



WARRENVILLE LAKES *Homeowners Association* News

July 2007

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

24 Hr Voice Mail (630)585-4117

Pauline's Neighborhood

Hello neighbors! I am Pauline Brunke the Warrenville Lakes Board president. I look forward to sharing the next two years with you in our great little community in Wonderful Warrenville. I am an original owner and have enjoyed living in WL for almost 19 years, serving as secretary on the WL Board for 11 years. The Board is a fun place to be, well most of the time, we are the folks who are committed to creating a pleasant environment for everyone. Please take some time out of your schedule to sit with us at one of our (10) monthly meetings. (Check meeting dates on the web calendar www.wlhoa.com.)

Our lush spring has been followed by some great summer weather which unfortunately has provided little rain. The established trees, large bushes and the lawn can withstand the dry weather but the bushes and plants in the garden area adjacent to your unit will need some TLC in the form of water. It is up us, the residents of WL, to take some time to give our garden areas a good drink a couple of times a week when there is no measurable rain. Do you like spending time working and priming plants and garden areas? Our landscape committee is looking for folks to help in creating and in working a plan to keep WL a beautiful community. Let me know and I'll introduce you.

Warrenville Lakes is always saying "Hello" to new residents, the first half 2007 has brought us

new residents in 8 units with another 10 units displaying "For Sale" signs at this time. I welcome them and invite every one to make an effort to connect with their neighbors especially the neighbors who have moved in recently. Also I'd like to let you in on somewhat of a secret, a couple of the US Mail stations on our property contain a slot (box #1) where mail can be posted. Our mail carrier will pick up the mail dropped into these boxes. They are located in the stations adjacent 715 and 721 Timber.

Warrenville Lakes is a forever changing community and your Board is looking at two changes in the way we operate our community.

The familiar drop box at 2S701 Timber will not be available to us much longer. Along with the untimely passing of On-Site Manager Dennis Hargreaves last January, the Board has been informed that the unit will not be occupied by his family and we are expecting the it to go up for sale. On page 2 there is an explanation of payment methods available come October or November. The Board is looking at the necessary steps involved in changing the Warrenville Lakes covenants to restrict and eventually eliminate rental units in our community. Details are included in this newsletter on page 3.

You may address your comments to me via the 701 Timber drop box or email warrenville_lakes@yahoo.com.



Future Change in Lockbox & Mailbox for Assessment Payments

Do NOT change your current method of payment.

This change will NOT be effective until October 2007 or later.

Later this year we will lose our lockbox at 2 S 701 Timber Drive. The Board of Directors has decided that, rather than attempt to find another safe location on someone's home, we will use the services of one of our local banks to accept assessment payments. We have learned that people driving up to the lockbox at odd hours is distracting to the homeowner, even to the point of waking them from sleep.

The transfer of this activity to a bank will remove one level of handling from the payment processing system. The system in place for at least the past ten years has been for the Accounts Manager to make four deposits per month. This has meant that some checks may be held for many days before the money is available in our WLHA account. We will have quicker access to our funds and our cash flow is less likely to require moving funds from one of our interest bearing accounts.

When the system is implemented later this year, you will continue to use your current coupon to accompany your check. To ensure that your payment is credited to your WLHA account, you must put your unit number on the memo line of your check. Your unit number is the one on the upper left corner of your coupon. It is a two digit number, followed by a dash, followed by a three digit number. The three digit number matches part of your street address.

Next year, we will have a new coupon which will be similar but will list the bank name with a PO Box and the town where they pick up the mail.

METHODS OF PAYMENT

You may mail your check to the bank's PO BOX.

You may walk in or drive up to any branch of that bank.

You may instruct your bank to make the payment either by computer or by going to your bank.

DEADLINE FOR PAYMENT

Assessment fees are due on the first of the month. Any payment after that date is technically a late payment. Long ago, the Board decided to allow homeowners to pay as late as the 10th of the month without penalty. We are not changing that rule but due to bank hours and scheduling you must remember to make any payment on the 10th during banking hours. You will have to remember to take into account the banks time of close of business. Any payment made after that time will be marked as received late and the \$25.00 late fee will be assessed. Banks have Saturday hours but they are shorter than on regular business days and you will have to keep that in mind when you make your payment in order to avoid the penalty. If the 10th falls on a Sunday and that particular branch is not open, your payment will be marked as received late and you will be assessed a late fee. Payments made to the bank PO BOX will be marked received on the day the payment is picked up by the bank.

Remember: Do NOT change your current payment method until further notice!



Rental Restrictions

The Board of Directors, after examining our history of rentals and looking at the experiences of other associations in our area, have decided to impose rental restrictions similar to some other communities in our area.

The number of units for rent in Warrentville Lakes has gone from ten to sixteen in the past two years. Some may ask what is wrong with rentals, because we have had fewer problems with our rental units than some with owners in residence.

As the number of rentals increase, the property values decrease relative to associations without rentals.

When rentals reach a certain percentage of occupancy, the insurance rates increase (we don't know what the cut-off point is but insurance companies have told us that they need to increase rates due to rental units).

A high percentage of rental units can make selling a town home more difficult. One of our owners knows of a situation in an association in a good community (Arlington Heights) where the number of rentals is so high, resale prices have dropped and they are still unable to sell.

Because, relative to other locations in DuPage County, our prices are at the lower end of the market, we may be viewed as a strategic place to buy rental units. If our percentage of rentals increases to the point it is perceived to be high, we could be subject to the same difficulties as the Arlington Heights development.

This is a concern for mortgage holders. Most appraisal organizations and mortgage companies ask us for details about our community when they are evaluating requests for loans or determining the value of the homes. One question requires us

to specify the number of homes which are not owner occupied. When you want to sell your unit, buyers may shy away if the percentage of rental units in our association is perceived as high. This is more likely to happen when neighboring developments have restrictions planned or in place. We are aware of three associations that have made the decision to restrict rentals: Emerald Green (across Batavia Road from us), Cantera and Maple Hill have developed restriction programs. Maple Hill has already made the legal changes to their Rules and Regulations.

The proposal put forth by the Board of Directors does make an allowance for homes currently being rented. Those owners will be allowed to continue to rent the unit as long as they own the property. When the unit is sold, it can only be sold to an owner who will live in the unit. After the sale the unit can no longer be rented out.

Article VIII of the Rules and Regulations has been rewritten to reflect the new restrictions regarding rentals. Article XII, Section 12.12 of the Declaration (see page 20 of the Covenants) also has been rewritten in accordance with advice provided by the Association's attorney. You will be given revised copies of Article VIII and Article XII, Section 12.12.

Rules changes require the approval by signature of at least 75% of the member owners of the association.

A member of the Board and a notary public will visit each owner to obtain the appropriate signatures. Our present plan is to complete this change between July and September, 2007.



Account Manager's Report

Homeowners' Insurance

The response to the Board's decision to impose a \$100.00 fine for any month when proof of adequate insurance has not been provided resulted in bringing the association's records up-to-date. We are now getting regular updates from most insurance companies. A few companies resisted our requirement to list WLHA as an "additional interest party" and if they cannot resolve their objection we may pursue legal action because the requirement is a legal one – part of the declarations on file with the State of Illinois. We may use our attorneys to deal with the insurance companies or require the few homeowners with this problem to place their policy with another company. The companies that refuse to list WLHA as an additional interest party are not among the more competitively priced companies, so the few homeowners in this position would probably be better off financially transferring their policies to a better company.

We now receive notices when a policy has been cancelled and in these instances we will advise the homeowner of the need to obtain a policy or pay a \$100.00 fine for each month they do not carry appropriate insurance.

The Board of Directors is grateful for the cooperation of homeowners in keeping our development safe from tremendous loss in the event of any disaster to a home or group of homes.

Reserve Study

The last reserve study prepared for our association is now five years old. The Board authorized the preparation of a new study by HBIS Engineering of Naperville. HBIS completed their study and we will review it for 30 days to be sure they have addressed all of our potential needs. As developments age, additional funds are required for maintenance of each building and the landscaping of the grounds. The reserve study will enable us to budget in advance to meet these needs and continue to avoid any special assessments. The study includes assessments of the driveways, sidewalks, fences, entry signs, and the pond. The pond is presently in good condition but sometime in the future, perhaps five years down the road, it will have to be drained and dredged because run-off causes silt to build up and we cannot allow it to be less than eleven feet deep. If any of you have questions about any matters dealing with the Warrenville Lakes campus, please keep Mike, our Site Manager, informed (630-595-4117). You may also write to the Board or personally contact a board member.

Lock Box

There is an extensive discussion about this issue in this newsletter. Our treasurer, Karen Wise, and I are actively pursuing banks to obtain the best possible service to homeowners for making assessment payments and keeping our cash flow on a sound financial basis.

Murray Olsen



Cul-de-sac

Several homeowners here in Warrenville Lakes and the Timber Creek development have been very concerned about drivers speeding through our streets endangering people and property and would like to try to work with the Warrenville authorities to stop that practice.

The best alternative suggested to date has been to make each development a cul-de-sac. That would block access and egress between the developments. Our owners would have to make all of their entrances and exits using Batavia Road and Timber Creek owners would enter and leave using Route 59. Turning the connecting road into a cul-de-sac can be done in such a way that emergency vehicles can still have appropriate access.

We would probably have to petition the mayor and council to make the change. It would be most effective in dealing with them if most of the homeowners in the two developments would sign a petition. Please make your thoughts known to the board via US Mail, conversation or email to warrenville_lakes@yahoo.com. We need volunteers to work on this project.

Dogs

There have been a number of complaints about dogs due to the failure of just a few dog owners to pick up feces. There was also one call to the police concerning a dog allowed to roam free (and behaving in a threatening manner). That is not only a violation of our regulations, it is a violation of City of Warrenville law. In our development, dogs are not be allowed outside the buildings unless accompanied by a handler and the dog must be on a leash.

While most homeowners here love dogs, and we have many incredibly wonderful dogs here, the number of complaints have increased in the past few years. Some have gotten so tired of the problem they would like to ban ownership of dogs. Most people do not agree with that as an acceptable solution to the problem. We also realize that people outside of our development like to walk their pets through our beautiful campus and may not have the same concerns for picking up after their dogs.

One thing can easily be handled by our residents. Don't tie your dog to a stake or tree and allow it to be outside. That is against the rules, even if you are with your dog. Of course you should always pick up after your dog. We think most of our residents do that. On a cold winter night, there is a strong temptation to just let the dog go out the door alone, do their business, and come in when finished. If you love your dog, don't do that. It is against regulations. We've seen patches of ground where pets have continually done their business and killed the grass. One homeowner actually asked WLHA to repair the grass. If you ruin the association grass around or near your home, you will have to repair it.

The solution to these problems has to come from pet owners. We would like the pet owners to form a PET COMMITTEE which would take on the responsibility for enforcing WLHA and City of Warrenville rules for pets. The committee can police the area and ensure that rules are being followed and that the area is free of dog refuse. Another task would be to try to identify any visitors who abuse the rules so we can involve City of Warrenville authorities. Please make your suggestions to the board to the board via US Mail, conversation or email to warrenville_lakes@yahoo.com, and get involved in this serious issue concerning our pets.



Lake Reflections

Mist born overnight at the bend of Ferry Creek settles around the base of "tall Cottonwood" in Warrenville Lakes Park, waits for the morning sun to burn it away, and leaves drops of moisture like sunburned tears on each blade of grass.

A Red Wing Blackbird, disturbed by a passing hawk, bends and swoops against the morning sky, its wing colors in contrast to the blue surface of the pond as it circles back to find its nest in the protection of the tall Cattails.

Fish rise for careless flying bugs who make a bad decision to skim too close to the pond and grumpy Bull Frogs settle lower into the cool water. The distant hum of traffic on I-88 becomes a rushing river in our minds to compliment this idyllic, quiet morning in Warrenville Lakes.

Each Northern Illinois summer, there are days when the humidity makes us fight for every breath, but the air is heavy with the scent of lavender and other door yard flowers we plant as if to erase winter from our memory.

There is no blue like a summer sky punctuated with popcorn clouds that promise not to gather and ruin our day. We camp, swim, fish and wish these days would never end. Gloves, boots and heavy coats are lost to the back of our closets and distant memory.

We barbeque ribs & sweet corn, taste lush tomatoes and make plans for finishing with a ripe watermelon or a trip to Dairy Queen. We make plans to travel without

considering tire chains and blankets in the car. Children wear sunscreen like a best friends secret and a bicycle becomes a freedom machine to explore unknown lands.

In the evening, a Northeast breeze slips around the patio wall bringing dancing fireflies trying to hold off the darkness and extend a perfect day. Quiet conversation of neighbors in lawn chairs mingles with the soft murmur of our pond fountain casting lighted shards into the dark water.

Later, we will open our bedroom windows and fall asleep dreaming the fond dreams of our youth with the smell of summer all over us.....

Please Note

WLHA RULES AND REGULATIONS SECTION 7.02.b TRASH PICK-UP

Solid waste trash must be kept within the Townhouse Unit at all times other than the day of pick up. All trash must be placed in dark colored, securely closed, plastic trash bags (maximum – 33 gallon size), or securely tied cartons. Trash cans of any type, are not allowed.

Plastic bags used to line your in household trash container must be placed in another "dark colored, securely closed, plastic trash bag". We have creative wild creatures (birds & animals) in our community who want the tasty tidbits that intersperse our personal trash. Please do not encourage them. If you mess up and your garbage has been "audited", do the neighborly thing and clean it up. It is not the waste collection company's job nor is it the budget for the WL Site Manager's job.



Landscape Notes

As our Warrenville Lakes community ages and we compete with newer construction in the area, our location and natural setting become an increasingly important asset. To protect this asset, the Board has implemented a landscape plan to be enacted as the budget allows.

Bob and Judi St. Clair have agreed to help Mike, our Site manager, with the details. Justin, from Kuhn Landscaping is also committed to the project. The group has set the following priorities:

Current Projects

- Young parkway trees have been fed, and will now be weeded and mulched properly.
- Dead bushes will be removed.
- Overgrown shrubs will be pruned.

Future Projects

- Both entryways will be professionally replanted this fall.
- Grasses will be planted to camouflage the utility boxes.
- Residential beds will be mulched and updated as needed.
- Batavia Road will be augmented with more trees and bushes.

Please remember that all plantings belong to the association one year after being planted, even if you have a green stake. We own only the property one foot from our foundation. Also permission is needed from the Board to remove or plant shrubs or bushes.

Our arborist, Kathy, from Care of Trees has cautioned us that edging trees with rocks or bricks will cause the roots to girdle the tree and strangle it. Mulching too high or close to the trunk will do the same. It may look nice to some, but it hurts the tree. Also planting flowers or greenery around the trunk is harmful because the nutritional needs for flowers and trees

are oppositional. Again, it may look pretty, but is not healthy for the trees. Please respect this professional advice. Thank you for helping us to improve our property!

Letter from the Site Manager

Greetings and here it is July 4th! It has been a pleasure to serve Warrenville Lakes Homeowners Association since coming on in March. In April/May we completed 9 roof replacements. We hope to complete 4-6 more roofs in the fall. P.O. Wheaton Painting Inc. is in the process of power washing, caulking and painting all buildings on the west side of Timber Drive. Peter has been closely associated with W.L.H.A for a number of years. Work should be done by August, weather permitting. I am happy to report that work on the chimney surrounds has been completed. Compliments should go out to Heritage Construction for a job well done.

Landscaping continues to move forward after some delays due to issues regarding cicadas. Mulching and watering of new trees in the parkway is underway. Some minor planting has been completed. We will be addressing the entryways shortly. I would like to personally thank Bob and Judy St. Clair for their efforts with landscaping issues.

Upcoming events include a rock raising party and general pond clean up on July 28th. I will post details closer to the date. I look forward to making continued improvements to keep W.L.H.A. a premier property. As always, all concerns should be addressed to the hotline number: 630-585-4117, and I will do my best to answer all questions.

Sincerely,
Mike



Whether selling or buying
call Dee Singh
your realtor consultant at:
630-747-8266 (ReMax)
(formerly of 2S763 Timber Drive)

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



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