

Pauline's Neighborhood

What's Happenin' Neighbors?

Summer 2010 is off to an early start. Flowers and bushes bloomed early too. The colors of spring are a delight to my eyes after the whitewash of snow and dull browns of winter are sent packing. I was blessed with abundant Peonies this year - thankfully they pretty much maintain themselves. That works for me, but other folks spent a whole lot of time kneeling at their flowerbeds and have enhanced our community with a variety of colors. If you have been enjoying our neighbors' gardens, take a few minutes to tell them and share your pleasure of their creativity. Warrenville Lakes is a friendly community; while it is often difficult to connect with neighbors, give some thought to the times that could work best to connect with them to share your thoughts.

Mayor Brummel shares his joy of volunteers supporting the Warrenville community in the May issue of Hometown Happenings (you can read his article at http://www.warrenville.il.us/b_gen_newsletter.s.aspx then choosing May PDF.) This summer I am asking WL residents to volunteer too. Going "Green" is a popular topic in many circles. It is extremely family friendly and

could be treated as a competition between families. Three of your WL Board members attended the Community Associations Institute annual trade show in January. A couple of us took the Green Associations Seminar. It was there that I learned about setting up a community "Green Week". If condominium communities in Chicago can Go Green, why not a town home community in Warrenville?

So here's the Warrenville Lakes Green Week Challenge: July 26 to 30, each weekday will have a particular Going Green Activity to recycle rather than put in the land fill; reduce to provide for future use; or rethink safe methods of discarding potentially harmful chemicals. Out of town that week? Start early, your household can begin the WL Green Week Challenge early and continue all summer. See the article on page 7. The WL Board would like your input and feedback on the challenge. You can let us know at Warrenville_Lakes@yahoo.com.

Have a safe summer and take the WL Green Week Challenge in whatever order works best for you.

Welcome to new neighbors and to others we say good bye

Iouri Ivanov and his family have purchased **Sara Ochoa's** home
Jason Muhr and his family have purchased the **Castle** home
Michael Alley and his family have purchased the **DiNatale** home
Neil Eckman is purchasing **Linda Skea's** home
Michael C. Hunter is purchasing **Steve Yates'** home

NOTES FROM THE ACCOUNT MANAGER

The Reserve Fund

Since our national and local economies are suffering it is important for us to keep a close watch on our Association's budgets and capital expenditures and the reserve funds that make capital expenditures possible. In the reserve fund study WLHA did in 2002 our annual contribution to the reserve fund in 2009 was projected to be \$52,556 (adjusted for inflation). The 2010 projection was for a contribution of \$58,794. The recent study done in 2007 taking into account that our homes are aging asked for \$69,300 in 2009 and \$76,230 this year. The new study called for an increase in our reserve fund contribution of 48% in 2008 and a 10% increase each of the next four years. While we have not been able to match percentage increases in that amount, we were able to contribute 29% more last year (\$89,000 instead of \$69,000). To be fully funded we would have to have \$1,556,334.00 on hand by the end of 2010. We will have about \$450,00.00 by the end of this year. Significantly, we have increased our reserve fund contributions without ever having a special assessment or increasing our assessment fee by more than 5%.

The study anticipates huge expenditures for completing large driveway and vinyl siding replacement projects at one time and, of course, continued roof expenses. We have always been able to complete projects over longer periods of time by concentrating on constant but relatively low-investment maintenance programs and replacement programs. Our Site Manager informs us that we are nearly through with current roof replacement but in 15 years, the roofs we replaced ten years ago will again need replacement.

Our goal is to maintain our beautiful development without making exorbitant increases in assessment fees, without any special assessments and without borrowing money. We can do that if we continue to increase our fully funded balance incrementally and we continue to do as-needed replacements to roofs, driveways, vinyl siding, fencing, pond repair, gutters and downspouts, shutters, utility chimneys and etc.

Applicable master association rules in the state of Illinois require the Board and any employees to practice due diligence and maintain a reserve fund to complete capital improvements. We believe that by following our current budget procedures and limiting assessment fees to 5% increases we will be able to accomplish that purpose.

Homeowner Insurance

One of our constant problems is ensuring that each homeowner carries appropriate insurance to protect the home. People in our Association carry vastly differing amounts. They range from around \$120,000.00 to \$246,000.00. Since each of us already owns the ground under our homes, in the event of some catastrophe we only have to replace the building, the total replacement cost has to be somewhere between those figures. All reputable companies sell a homeowner policy with a home replacement guarantee – that is, replacement with similar construction to your present home. Each company has a means of calculating that cost. Talk to your agent and find out what coverage you need for a home replacement in case of catastrophe.

One other important thing: look at your declaration page. If it doesn't list Warrenville Lakes Homeowner Association as an additional interest party or additional insured or some such clause, you are out of compliance with our Covenants. If so, send us a copy of your declaration page and ask your insurer to add WLHA, PO Box 281, Warrenville, IL 60555 as an additional interested party. They will then automatically inform WLHA of your proper insurance coverage and you will no longer be in risk of being charged a \$100 fine for no proof of insurance in some month.

SITE MANAGER'S REPORT

Dear W.L.H.A. Residents:

As I write this note, spring and summer have finally arrived. After three and a half years of service as the property manager, I would like to thank everyone for all their help and support.

Speaking of spring and summer, I think the property looks beautiful with all the trees and plants in bloom. Alan Landscaping is in the second year of a three year contract. They are doing a terrific job. They keep the grass neatly trimmed, and all the brush picked up regularly. Our arborist, Care of Trees, recently completed a round of tree trimming and also treated our ash trees. With their help, we have not lost any ash trees to the Emerald Ash Borer. I know of several properties where all the ash trees are gone. Our strategy in this regard seems to be working.



The Jingle Bells

Spreading Holiday Cheer in Warrenville Lakes

If you would like to celebrate the winter season by being an official founding member of our community's first caroling group, The Jingle Bells, please contact Christina at 393-9368 or wherenoon@sbcgloba.net no later than August, 1, 2010. We're going to meet our neighbors and have fun!

We have recently completed the replacement of 17 roofs on our property. I am happy to report that all the curling roofs which were caused by organic shingles have been replaced. Top-It Inc. did a great job and cleaned up better than any roofing company I have seen. We are also in the process of painting ten more buildings along Grove. This project should be completed by the end of June. By the end of 2010, the entire property will have been painted since 2007.

As always, I will do my best to ensure we have a beautiful, safe and clean property. Our waste removal company is Groot Waste Disposal. If you have any questions regarding construction material, please call 877-775-1200. You may also call the hotline at 630-585-4117 with any concerns.

Thanks,
Mike

A Question To The Community.

How often do you use the volleyball court and would you miss it if it was eliminated from the park?

Since the volleyball court is rarely used, a proposal has been put before the board, by a group of homeowners, to create a butterfly garden where the volleyball court is located.

If you would miss the volleyball court please let the board know at warrenville_lakes@yahoo.com, by June 27th board meeting. If the board finds that a significant number of homeowners object, we will not consider the proposal.

HOME SALES – PROPERTY VALUES

The last quarter of 2009 was quite busy with eight sales completed. The prior three quarters had only two sales and one of those was late in August. In 2008 the last sales of the year numbered three in September and two in October. In 2009 we had three in September, two in October and three in November. In 2008 we had four sales for less than \$175,000. There were transfers of property within a family once in each year and one short sale in 2009. If we leave them out of the calculation, the average sale price dropped from \$187,818.19 in 2008 to \$175,181.25 in 2009.

Once we passed mid-July in 2008 houses began to sell at prices from \$170,000 to \$174,500 except for two beautifully updated and decorated homes (\$188,000 and \$206,000). This indicates that our homes have kept their value better than the rest of the housing market. If we continue to do our parts to maintain the condition and the appearance of our development our prices should continue to be relatively stronger than the market.

Recently, a sales person mailed a sample of a marketing flyer that showed one of our properties advertised at a price of \$145,900. Naturally some of our homeowners were concerned that such a low price would affect our property values. The property concerned was a "short sale" which a homeowner agrees to try in an effort to prevent a foreclosure. We have had at least two of these in the past several years. One actually sold at \$145,510 in 2009 but was in need of much work. Another sold for \$170,000 which was comparable to a couple of sales in 2008 where the owner was more than eager to sell. An advertised price of \$145,900 in our development would certainly attract a lot of potential buyers but would not attract any sellers. Incidentally, that "short sale" actually sold for \$155,800. To get an idea of the prices of our units in the current market, the average price of the other four units sold between March and June was \$174,375. But, even that average may not reflect true market value because each of these sales was by an owner who was eager to sell due to other property interests.

Overall, our prices have held up better than most housing and you can't compare the unrealistic prices of the market before the housing crash with current prices. It is more accurate to use purchasing power as a comparison. You can buy a larger home (and lot) for the \$170,000+ for which you can sell your Warrenville Lakes home.

It is unfortunate that homes threatened with foreclosure sell at such low prices, but those prices don't reflect regular market prices. Radio and television ads frequently tell you that you can get a home for much less than regular prices due to foreclosure situations.

Weekly Farmers Market & Concert Program

The Warrenville Park District sponsored weekly Farmers Market runs from 3:00 p.m. to 7:00 p.m. every Wednesday. The market is located in the Recreation Center Parking Lot, Curtis Avenue at Warren and Tracy. The July Farmers Market dates are July 1, 8, 15, 22, and 29. Additional information is available by calling 630-393-7279 or visiting ww.warrenvilleparks.org.

The Warrenville Library District presents a summer of concerts every Wednesday at 7:00 p.m. in the Bob Walters Commons on Stafford Place (between the Library building and City Hall). The July schedule includes "Route 66" on July 1, "The Class of '68" on July 8, "Steve Keno" on July 15, "Soda" on July 22, and "Rhythmic Twitch" on July 29. Bring a picnic and enjoy the music.

LAKE REFLECTIONS

SUMMER, 2010

MORNING

Morning shafts of sun slice through the skylights like shards of broken yellow glass. The loft space in the townhouse glows and fills with daylight, the softness reflects from the glass of framed photos hanging on our wall. It is time to rise, shower and join the day. The blue-pink sky shows promise of a spectacular day. Popcorn clouds punctuate the early dawn while ducks chatter on the pond, proclaiming their space, and place, in this first summer morning. A mother Robin bathes outside the dining room window, the bird bath her private wash stand. A chipmunk startles her and she leaves, water droplets marking her flight path in the sunlight like a looping, silver- beaded necklace. The groans of Bull Frogs mark the beginning of their annual season in the water, and quickly, are answered by others from the end of the pond. A soft breeze rises from the south bringing warmth and the smell of flowering bushes, fresh **cut** grass and the silent wish that all the world could be this peaceful for just this one day. Coffee on the patio is a ritual made for this special morning, offering the chance to drink this day and let it scatter like caffeine through my senses.

AFTERNOON

The overhead sun burns bright driving the pond ducks into the shade of a willow. They tuck their heads under wings and feign sleep, all the while keeping one eye open for any wandering hawk looking for an afternoon kill. A bikini-clad neighbor braves the heat to try on her almond summer skin and frowns as soft clouds gather to block her sun. Natures sunscreen saves another from skin cancer, at least, for a while. Patio's and blacktop bake through the late afternoon, gardener's tend their crops in the park wearing long sleeve shirts and floppy straw hats. They resemble a French impressionist painting as seen through the rising waves of heat. I retreat to the shade of the patio and watch the willows dance in a sudden gust of summer wind.

EVENING

Rising full, the moon drifts soft light through the crest of distant trees and gathers in the corners of the patio, but only for a short time. Mothers call their children home as night birds cry in the park meadow. Westward, a dark streak forms across the horizon with one wisp of grey light, like age beginning to mark the dark hair of a beautiful woman. Flowers in door yard gardens nod together in the soft night breeze sensing the smell of rain. Flashes of distant lightning offer no sound. Heat lightning some say. They know it never brings relief from the heat.

Later, in that comfort of mind, that peacefulness that is somewhere between wake and rest, I reflect upon this perfect day. The thunder finally catches up as rain begins to talk to our skylights. I fall asleep dreaming of summer and wonder if the flowers are smiling.....

Information about one of our consultants that could be of value to you

Ronald S. Kot is a Certified Public Accountant who has been performing accounting and tax services for Warrenville Lakes Homeowner Association for more than 11 years. He continues to provide us with advice on budget matters, reserve funding and various accounting issues.

Ron is also a Financial Adviser and has been providing investment and insurance advice for more than 17 years. As a registered representative of Genworth Financial Securities Corp., he can provide solutions to your investment needs whether you are in the accumulation, preservation or retirement lifestyle stage.

This is an opportunity for our residents to receive a no obligation review of your financial situation. His office is located in St. Charles and you are invited to call him at 630-377-8150 to set up a meeting to discuss, implement or answer any questions you may regarding your financial situation.

WWW.WLHOA.COM

In the last year, the community website wlhoa.com has undergone a major renovation. If you haven't visited recently, take a look at what is available online. The resident directory can help you find your neighbors; association documents, including the rules & regulations, can be downloaded and searched; a community events calendar will show you some upcoming events in Warrenville Lakes; and when you create an account you will receive occasional email alerts with important neighborhood information.

We would love to showcase your work on the site as well – please submit your events, articles, and photos to webmaster@wlhoa.com for possible inclusion on the site.

Information and Procedures For The Warrenville Lakes Board Meetings

The Warrenville Lakes Board welcomes all homeowners and renters to attend the Warrenville Lakes Board Meetings. Board meetings are usually on the third Thursday of the month, starting at 7 PM, at the Warrenville Police Department. The date of the next Board meeting is posted on our website www.wlhoa.com.

There is limited space in the meeting room, if you plan to attend, please inform WL secretary - Kirk Hammond. Please inform him 5 days before the meeting date.

You may contact Kirk at - kirkhammond@yahoo.com

If a large group is expected, we may need to seek a more suitable meeting place. A large group would be 20 to 25 people.

If you would like an issue placed on the agenda:

- Contact Kirk Hammond (Board Secretary) 5 days before the meeting date.
- If you place an issue on the agenda, we expect your presence at the meeting.
- If there is information about your subject that you would like the Board to consider, please make the information available before the meeting so the Board can be informed.
- If an item is placed on the agenda expect about 5 minutes to present your information.
- If the subject is more complicated and needs more than 5 minutes a special meeting of the Board should probably be scheduled. The Board does not want a petitioner for time and attention to feel rushed or short changed.
- Your subject will be place on the agenda.

If a homeowner is just visiting a Board meeting, time will be allotted at the end of the meeting for comments from Homeowners. The Board has business that it must accomplish so we request that all ad hoc homeowner comments happen at the end of the meeting.

Warrenville Lakes Green Week Challenge – July 26 through 30

July 26	July 27	July 28	July 29	July 30
Wash hands with a trickle of water – all week	Dispose CFL light bulbs safely	Bike or walk to work/store once a week	Return printer cartridges – Postage free	Sign up for WL website – get your WL news via email
Reduce water usage in other ways too – save on your water bill	Rethink –Mercury in the landfill? What other items are a danger?	Reduce pollution Reduce mileage Reduce gas bills	Recycle – use the land fill for biodegradable garbage; get envelopes at the post office	Reduce paper usage – save trees, carbon emissions, and postage – sign up www.WLHOA.com

What we do in our own space affects the future. Challenge your household to commit to the whole week, for some or one of the days or commit for the whole month! The May issue of Hometown Happenings has an insert from the Warrenville Environmental Advisory Commission called The Resource. It has information about Recycling Foam Products; Portable Power items; disposing of post dated medications; plus a list of upcoming recycling events is available at the City's website – www.warrenville.il.us. The WL Board would like your input and feed back on this. You can let us know at Warrenville_Lakes@yahoo.com. If you are looking for more information on Reduce, Recycle, Rethink, connect with the WL Board via the above email address. We'll get back to you within 72 hours.

For Sale

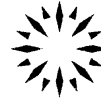
- Two older charcoal grills in good condition.
- approx. 15 to 20 inches square.
 - \$25.00 each or best offer
 - If you are interested, contact The Board via WLHA Hotline- 630-585-4117.



IN THIS ISSUE:

**Pauline's Neighborhood
Welcome New Neighbors
Account Manager's Report
Site Manager's Report
The Jingle Bells
Volleyball Court Question
Information You Need
WL Property Values
Lake Reflections
WL Green Week Challenge
For Sale-Charcoal Grills**

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