

# Warrenville Lakes



Annual Meeting 2020

# 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
    - ❑ **Local Assessment Comparisons:**
    - ❑ Emerald Green - \$298/mo
    - ❑ Timber Creek - \$237/mo
    - ❑ Stafford Place - \$225/mo

*Warrenville Lakes, 2020:*  
**\$215/mo**

# 2019 – 2020 Board of Directors



- President – John Boyadjian
- Vice President – Tom Lyons
- Secretary – Judy Duvall
- Treasurer – Doug Thompson
- Director – Judi St. Clair
- Director – Paul Nosek
- Director – Kay Halpin

# Contractors



The community is served by two contractors:

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

# Altered Annual Meeting

- Due to the COVID19 pandemic, state and local restrictions on meeting in public, we moved our “Annual Meeting” to a teleconference.
- The teleconference was brief, and main focus was to release the Director election results, to prevent lapses in HOA Board government during the pandemic.

# Election of Directors

- Incumbents for election of 2 year term 2019 - 2021
  - John Boyadjian
  - Doug Thompson
  - Judi St. Clair
- Election Results (physical ballots in storage)
  - John Boyadjian - Re-elected
  - Doug Thompson - Re-elected
  - Judi St Clair - Re-elected

# Budget and Financial Review



- Doug Thompson
  - Treasurer

# For your review...



- If anyone is interested, we have copies of the 2019 year end financial statement available for review after the meeting.
- Copies of the 2015 reserve study can be sent by email. Request from [info@wlhoa.com](mailto:info@wlhoa.com).



# 2019 Income > Expenses

- In 2019, our income exceeded our expenses.

- Income \$420,043

- Expenses \$252,297

- Diff \$167,746

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

- **2019 Reserve Fund Contribution**

- \$169,270 moved to Reserves +

- \$14,319 interest income

- = \$183,589

# High Level Budget v Actual Results

	Budget	Actual
Revenue + Interest	\$413,280	\$434,362
<b>Income Total</b>	<b>\$413,280</b>	<b>\$434,362</b>
Administrative	\$66,100	\$59,354
Utilities	\$26,800	\$23,935
Maintenance & Repairs	\$234,300	\$169,603
<b>Expenses Total</b>	<b>\$327,200</b>	<b>\$252,892</b>
<b>Income-Expenses</b>	<b>\$86,080</b>	<b>\$181,470</b>

# 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...
- 1/1/19 RF Balance = \$924,886 (0.924M)
- RF Expenses -\$104,269
- RF Contributions +\$183,589
- Net Change +\$79,320
- 12/31/19 RF Balance = \$1,004,206 (1.004M)

# How do I pay my assessments?

- ❑ By mail or bank bill pay services, to the lockbox address printed on your payment coupon (Carol Stream). *Do not mail to PO Box 281 (Warrenville) unless directed to do so by WLHOA staff.*
- ❑ In person, at the Warrenville West Suburban Bank branch: inside at the teller counter.

# Assessments



- HOA fees for 2020 are \$215/month.
- Please check your automatic payments – several units are still paying incorrect rate for prior year.  
Are you?
- Fees for 2021 will be set by Finance Committee & Board in late summer/fall.
  - Want to have input? Ask me how to join.

# Administrative

Accounting & Audits	Professional Services - Accountant\CPA
Bank Charges	Fees we pay our banks
Legal Services	Fees we pay our lawyers
Taxes	Federal & State Income Taxes
Board Expenses	General operating expenses for the Association
Insurance	Director & Officer, General Liability & Commercial Crime Coverage
Printing	General printing
Postage	General postage & postal expenses - e.g. Certified Mail
Annual Meeting	Food, equipment, communications, etc for A.M.
Committee	

# Utilities

Electric	Electricity for the pond fountain, lights
Telephone	Voicemail - Hotline (585-4117)
Waste Removal	Garbage Collection, Weekly

# Repairs & Maintenance

Paving & Sealcoating	Driveway maintenance
Building Maintenance	Exterior building maintenance
Painting Contract	Paint ¼ of buildings' wood surfaces yearly
Common Area Maintenance	General property maintenance, other than buildings
Landscape Contract	Lawn mowing, edging, routine trimming
Tree & Bush Replacement	New trees and vegetation around property
Arborist Contract	Major trimming, tree care, disease prevention
Park Maintenance	Repairs and improvements to park area
Pond Maintenance	Repairs to pond area, equipment
Snow Contract	Contracted plows, plus special services
Storage Rental	Storage unit for parts, tools, etc



# 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

# 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 10 buildings on the west side of Timber. This also includes rotten wood replacement and post work.
- In 2019, we power washed 21 buildings. In 2020, 11 buildings will be power washed in Phase 4.

## □ 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.
- We are in the midst of full siding and gutter replacement, which will continue for approximately 4 more years.  
(More on siding/gutters later)

# Building Maintenance

- ❑ Roof Replacement:
  - ❑ In 2017, we **finished all roofing replacements.**
  - ❑ 23 roof sections were 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:

- ☐ We **completed all fencing replacement** in 2017.
- ☐ Since 2011, we have funded approximately \$75,000 & completed this project.

## ☐ Seal Coating:

- ☐ We **completed seal coating on all driveways** in 2017
  - ☐ Driveways were seal coated in 2017, 2014, 2011, 2008, and 2003. Every 3 years. In 2020, we will be sealcoating all driveways.

## ☐ Asphalt Repairs:

- ☐ Evaluated the property and replaced \$60,000 in 2019. We expect to replace \$33,000 in 2020.



# Grounds Maintenance

- ❑ Landscaping:
  - ❑ Mowing, edging, and trimming will occur on Friday, rain or shine by Alan Landscaping.
  - ❑ 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](http://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 programs 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 after 2" of fallen snow. Porches, sidewalks and mailboxes are included.
  - 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**

# Siding Replacement

- ❑ Started in winter 2019, WLHA is replacing all siding on all buildings, over the next 4-5 years, at an estimated cost of \$650,000.
- ❑ New, oversized gutters are included in this work, to help with the chronic overflowing and clogging.
- ❑ **NO** special assessments for these improvements.

# Siding Replacement



- Expected completion: End of Year 2023.
- Higher quality, thicker vinyl material replacing original, faded siding.
- Increased colors to 6 for more variety throughout the neighborhood.

# Siding Replacement



- Siding colors are planned by the HOA board.
- Colors decided as a whole neighborhood plan, and could be subject to change based on material availability and scheduling.
- Colors are a neutral palette, to match contemporary style of newer neighborhoods in town.

# Siding Replacement

- 6 buildings have been completed in 2020.
- 2 more bldgs will be completed Fall 2020, at \$18,000 each.
- All 8 bldgs in 2020 have gotten, and will get new, oversized gutters and downspouts.



# Maintenance Requests

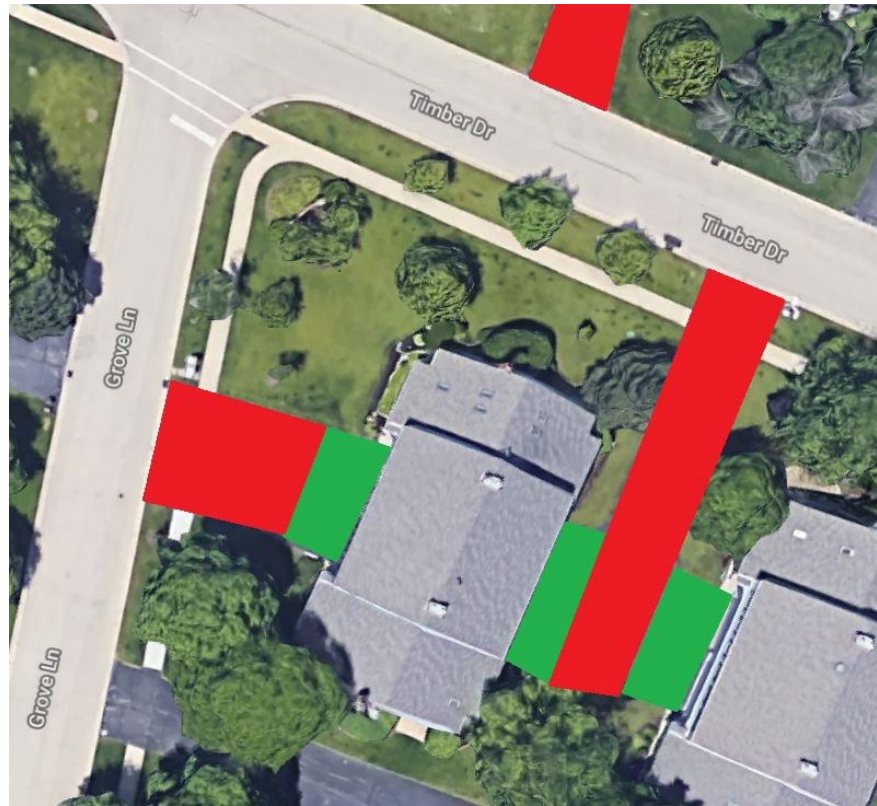
- Have a question, concern, issue, or problem?
- Call the:

**Warrenville Lakes Hotline**  
**630-585-4117**

- Remember to speak slowly, provide your name, phone number, and address.
- Monitored daily for non-emergency requests
- Various work requests can be submitted online:  
**[whoa.tikkitt.us](http://whoa.tikkitt.us)**
- 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.
  - Also blocks snow plows in winter.



# Monarch Butterfly Garden

- ❑ Monarch and Butterfly friendly garden was planted in 2017 in an unused section of the park with partial funding by state and local agencies
- ❑ Since then, the garden has had plants added, weeded, mulch applied.
- ❑ Garden is looking well established, with many bee and butterfly sightings!



# Garden Plotters

- ❑ The Garden Plotters are an independant, organic gardening club
- ❑ There are garden plots available in the park
- ❑ Please email [info@wlhoa.com](mailto:info@wlhoa.com) if you are interested in a garden plot or speak up now.

