

WARRENVILLE LAKES

Annual Meeting 2017

Housekeeping



- Thanks to Consolidated District 200
- Please clean up after yourself
- Please keep side conversations to a minimum
- We will have time for Questions at the end

Tonight's Agenda

1. Call to Order
2. Introductions (WL Board, Contractors, Guests)
3. Invited Guests Presentations
4. Determination of Quorum and Election
5. Budget and Financial Review
6. Property Update
7. General Business (Q&A, Prizes)
8. Close meeting

2016 – 2017 Board of Directors

- President – Michael Hunter
- Vice President – Judi St. Clair
- Secretary – Judy Duvall
- Treasurer – Doug Thompson
- Director – Tom Lyons
- Director – Paul Nosek
- Director – *Your name here....?*

Contractors



The community is served by two contractors:

- Site Manager – Mike Geise
- Account Manager – Jennifer Rusniak

Invited Guest



- Warrenville Library
 - Sandy Whitmer, Director
 - Leila Heath, Head of Public Services

- Warrenville Park District
 - Luke Wyss, Fitness Supervisor

Warrenville Public Library District

- Sandy Whitmer
 - Director
- Leila Heath
 - Head of Public Services



Warrenville Park District


- Luke Wyss
 - Fitness Supervisor



Warrenville Lakes Board

- Your community is served by an all volunteer board of directors.
- Benefits:
 - Involved in the decision making process
 - Homeowners maintain control
 - Maintain low homeowners association fees
- If you have ever wondered why a decision was made, or thought you could do it better, we invite you to join the board.

Community Fee Comparison

Community	Type	Management	Monthly Fee	
Timber Creek	Condo	Management Company	\$222	
Emerald Green	Condo/Villa	Management Company	\$238 to \$316	
Cantera Village	Condo	Management Company	\$250 to \$300	
Maple Hill	Homeowners	Unknown	\$232	
Thornwilde/ Edgebrook	Homeowners	Management Company	\$299	
Warrenville Lakes	Homeowners	Self Managed	\$201	

Fees are approximate

2017 Meeting Schedule

We meet the fourth Tuesday of the month

- January 24
- February 28
- March 28
- April 25
- May 23
- June 27
- July 25
- August 22
- September 26
- October 24
- November 28
- December 26 -
tentative

Election of Directors

- Incumbents for election of 2 year term 2017 - 2019
 - Judy Duvall
 - Paul Nosek
 - Tom Lyons
- Election for balance of 2 year term 2016-2018
 - Vacant – *Your Name Here*

Budget and Financial Review



- Doug Thompson
- Treasurer

On your way in, you may have found...



- A copy of the year end 2016 financial statement compiled by our accountant
- Review copies of the 2015 Reserve Study

2016 Income > Expenses

- **In 2016, our income exceeded our expenses.**

- Income \$389,427

- Expenses \$249,837

- Diff \$139,590

- We take the leftover income, add our interest, and move most of this to our reserves. We “invest” in our future

- **2016 Reserve Fund Contribution**

- \$137,016 moved to Reserves +

- \$6,011 interest income

- = \$143,027

High Level Budget v Actual Results


	Budget	Actual
Revenue + Interest	\$383,760	\$395,437
Income Total	\$383,760	\$395,437
Administrative	\$64,650	\$55,159
Utilities	\$31,450	\$21,639
Maintenance & Repairs	\$233,300	\$173,039
Expenses Total	\$329,400	\$249,837
Income-Expenses	\$54,360	\$145,600

Reserve Fund

- Reserve fund is an Association's long term savings for capital repairs to community resources.
- Example uses are roof replacements, siding replacements, major repairs, fencing...
- 1/1/16 RF Balance \$720,325
 - RF Expenses \$77,020
 - RF Contributions \$143,027
- Net Change +\$66,007
- 12/31/16 RF Balance \$786,332

How do I pay my assessments?

- By mail or bank bill pay services, to the lockbox address printed on your payment coupon.
- In person, at the **Warrenville** West Suburban Bank branch: inside at the teller counter or at the drive through window.

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- HOA fees for 2017 are \$201 /month.
 - Please check your automatic payments – several units are still paying incorrect rate for 2017. Are you?
 - Fees for 2018 will be set by Finance Committee & Board in summer\fall. Want to have input? Ask me how to join.

Questions? Quiz us.

- I haven't filled up my required time yet this year.
- Please, ask questions.
- If you don't, I'll have to keep talking anyway!
- Seriously, Mr. Hunter won't let me sit down.

Property Update

- Mike Geise
 - MJ Maintenance
 - Warrenville Lakes Site Manager

- Agenda
 - Waste Removal
 - Building Maintenance
 - Grounds Maintenance

Waste Removal

Waste Removal is handled by Groot (877-775-1200)

- Trash is collected on Thursday. You may place trash out on Wednesday starting at 5 pm.
 - New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, trash collection is pushed back one day to Friday.

- Take special care when placing garbage out on windy days. Negligence causes unnecessary expense.

Waste Removal

Waste Removal is handled by Groot (877-775-1200)

- You may dispose of one large item per week
 - ▣ **NOT** electronics, TVs, appliances, carpeting, or construction material
 - ▣ Arrangement for a special pick up for appliances, carpet, furniture must be made with Groot
 - \$45 fee may apply

- Site Manager and your Board have held collection rates low.

Building Maintenance

Warrenville Lakes is comprised of 164 units. There are 39 quad buildings and 4 duplex buildings.

- ❑ All Maintenance & Repair to the exteriors of the townhouse units is to be performed by the association except fireplace chimneys (*homeowner expense*).
- ❑ Call the Hotline **630-585-4117** with any exterior maintenance concerns

Building Maintenance

- Painting/Power Washing:

- Full 4 year painting cycle will start again with 11 buildings on East Grove. This also includes rotten wood replacement and post work.

- Roof/Siding Repairs:

- Strong winds and storms can cause damage, even to good roofs and siding. Contact the hotline as soon as possible for repair.

Building Maintenance

- ❑ Roof Replacement:
 - ❑ In 2017, we will finish the roofing replacement project.
 - ❑ 23 roof sections will be completed.
 - ❑ Since 2007, we have funded approximately **\$495,000** in roofs. It is about \$3,700 to \$4,000 per unit.
 - ❑ The financially responsible Board has been able to fund these replacements without any special assessment

Grounds Maintenance

❑ Fencing:

- ❑ The entire Western Boundary and a section of the Eastern boundary has been replaced
- ❑ Plan to continue to replace Eastern boundary in 2017

❑ Asphalt & Seal Coating:

- ❑ Plan to seal coat driveways in 2017
 - ❑ Driveways were seal coated in 2014, 2011, 2008, and 2003.
- ❑ Asphalt Repairs
 - ❑ Evaluate the property and repair as needed

Grounds Maintenance

- ❑ Landscaping:
 - ❑ Mowing, edging, and trimming will occur on Friday, rain or shine
 - ❑ The grassy common area around your units must be clear of chairs, toys, and dog waste.
- ❑ Lawn Applications:
 - ❑ Fertilizer and weed control is applied to the lawn
 - ❑ Notification is provided by email, wlhoa.com, and on the hotline – **630-585-4117**.

Grounds Maintenance



Landscaping continued:

- Yard waste may be placed at the curb on Friday morning
 - No yard waste bag or sticker is required.

- Green Stakes - If you wish to maintain a flowerbed, it must be green staked.

Grounds Maintenance

- Landscaping continued:
 - Annual Tree Replacement:
 - The Landscape Committee, Site Manager, and Alan Landscaping provide recommendations to plant and replace trees
 - Arborist:
 - Did you know there are over 450 trees and 22 different tree species in Warrenville Lakes?
 - Davey Tree recommends annual preventative maintenance program for various insects in our well established trees. Davey also provides trimming and pruning services.

Grounds Maintenance

□ Snow Removal:

- Midwest Sealcoat provides clearing of our 46 driveways per each 2” of fallen snow. Porches, sidewalks and mailboxes are included.
- They were onsite 4 times to remove a total of 9 inches in 2016-2017 winter season
- The timing of snow and snow removal does not always match our expectations. Please be patient. Contact the hotline with any concerns – **630-585-4117**

Property Update

- Have a question, concern, issue, or problem?
- Call the:

Warrenville Lakes Hotline
630-585-4117

- Remember to speak slowly, provide your name, phone number, and address.
- Monitored daily for non-emergency requests
- Emergencies Only -- 630-336-7747

Rules and Regulations

- Parking in Fire Lanes
 - The driveway area next to the grass is a fire lane.
 - This will prevent access to you or your neighbors in an emergency.
- Dog Waste
 - Please pick up after your pets. This is in violation of the WLHOA Rules and Regulations Section 3.03 and the City of Warrentville Ordinance #1169: 7/15/91
- Offenders will be reported to the Warrentville Police

Garden Plotters

- ❑ The Garden Plotters are an organic gardening club
- ❑ There is **ONE** garden plot available in the park
- ❑ Please email warrenville_lakes@yahoo.com if you are interested in a garden plot

Monarch Butterfly Garden

- ❑ New Monarch and Butterfly friendly garden
- ❑ Constructing in the unused section of the park on old volleyball court
- ❑ Some funding provided by state and local agencies
- ❑ Please email warrenville_lakes@yahoo.com if you are interested in helping



Questions and Answers



PRIZES, PRIZES, PRIZES!

- Please patronize the local businesses that provided gift cards and coupons.
- The first winner is.....



Mark your calendar

- Annual Meeting 2018 – **April 3, 2018**



Adjournment & Thank You

