

September 3, 2016

Five Skies LLC  
Nicholas Kedrowski, Registered Agent  
N6644 Wolf Run Rd  
Black River Falls, WI 54615

typo: should be 4/27

IN RE #6

The current condition of mobile home unit 6 that I rented from you 4/27/16 has to present date not received the necessary and promised repairs. Four months – a full third – of the lease has elapsed. The progress on the repairs to be made prior to moving in 4/27 and since is close to nil but for:

- screening that was placed over the old, torn screens on five of ten windows (5/21) keeps insects out and cats safe while decreasing air ventilation.
- pin replaced on the bedroom door hinge so it wouldn't fall off again.

You wrote on 5/10: "The water from our well is tested each year and does not have any problems with color, odor, chemical or minerals." On 3/27/16, a reasonable conclusion based on a quick glance into the toilet bowls and tanks belies that assertion. Per your email of 5/10: "...the new lines should remedy that". Obviously and as documented, that has not happened.

- You were notified by Kurt on 5/13, and I provided photos on 5/20, 6/17, and 6/30 of the current water conditions
- Joseph and Delbert observed the actual bowls filled with a variety of brown or orange or rusty particles water on 7/16 (six weeks ago)
- Your email of 7/3: "Our primary concern is the water quality at your unit and that will take priority for us, if that can't be corrected the other issues are moot." That does not comply with Wisconsin code or statute.
- To date, Five Skies has done *absolutely* nothing to assess, mitigate, or correct the rusty water in #6. Large rust particles, orange scum, and/or brown bits floating in the water here support the assertion that the water is not safe. Nor is this water managed well by my compromised lymphatic system though I would have trouble believing that anyone's system is designed to manage the levels of iron in this water. Swelling (lymphedema) in my arm, wrist, and ankle occurred post-operatively for about a year in 2009. Now, again in 2016, I am dealing with the same type of swelling only since I moved in to #6.
- Water pipe connections were *not* completed by mid-May and have not been completed to date. Your off-the-books plumber (Kurt) "forgot" to connect the outdoor water. I cannot say whether he also "forgot" to connect the laundry pipe. I advised you of my intention to purchase a washer/dryer on 3/27 and we discussed the washer/dryer venting options. Whether Kurt did or didn't connect the laundry water pipe, I cannot proceed, as I planned, to install machines as I do not wish to have an all-orange wardrobe.

When the pipe behind Art & Lisa's trailer disconnected on 8/22, Kurt was here to reconnect the pipes within 48 hours. When the hole again filled with water the next day, dirt was placed on top of it. On 8/24, the pipe nearest the reconnected (?) pipe spewed sewage onto the lawn. Six days later: Kurt reappeared the evening of 8/30 to deal with the sewage spewing pipe and, to date, sewage remains on the lawn.

8/22 or 8/23: Joseph told me that “*hopefully*” the stairs would be replaced Labor Day weekend.

- Joseph also informed me that he has now “looked at” a couple of doors to replace the broken back door (three and one-half months later having informed you 5/9).
  - Jambalaya does find it interesting to watch various insect life appear through the 1/2” space between floor and door. To date, only insect life. Gophers decided to burrow on the east side of the trailer and may have other plans.
  - When rain falls, it puddles under the door spreading as far as the end of the kitchen counter. This is due to the missing screen door and the 1/2 inch gap.
  - My shoulder aches as a result of having to slam it into the door in order to open the door; my hand has been bruised repeatedly due to the multiple knob cranks it requires to function; the key cannot be inserted into the lock. In the event of an emergency, this door would be useless.

The torn linoleum in front of the back door was “repaired.” On their visit of 7/16, I showed Delbert & Joseph how the rain had undone the glue on the old linoleum which is curled up again creating again a tripping hazard. Delbert said he “thought that would probably happen.”

The west living room window required a drill to open on 7/16 and now it cannot be closed. The east window does not remain in an open position but has slammed itself down a half dozen times. Fortunately, neither Jambalaya nor I have been injured to date.

You mentioned in your email of 7/1 that I “have not been available at the home when we have been over there.” That is not true. 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.

Sixteen weeks have gone by since the email you sent to me with your apologies and your assurance that the repairs “are all addressed as soon as possible.” I have contacted you on the following dates:

- 5/9
- 5/10
- 5/20
- 6/30
- 7/20
- 8/05
- 9/03

I received no response to the document submitted on 8/5/16 via your mail drop at #15 requesting that Five Skies provide the date by which the previously described repairs would be completed. You have made repeated promises to fix the problems and deal with communication issues amongst the agents of Five Skies.

I rented this unit in good faith that necessary and essential repairs would be made. I can ill afford the time necessary or the mileage to search for another affordable trailer, do the research and demographics for my business, take the time required to pack & unpack, the expense of hiring movers, and re-establish my business from another location having just completed this process Feb-Apr 2016. At 66 and given my current physical limitations, I am not able to manage the packing, lifting, unpacking, and move.

Your failure to perform is no longer an option. Health and medical issues aggravated again now by my 2008-2010 treatment of invasive breast cancer require me to consider alternatives. Your failure to perform is affecting my work, my emotional health, and my well-being with the stress of these conditions.

From the tracked delivery of this letter, I am providing a seven (7) day period of time in which I expect every one of these issues to be resolved properly and up to code. Five Skies is in violation of DATCP 125, DATCP 134, and Wisconsin Statutes 710 and 704.

Failure to perform will result in copies of this letter and other documentation to:

- Town of Saratoga, Dan Hansen, Building Inspector
- Division of Environmental Management, Well Water Testing and Safety, Madison
- Wood County Health Department, Health Department Inspector
- Legal Action of Wisconsin
- Wood County Human Services
- Aging and Disability of Central Wisconsin, Advocacy

Failure to perform will compel me to seek legal remedy including damages to the full letter of violated Statutes and Codes. I will seek physical health and emotional health damages caused by living in this environment. As other situations develop, e.g., the gophers and the sewage that remains on the lawn for the last ten (11) days, I will keep you apprised.

Not included w/letter

Tracking Number: 9505521499916247000082



On Time

Updated Delivery Day: Tuesday, September 6, 2016

## Product & Tracking Information

Postal Product:  
Priority Mail™

Features:  
USPS Tracking®

Up to \$50 insurance included  
Restrictions Apply [i](#)

DATE & TIME	STATUS OF ITEM	LOCATION
September 6, 2016 , 2:13 pm	Delivered, In/At Mailbox	BLACK RIVER FALLS, WI 54615

Your item was delivered in or at the mailbox at 2:13 pm on September 6, 2016 in BLACK RIVER FALLS, WI 54615.

September 6, 2016 , 8:09 am	Out for Delivery	BLACK RIVER FALLS, WI 54615
September 6, 2016 , 7:59 am	Sorting Complete	BLACK RIVER FALLS, WI 54615
September 6, 2016 , 7:21 am	Arrived at Post Office	BLACK RIVER FALLS, WI 54615
September 6, 2016 , 3:26 am	Departed USPS Facility	SAINT PAUL, MN 55121
September 4, 2016 , 5:22 am	Arrived at USPS Facility	SAINT PAUL, MN 55121
September 3, 2016 , 8:57 pm	Departed USPS Facility	ROTHSCHILD, WI 54474
September 3, 2016 , 5:27 pm	Arrived at USPS Origin Facility	ROTHSCHILD, WI 54474
September 3, 2016 , 4:25 pm	Departed Post Office	WISCONSIN RAPIDS, WI 54494
September 3, 2016 , 2:49 pm	Acceptance	WISCONSIN RAPIDS, WI 54494
September 3, 2016 , 10:24 am	Acceptance	WISCONSIN RAPIDS, WI 54494