

Summerlakes



The Newsletter of the Summerlakes Homeowners' Association

January 2025

Summerlakes Homeowners' Association
3S020 Continental Drive
Warrenville, Illinois 60555
630-393-3033

FACILITY HOURS

CLUBHOUSE

Fall/Winter

**Monday-Friday
11:00 am - 7:00 pm**

**Saturday-Sunday
11:00 am - 5:00 pm**

Clubhouse Phone: 630-393-3033
summerlakes@summerlakeshomeowners.org
www.shainfo.com

BOARD OF DIRECTORS

President	Adam Rispens
Vice-President	Harlan Davis
Treasurer	Fred Baker
Secretary	Jeanne Tassotto
Director	Steve Lewis
Director	David Harding
Director	

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HOLIDAY LIGHT WINNERS
2025 ASSESSMENTS
MERGER
PROPOSED BUDGET 2025



2025 ASSESSMENTS

Monthly assessments for the year 2025 will be \$44.00. This monthly amount will start at the beginning of January 2025. End of the year statements and payment coupons for 2025 were mailed out to homeowners at the end of December. If you did not receive yours, please contact the office at 630-393-3033 or email Mickie at michele@summerlakeshomeowners.org and a new set can be picked up or mailed to you. Please note: A negative mark on your statement means you have a credit on your account. If you are showing a past due balance on your year end statement, now is a good time to get your account caught up before legal action is taken for collection. Going forward, assessment payments can be made monthly, quarterly or yearly by either cash or check. **Please remember to write your lot number on your check. Please do not staple checks.** For your convenience there is a drop off box in the Clubhouse parking lot, or payments can be mailed or dropped off directly to the office. Also for your convenience we offer an auto pay option. Call the office for details on how we can set that up for you.

Summerlakes Residents:

Years ago when Summerlakes was first being built one of the builders mistakenly referred to the Homeowners' Association by a slightly different name. This in effect formed a second association. This causes more work and expense when houses are being bought, sold or refinanced which can result in extra costs. Enclosed with your 2025 payment coupons was a ballot joining the two Summerlake Homeowners' Associations. You are members of both organizations but pay dues for only one. For several years the Board has tried to get the needed 2/3 of the homeowners (that is 610 or more property owners) to vote to join together both Associations by voting yes. So far to date we have about 100 votes, all in favor of this merge, but some are out of date or the homeowner no longer lives here. The first Association created was the work of one of the early builders. The second was created in error, when this builder did not check to see if a Homeowners' Association already existed. For each homeowner, this is a costly downside to having two associations. Double credit checks for loans, double title searches when buying and selling, and a few other expenses that do not need to exist. Voting to join both Associations into one will eliminate this duplication and simplify some tasks for the Summerlakes Board of Directors. And it will save every homeowner money. But we need **everybody** to vote! If we can receive near the total number of homeowners (926), we can submit this to the state and clean up this long standing problem.

Please mark your ballot by agreeing to merge the two Associations-sign and include your lot number (it is on your payment coupons), and drop that ballot in the drop box in the Clubhouse parking lot when you make your payment. If you pay electronically please drop the completed ballot in the payment box. You will not see any overt savings, but over time the dues will not increase as fast. If you need a ballot, drop by the Clubhouse and we will provide one for you.

Thank you for your attention, and the Board looks forward to ending this long standing problem.

The Board Members of:

Summerlakes Homeowners' Association



UPDATED PROPOSED BUDGET FOR 2025

TO BE OFFICIALLY APPROVED AT THE JANUARY BOARD MEETING

Budget 2025		
Income		
Pool Reserve Fund		
Assessment - Other	\$42 a month	\$466,704.00
Total Assessment		\$ 466,704.00
Clubhouse Rentals		\$8,000.00
Document Fees		\$3,500.00
Interest Income		\$500.00
Late Fees		\$700.00
Legal Fees		\$1,000.00
Newsletter Ads		\$250.00
Income - Other		\$4,000.00
Total Income		\$ 17,950.00
Other Income		
Total Income		\$ 484,654.00
Expenses		
Account Charges		\$2,000.00
Total Bank Fees		\$ 2,000.00
Building Capital Expense		\$45,000.00
Grounds Capital Expense		\$24,000.00
Pool Capital Expense		\$44,000.00
Pool Replacement		
Total Capital Improvements		\$ 113,000.00
Dues & Subscriptions		\$200.00
Automobile		\$1,000.00
Employee Health		\$5,000.00
Workmans Comp. & General Liab.		\$24,000.00
Total Insurance		\$ 30,200.00
Building		\$12,000.00
Grounds		\$75,000.00
Landscaping	Move to Grounds	\$0.00
Pool/Spa Maintenance (open&close)		\$12,000.00
Supplies		\$3,000.00
Tractor Expense		\$300.00
Vehicle Expenses		\$500.00
Total Maintenance		\$ 102,800.00
Outside Services (IT& Acctg&Misc)		\$4,500.00
Postage		\$5,000.00
Printing		\$2,500.00
Supplies		\$3,000.00
Office Expense - Other		\$200.00
Total Office Expense		\$ 15,200.00
Activities Expense		\$15,000.00
Corporate Taxes		\$500.00
Licenses and Permits		\$1,500.00
Uncategorized Expenses		\$500.00
Uniforms		\$250.00
Total Other Expense		\$ 17,750.00
Payroll Expense;Taxes		\$9,500.00
Payroll Processing Charge		\$3,500.00
Wages		\$125,000.00
Total Payroll Expenses		\$ 138,000.00
Professional Fees/Legal Fees		\$14,000.00
Reconciliation Discrepancies		\$0.00
		\$ 14,000.00
Cable TV		
Electric		\$16,000.00
Gas		\$15,000.00
Internet		\$1,800.00
Refuse Removal		\$4,000.00
Telephone		\$500.00
Water		\$4,000.00
Other		
Total Utilities		\$ 41,300.00
Total Expense		\$ 474,250.00
Net Income Without Pool		\$ 10,404.00



Recycle Holiday Lights

- * **Broken holiday lights** can't go into your curbside recycling bin.
- * Instead of tossing them out or putting them in the bin, **bring your broken lights to the Warrenville Park District!**
- * Take lights to Warrenville Park District Recreation Center's lower level lobby, 3S260 Warren Avenue, **through February 1, 2025.**

Christmas Tree Collection is First Two Weeks in January

- * Groot will **pick up Christmas trees** after the holiday.
- * Set trees out the **first two weeks in January.**
- * Place trees at the curb, **remove ornaments, lights, wiring, and tinsel.**



HOT TUB UPDATE

Due to new regulations by the Illinois Department of Public Health we are obligated to apply for new permits and upgrades by an engineer to continue the use of the hot tub. Unfortunately this is going to be a lengthy and costly undertaking so the hot tub will remain closed for the near future until a Board decision is made in regard to a plan for re-opening.

We apologize for the inconvenience.

ELECTION OF SHA 2025 TERM

BOARD OFFICERS

Adam Rispens - President

Harlan Davis - Vice President

Fred Baker - Treasurer

Jeanne Tassotto—Secretary

Steve Lewis and David Harding will
serve as Directors.





FitnessNOW OPEN HOUSE

The Place to Be for a Healthy You

Saturday, January 4
9:00A-Noon

- Q&A with Personal Trainers
- Giveaways
- Healthy Snacks
- Drawings
- Membership Specials
- Class Demos

#YESYOU CAN

Congratulations to the 2024 Holiday Light Contest Winners!



30W270 Leominster Court



30W132 Arlington Court



35131 Bayview Court

A BIG thank you to this year's judges. We appreciate your time. Sooo many lights around the community this year - we hope to see you signed up for next year!

Happy
2025
New Year

The Board and Staff of Summerlakes wish all of our families a very safe, healthy and Happy New Year 2025, full of love, laughter and great memories!

PREPARE FOR WINTER



SIDEWALK SNOW REMOVAL

Property owners are encouraged to remove snow and ice from the sidewalk in front of their homes as a neighborly gesture. There are numerous areas throughout the City where the sidewalk is located in front of common property where there are no homes. In these instances, the City encourages the property owners adjacent to these sections of sidewalk to remove the snow and ice.

City Code 5-3-9 states: No vehicle shall be parked on any street, roadway, or roadway shoulder: 1) for a period of twenty four (24) hours after the accumulation of two inches (2") or more of snow; or 2) until the street or roadway has been cleared of snow. The Police Department assists the Street Division during any snowfall event that produces two inches of snow or more by enforcing the City's parking ban on streets. The City Code is in place to keep the streets clear for snowplows to efficiently and safely remove snow curb to curb. While the Police Department does not have control over when snowfall will be removed from City streets, it is empowered to ticket and tow vehicles in violation. Towing of vehicles is predicated on various factors, which include the length of time the vehicle was illegally parked and the type of hazard it presents.



WINTER POND ADVISORY

WARNING! For your safety and the safety of your children it is highly recommended to stay off the ice at the Summerlakes pond during the winter months. The water depths are unknown for certain and are varied throughout the pond, therefore making the ice thicknesses varied as well. The changing temperatures we've had lately also make it difficult to know whether the ice in any one area is solid enough to be on. We don't want to see any catastrophes. Please inform your children of the dangers and to avoid walking, playing or throwing things on the ice this winter.

If you see anyone on the pond, don't hesitate to call the Clubhouse or 911.

RECREATIONAL VEHICLE STORAGE

From November 16, to March 14, recreational vehicles, such as travel trailers, camping trailers, truck campers, boats, motor homes, jet skis, all-terrain vehicles, and other similar items, are considered to be in storage. Recreational vehicle storage in residential districts is not permitted in front yards or corner side yards, and all portions of street legal travel trailers must be on a permitted driveway. All recreational vehicles must be stored a minimum of three feet from buildings and five feet from property lines. A single recreational vehicle is allowed on lots 7,000 square feet or greater, with an additional vehicle allowed for each additional 20,000 square feet. No more than three total recreational vehicles are allowed to be stored outside on any residential property.

JANUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 	2	3 	4 <i>Rental 5-10</i>
5 <i>BRRR!!! It's COLD OUT!!!</i>	6	7	8	9 <i>Board Mtg. 6 pm</i>	10	11 
12	13	14 	15	16 	17	18 <i>Rental 11-4</i>
19	20 	21	22	23 <i>Architecture Mtg. 7 pm</i>	24	25
26 	27	28 	29	30	31 	

Board of Director's Meeting December 12, 2024



Motion: To approve the November minutes as written. Motion carried.

Motion: To approve the November financial reports as written. Motion carried.

Motion: To approve the updated proposed budget for 2025. Motion carried.

Motion: To appoint David Harding to the SHA Board of Directors for a one year term. Motion carried.

Motion: To approve the purchase of a heater for the large garage. Motion carried.

Motion: To approve getting the updated permits/license to run the hot tub to meet the new requirements requested by the IDPH at a cost of \$6400. Motion carried.

BOARD MEETING
January 9, 2025
6:00 PM



ARCHITECTURAL MEETING
January 23, 2025
7:00 PM