

WARRENVILLE Lakes

Help us create our community tagline * * see page eight



HOMEOWNERS ASSN NEWSLETTER - ISSUED SEASONALLY
SPRING/SUMMER 2011

Volume 1, Issue 2

June 2011

Pauline's Neighborhood

Here we are half way through 2011!

We've gone from a February 1st blizzard to June's temperatures in the high 90's. And we carry on with our daily and weekly responsibilities just the same in the blowing, cold snow or the blistering, hot heat.

So does Warrenville Lakes.

Your Board of Directors volunteer to keep this community a desirable place to call home. We do need your help though. As good neighbors, it's important that we know our community well enough to notice something new, like a neighbor's new car or something peculiar, like a broken garage door. I'd appreciate it if you would connect with your neighbors yourself first and, then if necessary, advise the WL Hot Line. Also contact the Hot Line when you see the need for common area improvements, such as taking care of a dead tree, grass or bush or when you notice the breach of community rules, such as dogs reg-

ularly off leash, dog droppings not being picked up, building damage or cars frequently parked in the fire lanes.

Please contact the **Warrenville Police Department** when you notice strange activity in the neighborhood; a situation that's disruptive, a car speeding on Timber, Grove or anywhere in our fair city, for that matter.

You know something? We would like to hear about some fun and positive goings-on too! You can leave messages on the Hot Line or send an email to us at WarrenvilleLakes@yahoo.com.

I am very excited about the new look of this newsletter and look for some input and feedback from the rest of our 155 units at Warrenville Lakes. We don't have reporters to gather information for this newsletter, but we do want to share community news! Get permission first from the people involved and then share news with the Hot Line or in an email so we can add to upcoming newsletter issues.

Have a great, safe summer!

Pauline

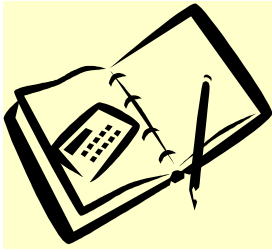
GET TO KNOW



Pauline Brunke. . . She has lived here for 22 years and has enjoyed being involved in the Board as Secretary for 12 years, President the last 2 years. She enjoys nature, camping, is involved in Trinity Lutheran Church of Lisle and the Christian Women's Missionary Group.

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FINANCIALS - - VALUATIONS NEWS Murray Olsen

ASSESSMENT FEE DISCOUNT ENDS IN JULY

In our budget proposal for 2011, while we increased our budget by the usual 5%, we temporarily reduced the fee to a 2.5% increase for the first six months.

Beginning with July, the fee returns to the regular \$158.00 a month for the balance of the year. Your coupon book matches the new figure to help you remember to increase your fee beginning with the July payment. If you

use "bill-pay" don't forget to increase the programmed fee before you process the July payment.

Your Board continues to look for sound ways to maintain and up-

grade our community while keeping our assessment fees low.

That goal has been maintained for many years. We continue to have among the lowest assessment fees in DuPage County. We do face the continuing prospects of higher expenditures for roofing, asphalt, and siding, all of which use petroleum by-products. None-the-less, we expect to make a reasonable contribution to our reserve fund to enable us to meet these additional costs without any special assessments.

Every potential purchaser of a home in a homeowner association community asks if we have had or contemplate any special assessments. Along with upgrading and beautifying our community, we plan ahead in such a manner as to avoid the risk of any special assessments.

- additional articles continued on page 3 -

DID YOU KNOW ?

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

The table below [*top of page 3*] summarizes 2011 WL operating expenses through the end of May. In addition to the fluid operating funds, as of 4/30/11 we have Reserve accounts for major capitol repairs in the amount of \$501,531.

At this point in the year, we expect to remain within budgeted numbers in most areas, though WL will likely exceed budget with regard to snow removal and perhaps legal services. We are hopeful that limiting expenditures in other areas will allow us to remain at or under budget overall.

Note: the table presents raw budget numbers, and does not account for seasonality in our expenditures. Figures which appear high or low at this point in the year are expected to resolve over the course of the full year. Figures for May are still preliminary and unaudited as of press time, so these numbers, while believed accurate, are not official.

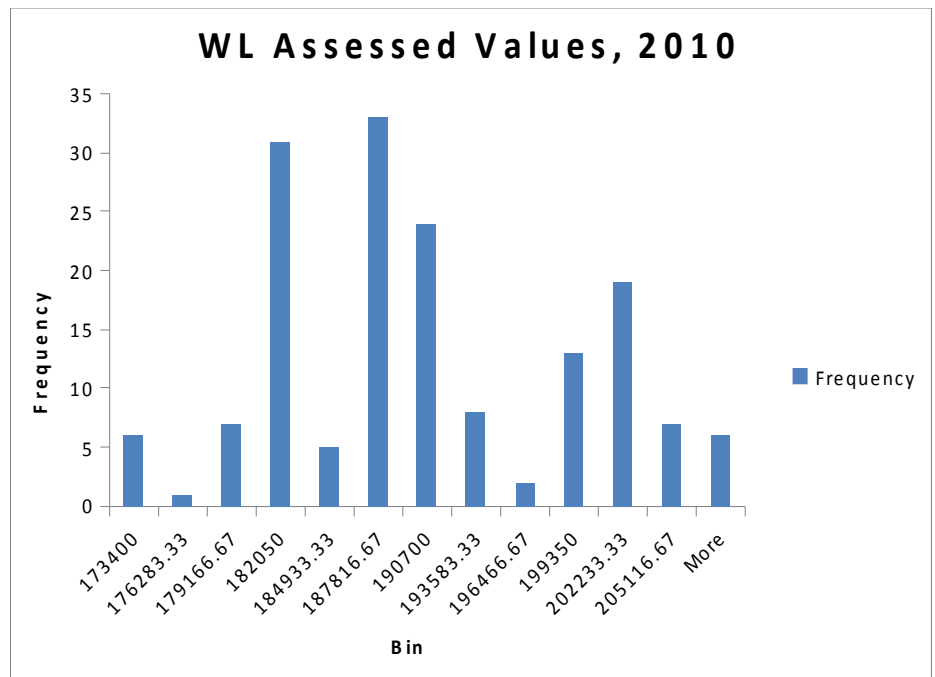
As of May 31, 2011 (unless noted):

	Budget (prorated 5 months)		Actual 5 months	
	Income	Expense	Income	Expense
Assessments	\$127,100		\$126,068	
Interest Income	\$0		\$496 (4/30/11)	
Administration		\$21,271		\$17,648
Repair & Maintenance		\$76,292		\$51,564
Utilities		\$13,333		\$10,989
Net Change	\$16,204		\$46,363	

A recent review of Warrenville Lakes 2010 assessed property values reveals that the county values all of our homes well above current market prices. This may be of concern to the owners, as this assessed value is critical to the calculation of your property taxes. Assessed values in WL range from \$173,400 to \$208,000, allowing for a maximum difference of over \$750 in property taxes between WL homes this year.

The median assessed value is \$185,400, and 80% of assessed values are less than \$198,000. You can find the assessed value for your home on your property tax bill from the county. A duplicate bill can be obtained from the DuPage County Treasurer's office or their website. How does your assessed value compare to the rest of the neighborhood?

If you feel your assessed value is incorrect, you can appeal to the county. Valid issues for appeal include a lack of uniformity in assessed values between similar properties, assessed values significantly deviating from market values, assessed values inconsistent with a recent sale price, and more.





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Special Notes / Things To Do:

- Wednesdays from 3:00 to 7:00 stop by the Farmers Market, now in the parking lot of the Courtyard Banquets on Rte 59 - fresh vegetables galore with more to come as the summer continues
- Sign up for electronic copies of this newsletter - it saves you postage and gets to you quickly
- When was the last time you checked out the activities and events the Park District is offering — a lot of fun for reasonable prices
- The 4th of July Plans begin on Sunday the 3rd with a 4:00 pm parade and fun events. Monday the 4th has the Firecracker 5K Run beginning at 8:00 am and the other activities will start at 11:00 am - lots to do, lots to eat, fun for everyone !!

Safety tips

- * School's out—watch out for kids darting about, on bikes, roller skates and skateboards
- * Remind the kids not to play in the street and to watch for traffic
- * Keep your doors locked at night and don't leave the front door unattended during the day
- * During the hot weather, be sure to drink plenty of water to stay hydrated and avoid heat stress
- * Don't leave animals tied up outside or in your car in summer weather because they can suffer from the heat the same as we do

DID YOU KNOW ?

YOU CAN RESERVE THE PARK FOR A FAMILY GET TOGETHER - - CALL THE HOT LINE OR SEND AN EMAIL



GARDEN GEMS

The garden plots sure do look great. With all this rain, the vegetables are certainly doing well. More news is sure to follow...

DID YOU KNOW?

SOME OF THE MOST RECENT RESEARCH IS REVEALING ONE OF THE FACTORS INVOLVED IN THE DECLINE OF THE HONEYBEE IS THE LACK OF WILDFLOWERS. . .

WE can help the honeybees!

By sowing wildflower seeds in your garden areas, this will encourage not only standard honeybees, but a wide variety of specialty bees.

All plants need pollination and HONEY is yummy!



Thanks to everyone who was able to attend the Annual Meeting back in April. Many neighbors attended, but only a few were able to stay through the end of the meeting. Here is a brief recap in case you missed anything.

Your 2011 Warrenville Lakes Management Team:

Two new Board members: Angela Ferback and Michael Hunter

Re-elected Board members: Pauline Brunke, Dan Dzija and Kirk Hammond

Continuing members: Judi St Clair and Doug Thompson

WLHOA finances are on solid ground. We offered a discounted association fee for January through June. Monthly payments beginning July 1st, revert to \$158.

Owner Mike Anderson presented information and advocated changing Amendment 4 to the WL Covenants enacted in 2008, which changed WL to a restricted rental community. A committee was formed to investigate the possibility of relaxing these restrictions.

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.

Newest WL owner/resident Christine (Chris) Boesch volunteered to manage the WL newsletter starting with this issue.

Going Green

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



- ① **Recycling** in recycling containers should weigh less than 50 lbs. Be sure your address is on any recycling containers you want back.
- ① **Garbage** goes in black plastic bags, maximum 33 gallon size.
- ① **Postage Stamps** now come in the "Go Green" series that display the simple ways we can make a difference daily. Visit usps.com/green.

It has become increasingly more important how we manage our impact on the environment. However some of the best major "green" ideas are still too expensive for the average American to use. We really don't have the money, for example, to convert to solar heating or electricity. It's far too costly.

So, why not try to adapt those "**Major Green Ideas**" to "**My Green Ideas**" and begin to adopt ideas that are more in our reach, more in our cost range.

For example, want to go "solar", what about solar outdoor lights for your front patio. They are affordable. In fact, Aldi had a 6 pack for only \$12.99 a few weeks back.

What we'd like to offer here to everyone are ideas, methods, uses, products, activities that will decrease our carbon footprints and still help us live lives where we can say "I'm making a difference" whether it's through recycling, repurposing, renewing or rewarding ourselves for not being wasteful and being more creative, enjoying life.

If you have ideas you'd like to share, please send them in and we'll put them in future issues. What you may have been doing for months or years may be something new to someone else.

So send in your tips !



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Howard's

Lake Reflections

April

In Santa Rosa Beach, Florida, azaleas are in full, glorious bloom. In Nashville Tennessee, dogwood trees blush forth blossoms of pink and satin white. In St. Louis Missouri, red bud trees crimson flowers dance under a warm southern breeze. But this April in Warrenville Illinois, green chutes are reluctant to press forth from tree branches and the star magnolia blooms sway and fall loose under a cold wind driven rain.

We can clearly see the winter damage to our pond and landscape areas as we remain stalled somewhere between snow plow season and lawn maintenance. Easter Sunday has us wearing jackets and sweaters over our Sunday best and the church furnace kicks on during the sermon. We say a little silent prayer that May will bring warm days to plant our favorite flowers and garden crops....

May

In spite of its cool start, May promises to boast warmer temperatures, along with more rain than average. The flowering crabs don't seem to mind and

burst forth with one of the best displays of color in recent memory.

The "prairie fire" crab tree next to our unit sways over the pond where fish jump at daybreak and startle the Warrenville Lake's ducks, home for the summer.

Bull frogs moan their mating calls at night and everywhere on our campus nature catches up with the rest of the country as the sounds of late spring ring in our ears and frosty mornings slip from our memories like last year's Cub's season.

As some have predicted, the cool wet spring will become a bright green, warm summer even before spring has a chance to say goodbye to the month of May.

June

Its Friday, June 3rd. I smile as the now familiar whine of grass mowers combine with the hum of mechanical trimmers. I look out onto a vista of flawless green and breathe in the smell of fresh mowed grass and flowering bushes.

The temperature nears eighty degrees under a sunny sky. Neighbors walk their dogs, ride bikes and smile at each other as summer seeps into their hearts.

Yes, it was a hard winter, and yes, times are tough and housing prices are down, but now its summer in Northern Illinois. The pond fountain is running and is beautifully lighted at night. Gardeners are tending their plots in the park and hoping for the promise of a rich harvest.

It is time to put our troubles in context and let them melt away for a while, like a peanut buster parfait at Dairy Queen on a hot summer night. Besides, we have other hopes and dreams to pursue in this life.

After all, this might be the year for the Cubs to go all the way! . . .

Could Happen !!!

Mike's Sites & Sounds - Hot Line 630-585-4117

Greetings to everyone, and I hope we all have a safe and pleasant summer. We have been very busy with the advent of spring weather.

- ◇ As you have probably noticed, we recently completed our 2011 roofing project. Top-It Inc. completed 18 more sections of roof replacement.
- ◇ We also have begun our 2011 painting project which includes 10 buildings on the west side of Timber.
- ◇ We intend to complete a siding renovation on one building this year as a reference for future siding replacement.
- ◇ Further upcoming projects will include asphalt replacement and sealcoating the entire property.
- ◇ We will be removing the volleyball posts and turning the court into a more usable area.

With the summer season here, landscaping becomes a major issue. Alan Landscaping is doing a terrific job. The campus is neat and well kept.



Some time in mid June, we will be doing a treatment for grub infestation which should help the bare spots which are showing in various areas.

In early July another fertilizing and weed control treatment will be applied.

Care of Trees will notify us of further arborist treatments. All such treatments will be posted on the website with Material Safety Data Sheets (MSDS) available.

As you can see, much is going on. Thanks to many residents for helping to keep WL clean and safe.

Please remember to place trash/garbage out no earlier than Tuesday evening. Any questions regarding disposal should be directed to Groot at 877-775-1200.

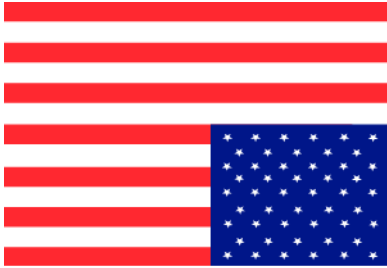
I will continue to do my best to ensure a well-maintained property and a clean and safe campus. Thanks.

Your property manager, Mike

DID YOU KNOW ?

IF WE HAVE A MONDAY HOLIDAY, OUR GARBAGE PICK UP DAY IS THURSDAY.

4TH OF JULY AND LABOR DAY HOLIDAYS WILL MEAN WE HAVE THURSDAY GARBAGE DAYS



TO:

Visit us on the web:
www.wlhoa.com



News, News, News, etc

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"

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.

Do you have a favorite recipe you'd like to share? Send it to us, we'll add it to the next issue and invite everyone to your house next time you fix it (only kidding!).

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!

Let us know how Nature is nurturing you and how you are working to nurture Nature.... share your photos too

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!

CHECK OUR WEBSITE FOR WARRENVILLE'S DETAILED 4TH OF JULY EVENT SCHEDULE