



WARRENVILLE Lakes



HOMEOWNERS ASSN NEWSLETTER - ISSUED SEASONALLY
FALL 2011

Volume 2

October 2011

Pauline's Neighborhood

Hope you will have a great holiday season this year!

This summer I took advantage of camping with friends, visiting several towns in Illinois and Indiana checking out their local festivities and enjoying nature's offerings in each place.

Green was the theme in most campgrounds; sometimes a lake or a pond reflected the sky and foliage. One night we were privy to a spectacular light show in the clouds as areas north of us endured a thunder storm. I also stopped in **at Warrenville's Summer Daze** to enjoy the entertainment.

My last road trip was in October and Nature did not disappoint —the scapes were beautiful with all the leafy trees displaying their colors. At Warrenville Lakes, the trees are dropping their leaves changing our



green grassy areas to gold and putting a crunch in our step. That is the special thing about Fall you can see, smell, touch and hear it. Fall arrived right on time giving us the long awaited cooler nights.

Before that, the WL Finance Committee members started working on the 2012 annual budget in August

and presented it to the WL Board at the September 15th meeting where it was approved to send to the WL owners for their approval and comments.

You should have received it by the 19th of September, if you did not receive it contact the board via email Warrenville_lakes@yahoo.com or leave a message on the Hot Line 630.585.4117. WL owners will receive the 2012 Coupon Book at the end of November.

WL Board has received requests from owners who would like us relax the Amendment restricting the rental of their units. This is not within the **Board's capability**. A new Amendment is needed to be adopted before WL can legally allow additional rental units.

Please review the three articles on pages 6-7 and direct your comments to the WL email address or in writing to Warrenville Lakes, P.O. Box 281, Warrenville, IL 60555.

I really enjoyed the Halloween scene here at WL and look forward to the holiday decorations as well. Take time to enjoy friends and family for the holidays but remember that the WL garbage pick up the weeks of 12/26 and 1/2 will occur on Thursday mornings

See you around the neighborhood.

Pauline

GET TO KNOW

Doug Thompson – WLHA
Director, Treasurer

Doug grew up near Cleveland and has been a Chicago-area resident since 1996. He graduated from Dis-



trict 204 (Naperville) and then proceeded to become a University of Missouri Grad. His Bachelor Degree in Computer Science and a Statistics minor placed him into the Information Technology field.

He and his wife, Emily married in 2005 and bought their house here in April 2008. His interests include photography, music and Nature.

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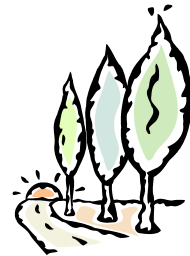
WARRENVILLE Lakes

UPDATES FROM MIKE

To All WL Residents: I hope everyone enjoyed a pleasant summer. We accomplished a lot over the warm weather season. We painted 10 buildings on the west side of Timber, repaired and seal coated all driveways, replaced 18 sections of roofing, and updated siding and gutters on one building. Thanks to everyone for your cooperation during these improvements. Alan Landscaping recently planted trees and bushes throughout the property and will be mowing grass and cleaning up leaves until November 15. We will be cleaning gutters as needed, and when all leaves are gone the entire property will be checked for gutter drainage.

With the change from summer to fall/winter we need to start thinking about snow. Our typical snow contract calls for removal after 2 inches have fallen and runs from November 15, 2011 to April 15, 2012. Please keep in mind that parking in the fire lanes is not only an obstruction to fire equipment, but also makes it very difficult to plow snow.

Thanks in advance for your cooperation. We always endeavor to keep driveways, garage doors and sidewalks as clear as possible during an unpredictable Midwest winter.



As you can see, many improvements have been made. Thanks to the many residents for helping to keep WL clean and safe. Any questions regarding disposal should be directed to Groot at 877.775.1200. I will continue to do my best to ensure a well-maintained property and a clean and safe campus. The WL hotline number is 630.585.4117.

Thanks,
Your Property Manager
Mike

HOMEOWNER INSURANCE

If you have read our covenants, you know that the Board of Directors may impose a fine on any homeowners who fail to document that they maintain a standard homeowner insurance policy listing WLHA as an additional interested party. Our attorneys advised that any fines

Continued on next page

imposed must be more costly than to maintain insurance.

The WLHA Board agreed to impose a fine of \$100.00 for any month or portion thereof when a homeowner is out of compliance. We have applied fines to several homeowners. These fines are only withdrawn if the homeowner documents that they did, in fact, have homeowner insurance during the period in question and they currently list WLHA as an additional interested party.

You can imagine the devastation, not only to the homeowner, but also to our community in the event of damage caused by a fire, tornado or other natural disaster. It only takes a phone call and a day or two to purchase the correct homeowner insurance policy or to add WLHA as an additional interested party to your current policy.

The insurance company will automatically inform us when this action has been completed and periodically updates WLHA when there are changes in the policy.

Taking action to protect our homes and our community will provide you with a sense of security, especially in those moments when you hear that strong winds or other disasters threaten our community.

Murray Olsen
WL Accounts Manager



THE AGAIN TIME

The evening autumn sun
eases elegantly
through golden leaves,
in a leisurely fashion,
selecting the one
to fall softly to the earth
in a "leaf walk"
this night while the stars talk.

GARDEN GEMS

One of the best ways to stretch your dollar is growing fresh produce or go to the Farmers Market once they come back to town next summer.

Here's a tip: If you want to start your own little planters next year, you can collect seeds now from your produce and flowers and be ready for next spring. Farmers have harvested seeds for years and it sure pays off.

Let the seeds dry out completely before putting them in a storage container. Try spreading them out on paper plates and let them air dry.



More details on various items are on our website— **if you don't have** internet access, visit the Warrenville Library and go online there. If you need help, a librarian can assist you.

www.wlhoa.com

Remember to put recycling and garbage out Tuesday evening — no earlier, please.

Questions about disposal? Call Groot at 877.775.1200.



WARRENVILLE Lakes

Lake Reflections October Light

Once each year, for a short period of time, the earth turns and looks at the sun from a different angle.

The walls of the deep, red rock canyons east of Grand Junction, Colorado reflect a gold-silver light as the river Aspens change their hair color in the sun, dressing for autumn.

In the Missouri Ozarks, hardwood trees, lining the banks of fast moving, spring-fed rivers try to best each other with leaves of vibrant yellow and orange setting the forest ablaze with flaming hues.

In the woods of Northern Wisconsin, Rose Sumac bleeds red color that takes your breath away as seen against a cyan blue sky. But perhaps none of the beauty in this great country better matches the vibrant blush of a single Illinois Sugar Maple with summer slowly fading from its green branches.

The cool breezes of late Fall will urge these glorious leaves from their wooden chairs and send them laughing in the wind, floating on our pond, and gathering on our patios and like exhausted children, they will be ready to sleep until a new season.

In the October dawn a school of Bass minnows test the Warrenville

Lakes pond surface checking for night bugs that ended their brief life on the blue waters. Soon, they will join other aquatic neighbors and settle deep towards the bottom waiting for spring and a new beginning.

A pair of Muskrat's sit on the pond bank in the fading light as if deciding to winter under the cattails or forge to a more friendly stretch of the Findley creek nearby. Gold and yellow leaves coat the water while the pond fountain, soon to be stored for the coming winter, sprays its final shards of sparkling spray into the evening sky.

A harvest moon, yellow and full, rises and fills the clear autumn dusk reminding us of hay rides, Halloween, homecoming dances and other joyous thrills of our youth.

We smell in the brisk night air the scent of hickory smoke from a **neighbor's fireplace. It rises, then** flattens against the temperature thermocline of night, adding a gauze coating to the first stars of evening.

It is in us to want these beautiful, clear, warm days and nights of early autumn to last forever. It is unfortunate that they really come too close to our fond memories of **summer's freedom and our desire** to hold on to its lush, green easy living. Yet, as one season drifts

into another, like the turning of the leaves, we see our world at a different angle, and just maybe, take some time to view its beauty in October **light.....**

Safety tips and reminders....

Don't leave your garage doors open if you are not in the yard or immediate area. Open doors tend to become a temptation for passersby to see what you have inside and it could give them reasons to come back and **take what doesn't belong to** them.

Turning your outside lights on in the evening helps not only you, but your neighbors as well especially if they are out walking their dogs. Everyone can benefit from a little extra light.

We love our animals and doing what is good for them is part of being an owner. Please have your pets on a leash when they are being walked but do not tie them up outside. There is too great a chance they will be injured or may injure someone walking by.

HOLD THE DATE

The 2012 Annual Meeting will be on Tuesday, April 3rd so you can mark your calendars now. Location will be confirmed after the beginning of the new year.

We are currently seeking a new Director, please contact Kirk at 630.836.0928 if you are interested in information about this position.

If this interests or concerns you, please contact WLHOA at Warrenville_lakes@yahoo.com and provide your comments on the issue. Watch our website for additional updates.

2011 Warrenville Lakes Board Members

President, Pauline Brunke

and, in alphabetical order

Angela Ferback - Kirk Hammond

Michael Hunter - Judi St. Clair - Doug Thompson



Going Green

Decreasing Your Carbon Footprint — Making a Difference — Living a Better Life — Reuse — Repurpose — Renew — Revive — Enjoy Life



My Green Ideas

If one of your resolutions has been to start eating better foods, making healthier choices, here are 30 foods expert nutritionists promote for stocking your pantry and refrigerator for your eating enjoyment:

Almonds * Avocados * Barley * Black Beans * Blueberries * Broccoli * Bulgur * Chard * Chicken Breasts * Edamame * Eggs * Extra Virgin Olive Oil * Kale * Kidney Beans * Kiwi * Lentils * Mushrooms * Oatmeal * Oranges * Peanut and Almond Butters * Pumpkin * Quinoa * Sardines * Skim Milk * Spinach * Sweet Potatoes * Walnuts * Whole Grain Pasta * Wild Salmon * Yogurt

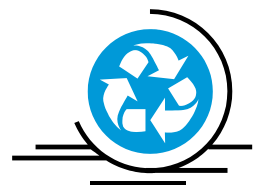
Green Cleaning

When you run the dishwasher when it's full instead of only half full, it saves you 2 to 4.5 gallons per load. You use less water using the dishwasher to clean your dishes.



If you're looking for an alternative to Cascade or Finish because you want to cut back in using products that have phosphates, then try BioKleen—both Jewel and Whole Foods at the Danada shopping center in Wheaton sell it. It uses grapefruit seed and orange peel extract to clean in various products from dishwashing detergent to household cleaners.

Recycling - did you know that old paint in cans in the garage from painting the dining room two years ago is probably not good any more? You can recycle it but it can't go out with the normal garbage and recycling pick up the way it is. Fill the can with kitty litter to let the old paint dry completely and then contact Groot for their specific requirements for including in the scheduled pick ups or take it to one of the centers in Naperville — check the DuPage County website for more details.





WARRENVILLE Lakes

I'd Like To Share Something...

NO ADDITIONAL RENTALS

I bought my home here because of the neighborhood and specifically because it had the restriction concerning owners renting out their units.

I previously lived in a condo in a complex that had allowed **owners to be "investors" and** buy one or more units and rent out whatever they wanted. There were drug deals going on all around the community and the fire department was called two to three times a month. **Once it got dark, it wasn't safe** to go outside because of the activity taking place at the corners of buildings.

I do not support having more renters here. I want to live somewhere where it is safe to sit outside or take a walk. For people who want the rules changed now to accommodate a small number of homeowners **here doesn't represent the** complete neighborhood.



THE 'EXPANSION OF RENTALS' QUESTION

You may have heard that there is a group of WL homeowners who are not

only concerned about the falling listing prices for properties in WL.

The committee that was formed in order to examine the issue, does see value in home ownership, but is also concerned that the current rental amendment is not nimble enough to allow for changes in the economy, nor does it allow for cases of hardship that may lead an owner to foreclose or have to sell at a very low price. For example, as of the writing of this article, there were 3 properties listed under \$150,000, the lowest is listed at \$124,900, the next is at \$134,900 and the other at \$145,000.

This is at the heart of what the committee is concerned with. As space is limited for this article, it has been kept focused to heart of the matter, but, if you are interested in further details, you are encouraged to contact the committee.

Please send an email to plgalbo@concentric.net, WLHARentals@yahoo.com or contact the acting chairman, Phil Lo Galbo at 630.849.9100, mornings are best or just leave a message.



RENTALS IN OUR COMMUNITY

In recent months, requests to allow new rentals in our community have been heard, based on many reasons — some people purchased larger **homes and couldn't wait until** their unit sold, others have experienced job changes, increases in family size or have had other personal reasons for vacating their units.

Some of these good neighbors are now in difficult financial positions due to their decisions and they would like to be able to rent out their units. We have other folks who have moved out and do not wish to rent their units because of the high potential for damage and a history of community deterioration when rentals are permitted.

We can all sympathize with the hardship imposed by owning two homes at one time. However, the Board of Directors cannot change legal covenants unless 75% of the homeowners agree to change the covenants and sign a notarized document specifying the revision to the covenants. Typically, the process of writing a new covenant, including attorney review and obtaining signatures, takes a year.



We have been blessed with good renters who like our community and contribute to neighborhood stability, but we have also had situations where renters with good references have participated in illegal activities or destroyed units. When you allow rentals, you increase the proportion of a transient, disinterested population with no investment in the community and odds are much greater for increased crime, vandalism, drug use, drug dealing and littering on community property.

Market circumstances change all the time and we still have to face the problem of maintaining a stable community. Changing proven covenants to help a few friends cope with the results of their decisions would not be a benefit to the community.



Gratitude

that very specific feeling of thankfulness in your heart, allows you to see and absorb all you have, forgetting for a moment all you may lack, it connects your brain with your heart, and gives you the ground to be a more giving, effective, loving human.

Being grateful allows generosity to flow.



With November come a number of opportunities to take a minute and think about reasons why to be grateful and to give thanks.

On November 11th, please thank a Veteran. That man or woman has served us and this Country by being brave enough to do what most people have not done. Tell that soldier you appreciate what he or she has done. It is a sacrifice for both the soldiers and their families.

On November 24th, when you sit down to give thanks and gobble up a turkey dinner, think about these simple things we usually take for granted. Or, create your own A-Z list:

- | | | |
|---------------|----------|------------|
| Apples | Blankets | Clouds |
| Dancing | Eggs | Friendship |
| Grace | Health | Ice cream |
| Jumping jacks | | Kickstands |
| Laughter | Music | Nature |
| Oranges | Poetry | Quiet |
| Rainbows | Socks | Trees |
| Underwear | Vanilla | Water |
| X rays | Yellow | Zippers |



TO:

Visit us on the web:
www.wlhoa.com

P.O. Box 281
Warrenville IL, 60555

News, News, News, etc

It's Fall and a great time to check things before Winter blows in.

Good time to have your furnace checked **since you haven't used it** all summer, getting a cleaning or having it checked now is a smart idea — can help you save on heating bills too!

When was the last time you changed your furnace filter? Once a month or every other month is usually recommended. Check out your filter today.

Outside Dryer Vents do get packed with lint and sometimes even leaves, so check your vents and clean them out now while the weather is still good.



Do Moms with younger kids want a way to meet other Moms? Send

us a note—we're collecting interest tallies to see who might want to get together as an informal group.

Do you have a favorite recipe **you'd** like to share — like a yummy soup or chili? **Send it to us, we'll add it to the next issue.**

Do you enjoy playing cards or board games and need some others to join you? Let us know if we can start a game night— young and old !

Have ideas for **other things you'd** like to see in our newsletter? Let us know because this is OUR news to share and enjoy!

Help us create our community tagline that states in a simple sentence how we feel about living here in WL. So send us your suggestions. Here are a few:

"a place to call home"
"a peaceful escape"