



# WARRENVILLE LAKES March 2009 *Homeowners Association* News

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

24 Hr Voice Mail (630)585-4117

*Hi Neighbors,*

I am so looking forward to spring. The 2008-2009 winter has challenged us and we have come through looking great. April 2 is next week. This year we have planned a short but informative meeting. You do have it on your calendar, don't you? The Annual Meeting package should have arrived by March 2<sup>nd</sup>. Thursday April 2, 7:00 PM at the Warrenville VFW. Come early if you plan to eat. If you cannot attend kindly forward your Proxy to the box at the bulletin board on the Southeast corner of the property or give it to a neighbor who is attending.

Snow plows have left behind some problems in our parkways and along the driveways but oh how glad we were for their constant care with snowfall after snowfall after snowfall. The city and Sno-tech will do repairs to the damage in April and May. As residents we too need to watch how we access and park in our driveways. Allowing the car wheels to drive on the grassy area will create deep ruts and leave muddy puddle areas.

Correcting such damage to common areas is not the responsibility of the Association. If we or our guest create this type of a problem it is our responsibility to arrange for the restoration (as does the city and Sno-tech) at the owners expense. Neighbors need to work with neighbors to allow them sufficient access to their garages.

I want to thank our residents who have requested to receive the newsletter via email. This reduces Association expenses. That chops our printing and mailing budget in half and helps the bottom line. Your WL board and finance committee use due diligence in maintaining WL balances and assets in line with the Reserve Fund Study created last year.

The plan for our WL website [www.WLHOA.com](http://www.WLHOA.com) to host newsletters and the WL updated Rules and Regulations is in place. Login and you can view them both. If you don't remember receiving a login or can't find it just email [\\_warrenville\\_lakes@yahoo.com](mailto:_warrenville_lakes@yahoo.com) (warrenville\_lakes) to ask for some help.

Completing the final document for replacing your updated copy of the Rules and Regulations along with the Covenants and By-laws has been delayed. A committee of your neighbors have voluntarily labored over the revisions and document preparation. You will receive notice soon when the trade in of your old document will take place.

Have a great spring.  
See you April 2<sup>nd</sup>,

Pauline Brunke



## Letter from the Site Manager

Greetings to all! It seems like everyone made it through the holidays in good shape. I would like to send out a hearty thank you to Midwest Sno-Tech for keeping the driveways clear. The heavy snow on December 23<sup>rd</sup> and 24<sup>th</sup> was stressful for everyone during shopping and last minute preparations for Christmas. However, with help from many residents and persistence, we got through it. It has been a very cold and snowy winter, but I believe we have turned the corner toward Spring.

Speaking of Spring, as I write this letter, Care of Trees is in the process of pruning trees throughout the property. When the trees are dormant and the ground frozen, it is an ideal time for this type of work. Alan Landscaping will be completing a dormant pruning of bushes and shrubs in the upcoming weeks. We received much positive feedback regarding Alan Landscaping and recently awarded them a three-year contract. Upcoming projects include roofing in early summer. We hope to complete 12 – 15 roofs. We are also planning on painting another 10 buildings during the summer season. We will also be planting a number of trees and will continue to update landscaping.

Please keep in mind that construction material, carpet and large appliances incur an extra charge. These charges are the responsibility of the unit owner. If you have any questions, please call Groot Waste Disposal at 877-775-1200. In general, the property looks good and is free of clutter and garbage. Please help us keep it clean by weighting down loose papers in recycling bins, using black garbage bags and securing all garbage tightly.

I look forward to making continued improvement to keep WLHA a premier property. As always, all concerns should be addressed to the hotline number: 630-585-4117. I will do my best to answer all questions.

Sincerely,  
Mike

## News Bits

### Organic Garden Plots

If you are interested in having your very own organic garden plot in our neighborhood, want to share your gardening expertise, or just want to learn more about gardening, please contact Christina at 393-9368 or [wherenoone@sbcglobal.net](mailto:wherenoone@sbcglobal.net).

### Rules and Regulations updates

The WLHA Rules and Regs committee has worked diligently to update and improve the current WLHA rules and regulations. We are working towards providing electronic copies of the Rules and Regs, along with the Bylaws and Covenants via the WLHA website. By posting the documents to the WLHA website, we can eliminate the need to send out paper updates to be inserted into manuals that you may or may not be able to locate easily. Additionally, by posting the documents on the website, we can easily ensure the most current versions are available for your review. We are hoping to have the documents finalized and posted by the annual meeting. If you do not have a user name and password for the website, please be sure to contact [warrenville\\_lakes@yahoo.com](mailto:warrenville_lakes@yahoo.com) ([warrenville\\_lakes](mailto:warrenville_lakes@yahoo.com)) to obtain access to the website. If you do not have Internet access, we will be happy to provide you with either a copy on computer CD or a paper copy. We will have attestation forms available at the annual meeting for those of you with access to the website to sign acknowledging you have access and will read the updated documents. Please contact Amy Zielazinski at 312-953-9507 or via e-mail at [amy\\_Zielazinski@freddiemac.com](mailto:amy_Zielazinski@freddiemac.com) if you would like a CD or paper copy and have not been contacted already.



## Account Managers Updates

### BUDGET

Expenditures for 2008 were very close to the amounts we budgeted back in September, 2007. Overall, they were slightly less than budgeted amounts – a few items slightly over budget and a few under budget. We were fortunate that we could increase our contributions to the reserve fund by approximately \$29,000.00. According to our reserve fund study, we are supposed to increase that contribution by 10% each year through 1012 and in 2013 increase it to 23%. Through careful planning, we have been able to make carefully scheduled replacements to roofs without a gigantic replacement program. If roofs continue to hold up well, our current reserve contributions should be adequate. In mid-2008 I recommended an increase of 3% (making a total of 8%) to our assessment fee for 2010 because of the tremendous increases in oil prices that raise our costs for roofing materials and fuel for waste removal. The recent reduction in those prices was a blessing in that we can continue to keep our assessment fees down to the typical increase of 5% each year. Congressional action could promote inflation and that would require us to reevaluate assessment fees and budgets. Some time in the future we will begin to plan replacement programs for siding, blacktop, and fencing. Those future expenses are a possible cause for a larger assessment fee. The finance committee and the Board, in consultation with our Site Manager, are making every effort to plan carefully so these expenses can be spread over time and not cause budgeting problems.

### CD PURCHASES

We keep most of our reserve funds in CDs and attempt to ladder the maturation dates to coincide with planned expenditures. Since January no 1-year CDs have paid 3% or better, however, the last four purchases in 2008 have APY's of 4.10%, 4.30% and two at 4.25%.

### SALES

Twelve homes were sold in 2008. Sixteen were sold in 2007. These figures are in keeping with the number of sales made in the previous three years. When the economy is booming, we have sold as many as two dozen homes in one year. Our homes are retaining their value at a better rate than most. Many housing analysts predict that homes will sell for around one-third less than they were in 2007. Our values have not dropped to that extent. Last year four homes were sold for over \$200,000 (204,000 205,000

206,000 and 206,500) three were sold at \$185,000, \$188,000 and \$190,000 and four at \$167,000, \$170,000, \$170,000 and \$174,500. The three lowest priced sales were due to unusual circumstances. The twelfth sale was a family transfer so no price was available. We currently have twelve homes on the market. Homes selling for over \$200,000 were well kept homes and had updates such as new kitchens or bathrooms, new windows and doors, and some had beautiful patios. Banks tell me they have money to loan but no longer with no money down and with realistic home evaluations required in addition to enough regular income to make payments. Because we have excellent maintenance of our campus and continue to try to beautify our grounds, our homes should continue to be attractive for first time home buyers and people who are downsizing and need the freedom provided by the maintenance program.

### HOMEOWNER 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 letters requesting that information. Letters will be mailed shortly to people who are delinquent in this matter. If we do not receive the information (a declaration from the insurance company listing the amount of insurance on the property and the deductible) we will send a follow-up letter that will impose the \$100 fine approved by the board last year. Each month the "Dec" is not received we will send another letter imposing an additional \$100 fine. Our attorneys have recommended this system because of the danger to our association if someone does not maintain proper insurance. If you have questions, call the Accounts Manager at 630 393-0663. You get a "Dec" from your insurance company each time you renew your policy. It will list your mortgage holder and should list "WLHA, PO Box 281, Warrenville, IL 60555". If it doesn't, call your agent right away and have that added to your policy.

Warrenville, IL 60555  
P.O. Box 281



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March 2009

**THURSDAY, APRIL 2, 2009  
W.L.H.A. ANNUAL MEETING  
OF ALL HOMEOWNERS**

**VFW HALL – WARRENVILLE  
7:00 P.M.**

**RENTERS WELCOME!**

**HOMEOWNER – YOUR VOTE IS NEEDED!!!**

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