



Dear Condominium Owner,

We are writing to inform you of some discounted services that various Madison area vendors will provide to you as clients of Broihahn Management & Consulting, LLC. The following companies have agreed to provide the indicated discounts for services rendered:

<u>Company</u>	<u>Discount</u>	<u>Contact</u>	<u>Phone</u>
Ed Niebuhr Lighting	25 – 40% off retail on all lighting & fixtures.	Ed Niebuhr	(608) 849-4490
Ross Tinkering	Cleaning 15% discount, or \$25.00/hour	Rica Ross	(608) 628-1119 momof71959@yahoo.com
Hallman Lindsay Paint Company	30% off list price on paint & 15-25% off list price on sundries such as brushes, rollers, etc.	Dustin	(608) 271-5591
Transition Interiors	Custom painting, 20% discount.	Jeanne Cantwell	(608) 836-8941 or 698-7439
Todd Zeichert & Son	10% off drywall. Normal cost is already a good price at \$1.50/square foot.	Todd	(608) 886-3285
Grand Appliance	Builder pricing on appliances.	Doug	(608) 288-0400
Carpetworks	All types of flooring & professional installation Builder prices.	Bill	(608) 271-6500 (608) 576-9735 e-mail: crptwks@sbcglobal.net
Americ Inn	Hotel rooms below corporate price structure (approx. cost basic double \$80/night)	Manager	(608) 222-8601
Capitol Plumbing	5% discount on hourly plumbing services.	Stan	(608) 835-5906 capitolplumbing@tds.net
Gust Plumbing	\$90/hour and no trip fee on plumbing services.	Jason Gust	(608) 438-6036 gustplumbing@gmail.com
Go For Folks	Errand service – 4% discount	Dan Biddick	608-217-2199 dan.biddick@goforfolks.com

Harker Heating & Cooling, Inc	10% off retail HVAC services AND special rates on fall and spring preventive maintenance (6 or more)	Generally Amanda or Amy schedules.	(608) 255-6902
Consider It Done "Interiors by Jenifer"	Interior & exterior design Free in home consultation.	Jenifer	669-8588
Culligan Total Water Systems	Water softener salt & delivery - \$6.10 for 40 lb. bag	Regi Licht	(608) 221-2236 heyregi@hotmail.com
Dry Master	Carpet Cleaning – 3 Rooms \$89.00 or 0.35 /sq.ft.	Becky Ring	(608) 438-4800
EC Moving & Storage, Atlas Van Lines Agent	Moving (residential & offices) & storage related services. 3% discount off retail	Reid Anderson	(800) 503-3976 or (608) 849-4290
	Gutters and window Cleaning, 10% off retail pricing	Darrin	(608) 219-9297
Endres Construction	Garage door service & repairs and carpentry. \$55./residential and \$75.00 commercial	Daryl Endres	(608) 576-1881
A-Team ElectricMidwests	Master electrician. 10% discount or \$63.00/hour	Eric Krolec	(608) 219-2421 kadlec25@yahoo.com
Woodworth Communications	Telephone Consulting & Service – Madison area – no trip charge & \$70/hour	Jim Woodworth	(608) 213-0001
Broihahn Management AFTER HOURS EMERGENCY MAINTENANCE	Emergency maintenance (after business hours) for items not covered by your Association dues, typically inside your home. \$67.50+ tx.	On-call staff is on rotation basis	222-1981 #4 follow the prompts
Broihahn Management	Non-emergency maintenance (during regular business hours) \$45.00/hour + tax. Billing begins from time tech. leaves a job site and ends when he leaves your home. Cleaning services \$30/hour + tax	Colleen or Sue	222-1981 #3 or #1 or colleen@bmcmadison.com or sue@bmcmadison.com

Please Note: Prices noted above *may* be subject to change.

When using the above-referenced companies, and to insure you receive the discount reflected above, be sure to mention that you are a client of Broihahn Management & Consulting. We hope you will take advantage of these discounts and enjoy doing business with these generous vendors. We will continue to work hard to ascertain price breaks on services from a wide variety of Madison area businesses. Pricing may be subject to change without notice from the vendor.

Please remember that Broihahn Management is pleased to assist in helping you maintain the inside of your home after your one year warranty (if applicable) expires or with other general upkeep items such as carpet cleaning, painting, plumbing, electrical, and other repairs that do not require licensure. We will always try to schedule on a day when we're already at the property, completing Association maintenance.

Sincerely,



Sue Broihahn, CPM®, HCCP
Agent