10:34 AM

We are here right now talking with our attorney regarding the letter you left use, we will be over when we are done talking with him.

[REDACTED]@gmail.com>
To: Joseph Kedrowski <joseph@fiveskiesmhc.com>

Tue, Sep 20, 2016 at 10:35 AM

sorry - you are too late today

it is 10:34
our appointment was at 10

Joseph Kedrowski <joseph@fiveskiesmhc.com>
To: [REDACTED]@gmail.com>
Cc: patrickarendtlaw@gmail.com

Tue, Sep 20, 2016 at 11:40 AM

We have just received information that Kurt is in Madison because his daughter had gotten into a serious car accident and that we will have to reschedule for another time, Kurt is fully licensed and insured and he is not an "off the book plumber" as you have stated. Wisconsin requires a 12 hour notice for entry except in emergency situations, we will try to provide you with a 24 hour notice.

From: Patrick Arendt <patrickarendtlaw@gmail.com>
Sent: Friday, October 21, 2016 3:49 PM
To: Nicholas Kedrowski; Howard, Megan E - DATCP
Subject: Re: File 64660

Excerpt:

Subsequently the the (sic) plumber had a family issue and the repair had been delayed due to his unavailability and the continuing refusal of the Ms. [REDACTED] to provide access.

Note: Mr Arendt makes several comments in his deceptive email to the DATCP re my refusal to accommodate requests for appointments. One appointment was refused: 9/13. After 6/30, I sent Nick an email indicating that email would be the method used to communicate. There are NO emails (or texts or calls) requesting appointments other than 7/16 which was kept although Joey was late because he said he overslept. No appointments were requested in August despite my note of 8/5 requesting date for completion of repairs.

The email I received from Joey arrived on October 5 @ 4:20pm. Gmail says sent 65min after his email saying they were on site & they'd be over when they were done talking. So, the plumber (Kurt) is BOTH on site AND in Madison due to a family emergency.

Which one is true? I don't know. No one showed up at 10:00 or 10:30 after they were done talking.

Back steps side




Back steps - front



**1st-3rd
steps:
6 ½"**



3rd to 4th step: 4"



September 21, 2016

City of Saratoga
Lorelei Fuehrer, Bldg. Inspector
1120 State Hwy 73 South
Wisconsin Rapids WI 54494

Dear Ms Fuehrer:

New back door steps were installed on the trailer I'm renting (address above) on 09/11/16. The difference in riser height caused a few stumbles going down the first couple days but I thought I had the hang of it. Unfortunately, on 9/16/16, I tripped on the short top step when I was hauling a 30lb bucket of kitty litter. I fell onto the landing banging myself up a bit – luckily no broken bones: a twisted ankle and an aching elbow and shoulder.

I got curious about whether the height disparity in the step risers was legal given the fairly obvious (and painful) risks. I learned that Saratoga uses Wisconsin Uniform Dwelling Code (231.04). The steps to the front door also have a disparity between the first and second steps.

Photos are attached for your convenience. I hope you'll be able to evaluate both of these steps for me soon. You are welcome to stop over as your office is just down the road or you can call to schedule an appointment with me. If I need to contact someone else or complete a form to initiate your inspection, just give me a call/text or send an email.

I would like to remain upright while climbing these steps especially in light of the challenges of the approaching winter and my 67th birthday. The key cannot be inserted into the back door lock so I do need to use both sets of steps.

I appreciate your assistance in this matter and need to be updated on your completed inspection.

Sincerely,



(cell)

Howard, Megan E - DATCP

From: Nicholas Kedrowski <nicholas@fiveskiesmhc.com>
Sent: Friday, October 21, 2016 2:27 PM
To: Howard, Megan E - DATCP
Subject: Case 64660

Follow Up Flag: Follow up
Flag Status: Completed

The town of Saratoga building inspector verified the steps were properly repaired. I spoke with her at length and she had explained to Ms [REDACTED] that she needed to follow a process for reporting and initiating repairs and shared that once conversation surrounded reasonable timeframe, Ms [REDACTED] became very negative. She did call me while the tenant was in her office making the complaint and let her know that she was going to just call me to get it taken care of. The tenant did not want me to be appraised if the issue is such a manner but Lorilai wanted to get it resolved. Her call was the first I was aware that our initial repairs were inadequate and it was fixed within 48 hours. Her number is 715-459-8650, her name is Lorilai.

I'm sharing this because it's the only way I can think of to show we are trying to fix things when we do know what's going on the tenant seems very apprehensive to report to the manager who can actually take care of things for reasons unknown. Delbert Kedrowski is the maintenance manager of record as listed in her lease and he has received a no-contact to this date from the tenant.

Negative? On the contrary, I was delighted that Lorelei called him immediately. I would assume that the building inspector is required to work with the owner regardless of my wishes in re building code violations especially in re not to code and no permit. It was MY GOAL that the landlord be notified. Nick's comment is dishonest.

LL has known since 5./09 what repairs were necessary via email with photos. Nick indicated that he had contacted Delbert with the photos and information (my pdf) on 5/10. I was never given an email address for Delbert; he works 2p-2a M-F and is available only on weekends for repairs. I told him in June that Sundays were better than Saturdays and he just needed to call to sched app't.

More Dishonesty:

Nick's email of 7/1: I will assume that you prefer email contact since it has been difficult to get in touch with you with phone calls, texts and are you have not been available at the home when we have been over there.

My reply 7/1: Following up on a couple points raised in your email above:

Joseph (7121) called yesterday and 6/9. No voicemails were left. When no message is left, I generally conclude that it was a misdial. His text of yesterday is the first I have received from him. I've found that email is preferable when the conversation is a bit more complex.

My letter of 9/3: In the two weeks prior to your 7/1 email: Delbert was whacking weeds on the area behind the gray building; Joseph was here mowing the weeds behind the gray building; and, a few days prior to your email –I was standing on the lowest back step when Joseph drove by me (about 3' away) in the silver pick-up truck. Neither Joseph nor Delbert attempted to speak with me on any of those three occasions.

Daily Tribune media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

ATTY PATRICK ARENDT

210 E JACKSON ST
WISCONSIN RAPIDS

WI 544944187

FILED
11-15-2016
Clerk of Circuit Court
Wood County, WI

I, Pat Ambrosius, do hereby sworn, doth depose and say that she/he is an authorized representative of the Wisconsin Rapids
Daily Tribune, public newspaper published in the city of Wisconsin Rapids, in Portage and/or Wood counties;
that a notice of which the annexed is a copy, taken from said paper, has been published in such newspaper.

Account Number: GWM-521973
Order Number: 0001686842
No. of Affidavits: 1
Total Ad Cost: \$87.19
Published Dates: 10/26/16, 11/02/16, 11/09/16

(Signed)

Pat Ambrosius

(Date)

11-11-16

Legal Clerk



Signed and sworn before me

Alexander J. Kowalski

My commission expires

3/31/19

STATE OF WISCONSIN
CIRCUIT COURT
WOOD COUNTY
Plaintiff:
Five Skies LLC
Mail Slot Unit #15
9511 Highway 13S
Wisconsin Rapids, WI 54494
vs.
Defendant:
P. J. McClosky
9511 Highway 13S
Wisconsin Rapids, WI 54494
Small Claims Publication
Summons and Notice
Case No. 16SC1323
Publication Summons and
Notice of Filing

TO THE PERSON NAMED ABOVE AS
DEFENDANT:

You are being sued by the person named above as Plaintiff. A copy of the claim has been sent to you at your address as stated in the caption above. The lawsuit will be heard in the following Small Claims Court: Wood County, Clerk of Court 715-421-8490 Reserve Courtroom 400 Market St. Wisconsin Rapids, WI 54494 on the following date and time: November 1, 2016 at 1:00 pm If you do not attend the hearing, the court may enter a judgment against you in favor of the person suing you. A copy of the claim has been sent to you at your address as stated in the caption above. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claim complaint in that county.
RUN: Oct. 26, Nov. 2 & 9, 2016
WNAXLP

ATTY PATRICK ARENDT

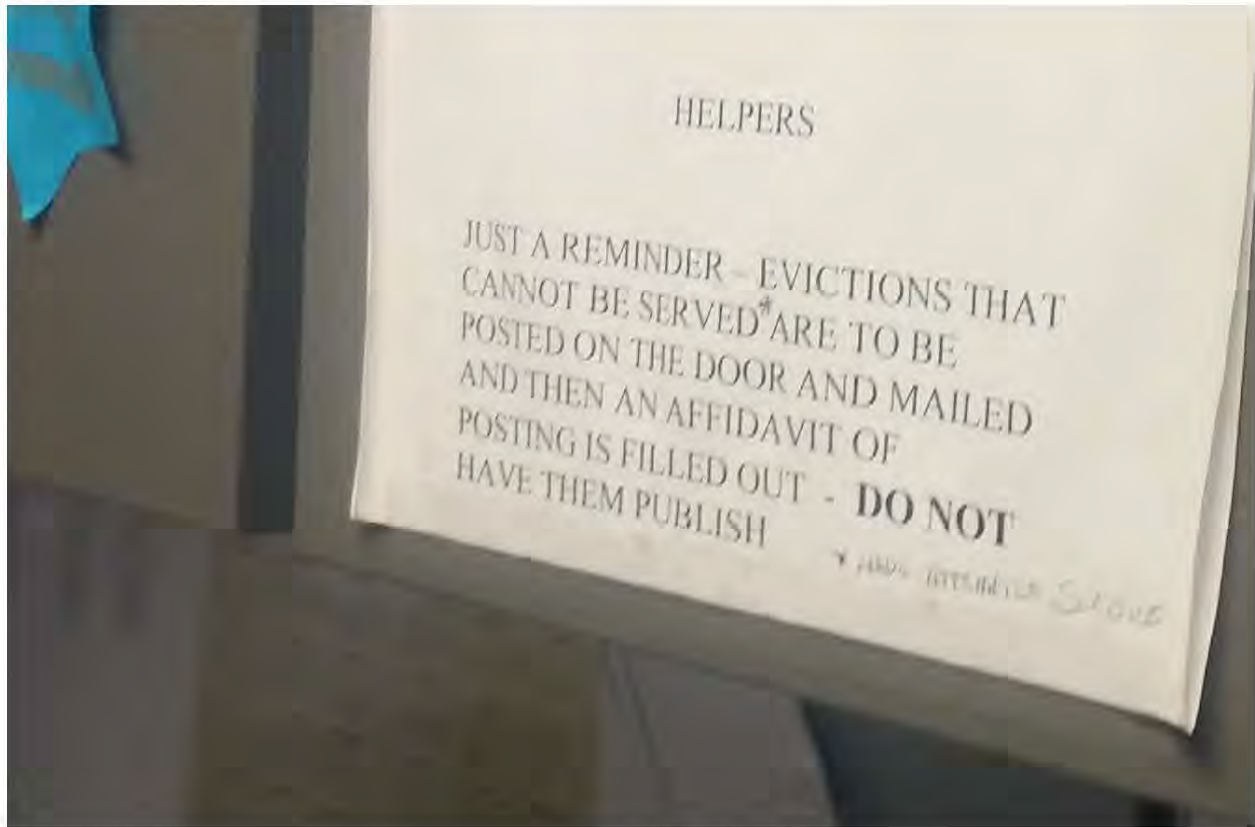
Re: 16SC1323 Closky

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FAX 877-943-0443
EMAIL: cwng-legalsdg@ad.gannett.com



Patrick Arendt <patrickarendtlaw@gmail.com>
To [REDACTED]@gmail.com

Tue, Oct 25, 2016 at 9:24 AM

Ms. [REDACTED]

You have refused to accept the certified mail notice to pay or vacate. You repeatedly refused to accept service for the eviction summons and complaint.

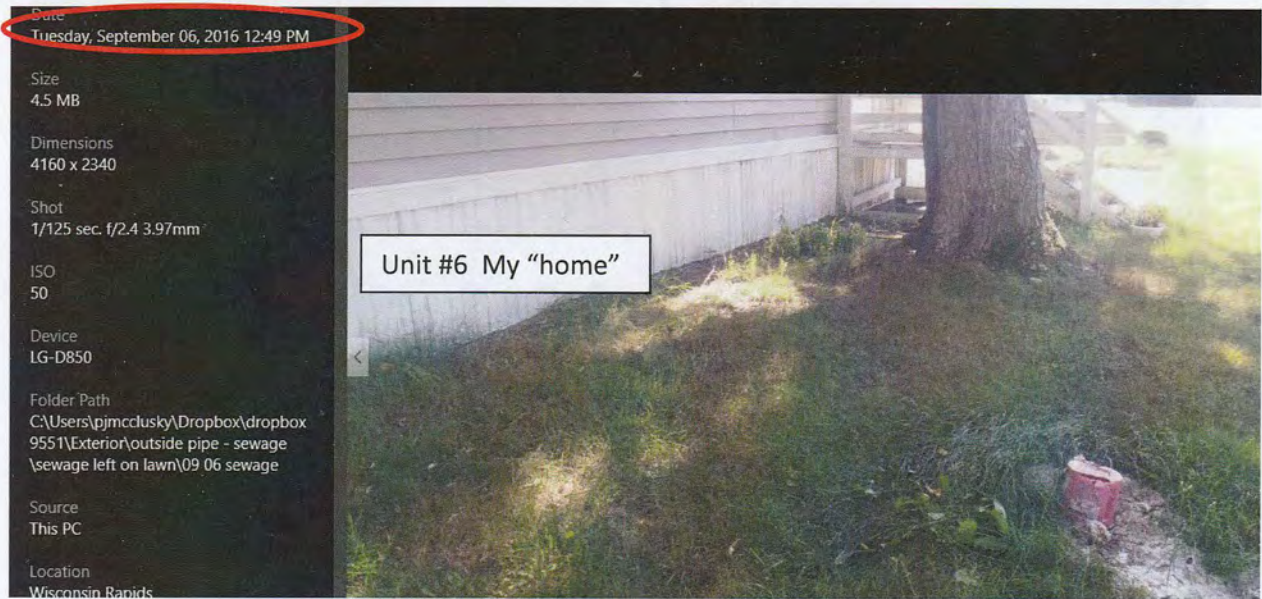
My office is publishing the notice as personal service is not possible with you.

The hearing is November 1, 2016 at 1:00. You can look for notice in the paper.

If you fail to show up the judge will grant a default judgment and writ of assistance to remove you from the premises.

Patrick Arendt

Patrick Arendt, Attorney at Law, LLC



2 days after my letter of 9/3 received on 9/6
9/8 Kurt hosed sewage into lawn

Date
Wednesday, August 31, 2016 1:31 PM

Size
4 MB

Dimensions
4160 x 2340

Shot
1/60 sec. f/2.4 3.97mm

ISO
50

Device
LG-D850



Date
Wednesday, August 31, 2016 8:48 AM

Size
5.6 MB

Dimensions
4160 x 2340

Shot
1/60 sec. f/2.4 3.97mm

ISO
50

Device
LG-D850

Folder Path
C:\Users\pjmcdusky\Dropbox\dropbox
9551\Interior\Water\used

Source
This PC

Location
Wisconsin Rapids



Date
Saturday, September 03, 2016 9:52 AM

Size
5.1 MB

Dimensions
4160 x 2340

Shot
1/125 sec. f/2.4 3.97mm

ISO
50

Device
LG-D850

Folder Path
C:\Users\pjmcdusky\Dropbox\dropbox
9551\Exterior\outside pipe - sewage
\sewage left on lawn\09 03 sewage



Department of Health 10/4 notified re sewage
10/6 Health Department on site
10/8 Kurt replaced pipe that had spewed the sewage

