

WARRENVILLE *Lakes*

HOMEOWNERS ASSOCIATION

Pauline's Neighborhood

First – Welcome to our 10 new neighbors! We waited a long time for you to become part of Warrenville Lakes (WL). We are a quiet and friendly community and this week, a very snowy community.

Second – I am excited about our 2010 WL Annual Meeting April 1. Everyone – please be sure to put this on your calendar and come out for a pizza dinner; community updates; election of your volunteer board, board members; review of the budget and more. All the needed information will be mailed by the end of February. There is room for you at the monthly board meetings- check us out. The next meeting is February 18; contact me for more details, 393-6380.

Third - Three of your board members gave up their Saturday, January 17th to attend a Home Owners Association (HOA) Trade Show for managers, board members and association home owners. Treasurer, Karen Wise; Site Manager, Mike Geise; and I We talked with many of the 250 exhibitors, sat in on several education sessions and the Legal Update. I took away some great tips on stress management and thoughts on moving WL to be a Green Community. I am hoping some of you will join me in forming a Green Committee.

I am proud to be serving WL as president (3 years) and have enjoyed all 15 years on the board and committees. I sure would like for you to get to know the few folks who are working together to make WL all it can be. WL can always use more community members to help make WL all it can be.



The Garden Plotters

*Organic Gardening & Other Shenanigans
in Warrenville Lakes*

Warrenville Lake's own gardening group, The Garden Plotters, had an exciting and successful first season. We grew a variety of vegetables, flowers, herbs and even pumpkins in our very own garden plots, located in the field on the South side of Grove Lane. If you are interested in having your own garden plot for the 2010 growing season, please contact Christina at 393-9368. We look forward to having you join our friendly group and share in the fun!

MARK YOUR CALENDAR

Warrenville Lakes H.O.A.

Annual Meeting

April 1, 7:00 - 8:30 pm

Warrenville VFW

Owners and Renters welcome

Reduce Home Energy Bills

U.S. homeowners can lower home energy bills, lower federal income taxes and increase home comfort by making energy efficiency home improvements that qualify for up to \$1,500 in federal income tax credits.

Consumers who make energy-efficient upgrades can also reduce their personal carbon footprint because using less energy at home means emitting less pollution too.

The federal income tax credits for specific home improvements are available now through 2010, thanks to the American Recovery and Reinvestment Act (ARRA) of 2009.

While the tax credits are similar to those in effect a few years ago, consumers should be aware of some changes, according to Steve Nadel, executive director of the American Council for an Energy-Efficient Economy (ACEEE). Consumers must install the specific products and equipment that qualify for the 2009-10 tax credits. Some important details on the home improvement tax credits include:

- For each type of qualifying equipment, the credit is for 30 percent of the cost up to \$1,500.
- It is a one-time tax credit that can be claimed in part or in whole for tax year 2009 and/or tax year 2010.
- Homeowners who claimed the \$500 credit available in 2006-7 can claim the remaining \$1,000 credit for additional products bought and installed in 2009 and/or 2010.
- There are two basic categories of qualifying equipment—"building envelope" products and heating and cooling equipment.
- Building envelope products are replacement windows (including storm windows, storm doors, and skylights), certain ENERGY STAR asphalt and metal roofs, insulation and other sealing products.
- Heating and cooling equipment includes furnaces, boilers, ground source or geothermal heat pumps, gas or propane water heaters, central air conditioning systems (but not window air conditioner units) and biomass stoves.
- Installation costs are not covered for building envelope products.

- Installation costs are covered for heating and cooling equipment.

For some products, the qualifying criteria are more stringent than they were in prior years. For example, all ENERGY STAR windows no longer qualify.

For detailed information on what qualifies, visit www.energytaxincentives.org.

Source: Community Associations Institute.

Cold Weather Advice

Snow can make children squeal with delight, but it can also make adults snort with dread and frustration. The association tries to remove snow quickly and safely from drive ways and walk ways, while still allowing the kids to have some fun. In the meantime, please keep these cold-weather tips in mind:

If needed, clear the snow away from fire hydrants near your home, for everyone's safety.

When you warm up your car, wait a few minutes before turning on the heat to give the windshield time to adjust. Drastic rapid changes in temperature can crack the windshield. That includes pouring warm water on cold glass outside or immediately blasting your defroster inside the car. If you just can't wait, consider using de-icer sprays instead, which are quick and effective. Rain-X de-icer wiper fluid, or similar products, prevents ice from bonding to your windshield making your scraping job much easier.

Keep a supply of drinking water and food on hand. And remember to keep blankets, flashlights and warm clothes handy. If you lose power, it's up to you to call the utility company *before* you call us.

Don't expect to see the snow plows until at least 2 inches of snow have accumulated—that's what we've contracted for. Please keep this in mind before calling us with your reminders and questions.

If your car(s) is parked in front of your garage door consider moving it while your drive way is being plowed, making the area safer in the days following the snow fall.

In cold weather, don't go out if you don't have to, and be smart: dress and stay warm.

Source: Community Associations Institute.

Site Manager – Mike Geise

Dear W.L.H.A. Residents,

As I write this note, January has come and gone. I hope everyone had a joyous holiday season. At the end of my third year, I would like to thank everyone for all their help and support.

Although spring is fast approaching, we still have a couple of months of possible snow removal. Midwest Sno-Tech has done a fine job and complaints have been few. This is our third year with Midwest, and we are under contract with them until April 2011. Please keep in mind that parking in the fire lanes and common area not only makes snow removal difficult, it could also be a hindrance to fire and emergency vehicles. Thanks again for your help with keeping access clear.

We have recently signed and renewed another 3-year contract with Groot Waste Disposal. They continue to do a good job and help keep our property clean. Keep in mind that construction material is not included. Items such as carpet, drywall, vanities, counter tops, doors and wood trim are all considered construction material and extra charges will be paid by unit owner. If you have any questions, simply call Groot at 877-775-1200. Thanks again for all your help. Our property is generally one of the cleanest in the area.

We will continue to do more roofs in the upcoming season. Thirteen to fifteen roofs may be completed as the budget allows. We also will continue our exterior painting project with ten buildings along Grove to be completed. 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. Please call the hotline at 630-585-4117 with any concerns.

Running for the Board—Do I Have What it Takes?

If you're considering running for the board, we ask that you take a few moments to ask yourself the following three questions:

Do I have the time?: As a board member, you will need to devote at least several hours of your time each month to association business. In addition to regular monthly board meetings, you will need to be active in email discussions and occasional special meetings. During special projects, you may need to spend a little extra time on association business. Some board members may also spend a little more time than others if they work with a committee

Can I make tough decisions when it's required?: The primary role of the board is to conduct the business of the association. This doesn't just mean approving the budget, but also developing and enforcing policies. Board members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community.

Can I do all this and have fun, too?: It isn't all about policies and tough decisions. Our community is only as good as we make it, and establishing and maintaining a sense of community is a part of a board member's responsibility. Being a presence in the community is as important as any policy decisions you may make. Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you'll find to volunteer your time. If you're interested in running for the board or would like more details about board's responsibilities, please contact the manager or a current board member.

Source: Community Associations Institute

ACCOUNT MANAGER UPDATES – Murray Olsen

BUDGET

Expenditures for 2009 were very close to the amounts we budgeted back in September, 2008. Overall they were slightly less than budgeted amounts, with a few items over budget and a few under budget. Each July when we start the budget process for the next year we take into account these differences in an effort to more accurately reflect our needs. Due to careful management of our development by our Site Manager and our Board of Directors, we have been able, again, to make a larger than planned transfer of funds to our Reserve Fund. While the experts who did our reserve fund study recommended an increase of 10% in our assessment fees each year from 2009 through 2012 and a 23% increase in 2013, we have been able to accomplish an increase in our reserve fund without those dramatic (and painful) increases. We need a growing reserve fund for future building and common grounds maintenance. We can look forward to major replacement of driveways, siding, fencing and plus continuing work of roof replacement. Speaking of roofs, we again benefit from good Site Management and the constant monitoring of the roofs, planning replacements and securing good contracts with top-notch suppliers. Replacing roofs on an as-needed basis saves a lot of money.

CD PURCHASES

Our reserve funds are mostly kept in Certificates of Deposit. Because we can't be sure when additional funds must be provided for major expenditures, we ladder our CDs so we have them maturing at different times during the year. We currently have eight separate CDs. The interest being paid today is much lower than a year ago – then we were getting over 4%, now we're getting 1.75% and 1.7%. We currently have around \$50,000.00 in a money market fund paying 1.45%. (If we could add another \$25,000 we could get 1.65%.)

HOME SALES - 12 in 2008 - 10 in 2009

The last quarter of the year 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 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.

HOMEOWNER INSURANCE - \$100.00 FINE FOR NO PROOF OF INSURANCE

We still have a number of homeowners who do not list WLHA as an additional interest party on their homeowner insurance. Because our rules, regulations, and covenants require this cooperation of homeowners, we must periodically write letter requesting that information. Letters will again be mailed shortly to those folks who are delinquent in this matter. If we do not receive the information (a declaration form from the insurance company listing the amount of homeowner insurance on the property and the deductible) we will follow up with the \$100.00 find.

Don't fax or mail the association a copy of your declaration (DEC), it must be sent to WLHA by your insurance company. You get a DEC each time you renew your insurance. Just ask your agent to add WLHA, PO Box 281, Warrenville, IL 60555 to your policy and they will automatically send WLHA a copy of the DEC. Call Murray Olsen at 630-393-0663 during business hours if you have questions.

The WL Finance Committee is recruiting additional members.

Over time, people move, lack opportunity or have conflicts that prevent their continuing participation and now is such a time. We need people with budgeting, finance experience, or accounting experience to participate in this very important committee work. If any homeowner has such experience or has an interest in playing a significant role in the work of maintaining our community, they should contact President, Pauline Brunke (393-6380) or any other member of the WL Board and advise them of their interest.

Fishing at Warrenville Lakes

I was recently asked by a Warrenville resident about fishing licenses in Illinois. He was under the impression if the lake was on private property, a fishing license was not needed. I called the Department of Natural Resources (DNR) and researched this matter. Below are the responses I received.

ILLINOIS RESIDENTS:

A resident sport fishing license may be obtained by anyone who has been a resident of Illinois 30 days prior to purchase. Anglers under 16 years of age, and persons declared legally disabled or blind, may fish without a license. Owners or tenants (if they reside on the land) may fish in waters on or flowing over their lands without a license. This exemption does not apply to club and organizational lakes or lake developments.

A lake development is a subdivision lake, or other type of lake with multiple developments on it (like a city lake that has multiple houses built around it). Even though you might live on the lake, you do need a fishing license. A club lake would be like a sportsman's club with a lake on the property or a golf course lake at a country club etc.

If you could please inform your residents by means of newsletter or flyer of this law to avoid any citations due to misinformation. Thank you.

Corporal Dorothy Weihofen #138
Warrenville Police Department

The Warrenville Public Library

1000's of books, VHS tapes, DVDs, and audio books. What is closer to Warrenville Lakes than most bookstores and video rental stores? Why your local public library? Not only is it closer, but you don't have to buy the books or rent the audio and video tapes.

The Warrenville Public library is within 1 mile of WL. All you need to get a library card is proof the residence (a utility bill in your name) and a photo ID. Hardback books cost between \$15.00 and \$25.00 each. Soft back books cost minimally \$6.00. If you are an avid reader, the cost of book buying can add up. Many times once a book is read it is thrown out, or, ends up taking up space on bookshelves and not read again for years. Consider the library your very, very big bookshelf and Video/Audio collection that someone else cares for.

Besides the traditional services a library offers, there are computers with internet access and office software. Wireless printer at 10 cents a page. Wi-Fi access for wireless laptop computers. EAudiobooks that can be downloaded to a computer or personal player.

Warrenville Library participates in Macy's Museum Adventure Pass. If you have a library card you can obtain a pass from the library that will give reduced or free admission to 17 Chicago area cultural destinations. The cultural destinations include Brookfield Zoo, Cantigny Park, and Chicago Botanic Gardens.

If you haven't already, visit the library and become a member. To learn more about your library – visit the website <http://www.warrenville.com/>

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New Driving Law Started January 1

<http://www.warrenville.il.us/>

Posted Dec 01, 2009 by Police Department

On January 1, 2010, a new law will take effect that makes it illegal to send text messages while driving in Illinois. Drivers are prohibited from sending or reading any electronic messages or to surf the net while driving. Global positioning systems (GPS) or navigation systems are not included in this ban.

Another new law that begins January 1, 2010 makes it illegal for drivers to talk on a cell phone while driving through school speed zones or highway construction zones, unless they are using a hands-free device.



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