

President's Report: Budget Planning Underway

What a wonderful and safe summer we had in the Village this year! June was wet but July, August and September were great.

We had very little construction during the summer but now that it's after Labor Day and traffic is lighter, we are going ahead with our major projects before winter sets in. Please be patient with us while we make Fontana a better place to live and visit. Thanks to the Public Works and Public Safety departments for their efforts this summer keeping our Village safe and looking beautiful; kudos to the Village Hall and Public Library staffs for providing quality service to our residents.

I know there has been a lot of consternation over the recent assessment notices. Some people thought the notice indicated how much their taxes will go up, but that is not the case. This increase represents the rise in Village valuations since the last re-assessment in 2005. The total Village went up approximately 43 percent and represents the increase in property values based on home sales in 2007 and before. Your tax bill will be impacted based on whether your assessment increase was lower or higher than the average. The property I own in Fontana was higher than the average, but you know what, I am very glad my real estate investment is in Fontana and not in other parts of the country where the real estate market has been so adversely affected. Assessments are about everyone paying their fair share of the tax burden.

What impacts the approximately 18 percent of your tax bill that the Village can control is how well we do in keeping our Village costs under control. The Finance Committee is working hard with each Village department to set their budgets for 2009. Based on recent increases in fuel, materials, labor and health insurance costs, this is not an easy task.



President Ron Pollitt

The Village Board will review the numbers and approve the expenditure level that will be used to set our 2009 mill rate. This rate will be used to calculate your tax bill. Let's hope and pray for the wisdom to accomplish this task to the best of our abilities.

Administrator's Report: Market Revaluation Draws Concern

Back by popular demand, yes you asked for it, another article on the revaluation.

The Village is nearing completion of the 2008 market revaluation. Property owners received their notices, open book was very well attended, and board of review is just about to adjourn sine die (indefinitely), but it is never too late to continue our education.

Revaluations are a process intended to insure that all properties within a municipality are assessed on a fair and equitable basis. The State of Wisconsin monitors every real estate transaction in the community and annually calculates a ratio of equalized (full market) value to assessed value.

Once a community's assessed value falls below 90 percent of the equalized or above 110 percent the clock starts ticking for a state-mandated revaluation. The Village conducted a full revaluation in 2005 and we were immediately knocked out of compliance in 2006 and continued to fall to the low 70 percent prior to conducting the market revaluation. The community's average increase in assessed value was 43 percent, which only brought us to 96 percent of the State's full market value.

Assessed values are always computed as of January 1st of the year in which you receive your



Administrator Kelly Hayden



Founded 1836

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Notes From Nancy

By Nancy Krei
Fontana Public Library Director

It is hard to believe that fall is here. Did it seem like the summer (when it finally arrived) went by too quickly? The summer reading program, "Catch the Reading Bug" was very successful. Some of the highlights of the summer included a bug walk through the Hildebrand Nature Conservancy led by Sharon O'Brien, and our Story Wagon programs with the "Bug Man" and the "Bubble Guy." However, the display that received that most attention this summer was the terrarium tank containing 10 live Madagascar Hissing Cockroaches! The cockroaches belong to Fontana Elementary School teacher Heidi Hancock and reside in her classroom during the school year. We were pleased to have them "vacation" at the Library this summer.

Now it is time to put the summer behind us, and think about all the exciting things that are associated with the changing of the seasons. Fall is the perfect time to do different things. Whether you want to do a remodeling or craft project, try a new recipe, or learn to speak another language, the library would have a book, audio or even a DVD to assist you in your endeavors.

In these tough economic times, the library is a bargain. Why go out and buy a best-seller book or DVD when it is available for free at the library? We are a part of the SHARE Consortium, so we have the access to the resources of 53 libraries in Walworth, Racine, Dodge, Jefferson and Washington counties. If we don't have it on the shelf at the Fontana Library, we can get it for you from these other libraries. The Library staff can assist you in placing requests for the materials. Materials can also be requested from your computer through the online catalog at: www.sharelibraries.info. Further information about how to access the resources in the SHARE is available from the Library staff.

I wanted to express my thanks and appreciation to the Walworth High School Class of 1958, and to Jo Fisher. Jo organized the class gift drive in honor of the 50th anniversary of the last class to graduate from WHS. Jo requested that her classmates make a donation to the Fontana Public Library or Walworth Public Library in appreciation for the roles that the libraries played and continue to play in their lives.

I am pleased that the WHS Class of 1958 valued the role of libraries. Libraries are more than just books. Library collections provide materials, which will appeal to all ages—from infants through senior citizens. The library is a place for life-long learning.

The Fontana Public Library is that place. Stop in and "Check us out!"

Market Revaluation

Continued from page 1

notice. So for the 2008 revaluation the value was calculated using sales primarily from 2006 and 2007, which were still very strong and numerous here in the Village of Fontana.

In December of 2007, Fontana properties were still selling way above assessed value! Everyone needs to realize that when you buy or sell a property at a price that exceeds the assessed value, it does matter. The global downward trend of the economy has not hit Fontana to the level that is recognized elsewhere.

In 2008, Fontana issued a record number of building permits and new construction permits, and while these were not used in the revaluation, it is still an important fact that shows the strength of the community. Your Fontana property is still probably one of your strongest assets in your portfolio.

The increase in assessed value is related to the tax bill, but not in direct correlation. For example, if your assessment increased 50 percent, that does not mean that your tax bill will increase 50 percent.

The chart referenced below is a helpful guideline to use. This guideline is based on the theory that all taxing districts keep their levies consistent with prior years.

Individual Assessed Value	Probable Effect on Taxes
Increase Less than 43%	Decrease in Tax Bill
Increase More than 43%	Increase in Tax Bill
Increase is 43%	No Effect on Tax Bill

It is imperative that everyone realizes that the Village is not far enough along in the budget process to provide exact mill rate figures.

The table referenced below is subject to change, but represents the mill rate using last years budgetary levies with the new tax base.

To calculate your estimated tax amount, multiply the mill rate by the new assessed value and then divide by 1,000.

School District	Mill Rate for '08	Forecasted '09 Mill Rate
Fontana Jt. 8	\$16.13	\$11.50-\$12.50
Walworth Jt. 1	\$19.23	\$15.00-\$16.00
Linn Jt. 6	\$15.40	\$11.00-\$12.00

"The increase in assessed value is related to the tax bill, but not in direct correlation."

"I wanted to express my thanks and appreciation to the Walworth High School Class of 1958."

Lakefront Survey Available Online

If you have just recently received the "Lakefront Survey," please note that they are still being accepted by the Village. If you have not already done so, please take a moment to help shape the future of Fontana's lakefront.

The survey is also available online at: <http://www.villageoffontana.com/documents/lakefrontsurvey0908.pdf>.

CDA Projects Keep Rolling Along

By Joseph A. McHugh
CDA Executive Director

"The shortest distance between two points is always under construction."

-Noelie Altito (Poet)

Labor Day has come and gone, and the residents of Fontana are now living with the constant "Backup Beep" that accompanies municipal construction. By the time you read this newsletter, the utility companies will be nearing completion on the third phase of the underground conversion project, which addresses utilities in the village center.

The key focus of this stage of the project is the primary utility lines along Third Avenue and Fontana Boulevard. Alliant Energy, Verizon Telephone and Charter Communications have been busy coordinating the burial of overhead power, telephone and cable television lines, respectively. Already hot on their heels, Mann Brothers and Odling Construction have initiated the Third Avenue project and the Kinzie Street reconstruction project.

The "Third Avenue Project" includes the complete reconstruction of Third Avenue and the boat trailer parking lot. In addition, it includes block-long sections of High Street and Reid Street. Most importantly to the children of Fontana, it includes fencing along the street and new pathways with pedestrian path lighting through the Little Foot Playground area.

The Kinzie Avenue reconstruction project tackles a section of about 500 feet of deteriorating roadway from State Highway 67 to the middle of the Kinzie Avenue 100 block, in order to address storm water concerns emanating from the highway.

With the current projects well underway, the

Village and the Community Development Authority (CDA) are busy working on the planning and design of projects on the horizon. For 2009, the primary focus is the future of the lakefront. The newly created Blue Ribbon Committee for the Lakefront Building is in the process of issuing and compiling a public opinion survey to determine the wishes of the citizens and residents of the village. The scope of the lakefront redevelopment project includes the village-owned building on the lakefront, the beach parking lot, as well as Lake Street along the water's edge.

Beyond the lakefront, the second objective of the CDA in 2009 is to expand the village's pedestrian path and trail system. Efforts are ongoing to construct the pedestrian connection along Highway 67 to the Village of Walworth. In addition, the village is continuing to pursue public access through the Abbey Resort property to the lakefront. Finally, the village has committed to a Memorial Day opening of the former "Path Closed," or Kinzie Path, which connects the village center to the Country Club Estates subdivision.

Finally, as a follow up to the recent reconstruction of Wild Duck Road and the creation of the Duck Pond Pedestrian Path, the CDA is committed to moving forward with the next phase of improvements to the Duck Pond Recreation Area. Extensions of both the road and the path are planned for 2009. The Village is also working on redevelopment opportunities for the former village garage property, and is currently halfway through the investigation and environmental closure process for the former dump site.

With the 2009 projects drawing near, and the current projects already clipping along, it may surely seem like the Poet Noelie Altito is right about the shortest path always being under construction; however, perhaps it is just that we are choosing our path, and building it as we go.



Duck Pond Pedestrian Path

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"Beyond the lakefront, the second objective of the CDA in 2009 is to expand the village's pedestrian path and trail system."



VOF Calendar

*Village Hall and the
Fontana Public
Library will be closed
November 27 to 29,
2008 for the
Thanksgiving
Holiday.*

Oct. 1, 2008 - CDA Board Meets at 6:00 pm
Oct. 3 & 4, 2008 - Walworth County Clean Sweep Program
Oct. 6, 2008 - Village Board Meets at 6:00 pm
Oct. 9, 2008 - Finance Committee Budget Meeting at 3:00 pm
Oct. 9, 2008 - Blue Ribbon Lakefront Building Committee Meets at 5:00 pm
Oct. 13, 2008 - Special Village Board Meeting with Village of Walworth Board of Trustees at 5:00 pm
Oct. 15, 2008 - Fontana Public Library Board Meets at 10:00 am
Oct. 15, 2008 - Park Commission Meets at 6:00 pm
Oct. 16 & 20, 2008 - Village Board/Finance Committee Joint Budget Meetings at 5:00 pm
Oct. 23, 2008 - Blue Ribbon Lakefront Building Committee Meets at 5:00 pm
Oct. 27, 2008 - Plan Commission Meets at 5:30 pm
Oct. 31, 2008 - Trick or Treat from 3:00 to 7:00 pm
Nov. 3, 2008 - Village Board Meets at 6:00 pm

Nov. 4, 2008 - 2008 General Election, Polls Open at Village Hall from 7:00 am to 8:00 pm
Nov. 5, 2008 - CDA Board Meets at 6:00 pm
Nov. 17, 2008 - 2009 Budget Public Hearing at 5:00 pm
Nov. 19, 2008 - Fontana Public Library Board Meets at 10:00 am
Nov. 19, 2008 - Park Commission Meeting at 6:00 pm
Nov. 24, 2008 - Plan Commission Meets at 5:30 pm
Nov. 27 to 29, 2008 - Village Hall Closed for Thanksgiving Holiday
Dec. 1, 2008 - Village Board Meets at 6:00 pm
Dec. 3, 2008 - CDA Board Meets at 6:00 pm
Dec. 17, 2008 - Fontana Public Library Board Meets at 10:00 am
Dec. 17, 2008 - Park Commission Meets at 6:00 pm
Dec. 24 & 25, 2008 - Village Hall Closed for Christmas Holiday
Dec. 29, 2008 - Plan Commission Meets at 5:30 pm
Jan. 1 2009 - Village Hall Closed for New Year Holiday

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