



# WARRENVILLE LAKES *Homeowners Association* News

February 2008

*The quarterly newsletter for the residents and homeowners living in Warrenville Lakes.*

24 Hr Voice Mail (630)585-4117

## Pauline's Neighborhood

Happy New Year neighbors! Here we are starting a new year ready or not!

Your board and committee members are made up of volunteers and these neighbors work on keeping Warrenville Lakes a desirable community to live in. Our 2008 annual meeting will take place on April 1. Please mark that on your calendar and plan to attend. Two board positions will be up for election, please consider putting your name on the ballot or serving on a committee.

WL will be updating the Rules & Regulations document in 2008; it would be great to have your input as a committee member. Our Landscape Committee is a fun place to be; we need a few folks who are email and internet savvy to maintain those areas of WL; the finance committee is open to new members; a Pet Committee could support our Rules and Regulations around the property. Perhaps you would like to start a social club.

We are looking for input on placing a speed cable on Timber or maybe Stop Signs on Timber at the south entrance or possibly creating a Cul du sac at Grove and Timber as a method of restricting speeders in our community.

Feel free to contact me with questions or comments via Warrenville Lakes, P.O. Box 281, Warrenville, IL 60555 or email [warrenville\\_lakes@yahoo.com](mailto:warrenville_lakes@yahoo.com).

Murray Olsen, Accounts Manager, has worked with Karen Wise, treasurer, to develop the WSB assessment fee payment process. Murray desires to connect with every home owner concerning the Rental Restriction Amendment (pro or con) Linda Skea, Judi St Clair, Karen and myself have worked with him (see his article for more details.) If you have an opportunity please thank them for taking time to bring this about.

Mike Geise is dedicated to keeping WL's presentation one to be admired by visitors and surrounding communities. His article explains how you can help in the area of garbage.

Judi and Bob St Clare, Landscape Committee members, over saw the update of WL's entry ways. Ruth Wicks, Don Rogers and Jeff Lewis supported the watering efforts necessary to give the new plantings a good start. If you have an opportunity please thank these neighbors for taking time to maintain our property. The Landscape Committee will be looking for input at the annual meeting on which areas of the property you would like to see made over.

Pauline Brunke, WLHA President



# “Important Miscellaneous Information”

**SAVE THE DATE!!**  
*Warrenville Lakes Annual Meeting*  
**Tuesday April 1, 2008**  
**7:00 pm Warrenville VFW**  
*A packet will be mailed to you at the end of February.*

### Street Lights

Grove Lane and Timber Drive

How do they work for you?

Circle one and let us know.

Sufficient    Just OK    Insufficient

### Dryer Vents

Cleaning of your dryer vent at least twice a year reduces drying costs AND eliminates the possibility of a fire in the vent. It is the home owners responsibility to clean their vent.

The Warrenville Lakes Board invites you to sit in on the monthly meetings, typically scheduled on the third Thursday. Please advise secretary Kirk Hammond, he will keep you up to date if the meeting is rescheduled or there is a location change. If you wish to present a concern let Kirk know and he will request a spot on the agenda for you.

### Patio Enhancements

Spring is just around the corner! If you are thinking about creating a new look and desiring to expand or update your patio area. Please submit a design, in writing with a drawing, to the Board by March 15<sup>th</sup> for approval by April 15<sup>th</sup>. See WLHA Rules and Regulations Section 6.03 (page 14) of the WLHA Handbook. Mike Geise, Site Manager or Murray Olsen, Accounts Manager will accept your submission.

### Newsletters with out paper!

If you prefer to go paperless you may request the WL newsletters via email. Please advise via warrenville\_lakes@yahoo.com. The newsletter is accessible at www.wlhoa.com. You may also request your Annual Meeting packet via email.



# Account Manager's Report

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## Rent Restriction

Unlike most associations which have had to make extensive door-to-door visits to obtain signatures on petitions to restrict rents, over two-thirds of our homeowners have already signed the petitions. No efforts have been made for several weeks though we have still obtained additional signatures. Rather than schedule another day for homeowners to go to 701 Timber Drive to sign, we are going to make appointments with the 40 or 50 homeowners with whom we have not had direct contact. We will have contacted all homeowners to make sure we have a record of their decisions before giving the petitions to our attorneys for registration with the State of Illinois.

If you are one of the few who think they would like to be a landlord, when you sell, the difference between your original purchase price and the selling price is taxed at the capital gains rate. The only way you could avoid that tax is if you move back into the unit and live there for two years. Several landlords have already signed the petition in order to protect their property value. One other, who lives in Arizona, came in to sign the petition when coming here for a holiday vacation. Yet another is trying to sell their unit rather than continue to maintain their unit and keep up the other responsibilities of being a landlord.

## Sales

In spite of a very difficult year in the housing market Warrenville Lakes has had more sales than in either 2005 or 2006. There were 13 sales in 2005, 12 in 2006, and 16 in 2007. Some of the sales in 2007 were at the highest prices recorded in our development. Most housing analysts predict a difficult market for the near future. Some say prices will pick up as we draw closer to the election and others say the market will be difficult for up to two years. In this kind of housing market, it is imperative that we do all we can to enhance our property values and keep our community as a desirable place to live.

## Homeowner Insurance

We do our annual review of all homeowner insurance policies each summer to be sure we're all up-to-date and the insurance is adequate to replace the building in the event of a fire or other disaster. We have been getting regular updates on most policies because they list "WLHA, PO Box 281, Warrenville, IL 60555" as an "additional interest party" or "additional insured" or some language similar to that. Check your recent declaration from your insurance company to make sure WLHA is listed in that manner and that you have a standard HO3 policy so your building is completely protected.

WSB: West Suburban Bank has done an excellent job in providing reports and keeping accurate records for monthly assessment payments. Some homeowners have said it is more convenient to go to the local bank than to go pull into the driveway at 701 Timber Drive and drop payments in that lock box. And if you go to the drive-up window it is even easier. Going to the bank also provides what we could not do at 701. The bank provides a receipt so you have proof that you paid your assessment fee on time. When you go to the bank or mail

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your payment, be sure to include your coupon so the payment is credited to your account. You may also want to write your unit number (the five-digit number found on the upper left corner of your coupon) on the memo line of your check. If you are sending in a separate payment, such as a late fee, you must write your unit number on the memo line in order to ensure the payment is credited to your account.

More and more homeowners are beginning to use bill pay through their own banks to pay monthly assessment fees. If you decide to go this route, remember to enter your unit number so the bank can credit your payment to that account.

### Reserve Fund

The bulk of our reserve fund is kept in CDs. In spite of dropping interest rates, we have been able to keep our average APY at 5.21%. This includes one 60 month CD purchased in 2004 when 4% was a good rate. We were fortunate in October, 2007 to find an APY rate of 5.75% at a new bank for us, Mutual Bank. Our CDs are laddered so we have one maturing every other month. A CD not in the ladder matured in January and we placed some of the funds in a money market and renewed a CD for 3 months at 5/25% APY. We will begin to use the funds in that CD for our planned roof replacement program. When we renew our next one in February, we are hoping to get better than 5% but the banks we have spoken with in the past few days expect lower rates.

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## Site Manager's Report

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Dear W.L.H.A. Friends and Neighbors:

I hope everyone had a terrific holiday; I send you greetings for a new and prosperous 2008. We have had our first taste of winter weather and have gotten through it with minimal problems. As most of you know, our new snow removal company is Midwest Snow Tech. We will continue to fine tune areas of concern and avoid the issues related to the 2007 snow removal season. It would be a big help to keep cars parked in garages and out of fire lanes as a snow event approaches. Vehicles should not be parked in fire lanes to begin with.

As the record warmth at the beginning of the year melted the snow, it revealed a lot of debris. Please help us keep the campus clean by tying all garbage bags tightly and making sure loose recycling is packed firmly. Due to high winds, we have spent a good deal of time walking the grounds and picking up unsightly

debris. It should also be noted that Groot Waste Disposal will not pick up construction material such as carpet, dry wall and lumber unless properly notified and identified by the owner. The owner is then charged for the removal. If you have any questions regarding large items, please call Groot at 1-877-775-1200. Thanks in advance for helping keep our campus neat and clean.

Spring is just around the corner, and we are looking to address many concerns including roofing, painting, asphalt and a new landscape contractor. We are also looking into the possibility of new street lighting.

I would like to personally thank all of you for helping to make the 2007 transition go smoothly. I am looking forward to providing continued service and helping in any way I can as this new year proceeds. Our goal is to not only maintain, but to improve W.L.H.A.

Best wishes and thanks,

Your Site Manager, Mike



## Lake Reflections

There are moments in our lives that we all cherish. Not defining moments, like the time we met and fell in love with our spouse, or when a child was born. Not even a career event or adventure that changed our lives...

No. Some of the most cherished moments are those that involve simple pleasures. Events that nourish our soul, give us peace and instill calm in our hearts.

Like the smell of grass after a summer rain; the riot of color from 4<sup>th</sup> of July fireworks; the cotton candy smell of a freshly powered baby after a bath; the peeling of a bell in the distance, deep beyond deep. The lonesome wail of a locomotive whistle on the night air while we lie in our warm beds, and, of course, the sound of wind through a cottonwood tree reminding us how dependable are the prairie breezes.

In 2007, a good friend of Warrenville Lakes died. Our signature park tree, "Tall Cotton" succumbed to age or disease, or maybe both, and had to be removed for everyone's safety. For over a hundred years, this tree withstood the ravages of wind, weather and numerous lightning strikes. It gave us shade in the summer, sang to us on windy days in the fall and floated soft seed pods across the park on warm spring days.

I've always thought that the destiny of trees are fulfilled the day they become a family's new home, a beautiful piece of furniture or a piano that delights our senses, providing a melody to please our hearts.

I felt differently about Tall Cotton. Just seeing its size and height, watching it sway on windy days, the beauty of its bare branches after a snow, sparkling with a freshness, like a large white swan spreading its wings and pressing against a sky so blue, it hurt your eyes. It made me feel there was, after all, a certain permanence of nature among us. Here was a giant that beat the odds of man and time.

Now the park is empty except for a scattering of small, fragrant little trees. The big cottonwood is gone forever. I think It earned the right to grace some fireplace on a cold winter night, pleasing the people in its final act of warm kindness.

I know all living things must eventually die. Still, on the darkest part of a cold night, when a thousand stars pierce the sky with their pointed light, like diamonds spilling from an ebony bowl, I will glance towards the park and will miss the bare arms of Tall Cotton reaching towards heaven, touching that soft light. I'll go to bed listening for the wind song through his branches and fall asleep remembering him.....



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## *Advertisements*

Any association member may use your newsletter to announce or advertise items or events.

We welcome your articles which we will reprint upon request. Call the Voice Mail #585-4117



P.O. Box 281  
Warrenville, IL 60555