

Summerlakes Sun

November 2015

The Newsletter of the Summerlakes Homeowners' Association

*Summerlakes Homeowners' Association
3 S 020 Continental Drive
Warrenville, Illinois 60555*

BOARD OF DIRECTORS

President	Robert Olejarz
Vice-President	Deana Pugh
Treasurer	Steve Morgan
Secretary	Jeanne Tassotto
Director	Steve Lewis
Director	Dave Alder
Director	Jim Dawe

FACILITY HOURS

Fall/Winter

Monday - Friday 9:00 AM - 9:00 PM

Saturday 11:00 AM - 5:00 PM

Sunday 11:00 AM - 5:00 PM

Clubhouse Phone: (630) 393-3033

Clubhouse Fax: (630) 393-3507

summerlakes@summerlakeshomeowners.org

www.shainfo.com

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WETLANDS

*Published & Edited By Mickie Speedy
michele@summerlakeshomeowners.org

**Waste Management refuse stickers
are available at the Clubhouse for
\$3.34 per sticker**

Happy
Thanksgiving



ANNUAL BOARD & ELECTION MEETING

The Annual Election for the Board of Directors will be held on Thursday, November 12th. This year we will be filling three (3) open positions for the SHA Board of Directors. Currently the following two members have chosen to run for the positions; Robert Olejarz and Steve Lewis. If anyone is interested in running, please let Mickie know before November 10th so your name can be put on the ballot. Voting materials were mailed out in mid October; there are extras at the Clubhouse if you did not receive yours. Proxy voting forms were included to use in the event you are unable to attend the Annual Meeting. If you are unable to attend the Annual Meeting and vote in person, please return your signed proxy to the Clubhouse before November 12th.

A WORD FROM A CANDIDATE:

Hello Everyone,

My wife Elizabeth and I have lived in Summerlakes since 1998. Over the past few years our community has changed but our needs as an association are still the same.

I am currently one of the directors on the Summerlakes Board and have been involved with the association for the last few years, and if I get your vote again I will continue to do whatever I can to make sure that our assessment money is put to a wise and good use, and try to determine with the other Board members the best course of action for all of the homeowners in our association. I am working to make sure that our money doesn't go to unnecessary purchases and that our savings are maximized due to some bigger expenses that we are facing as an association. My goal is to put more emphasis on our future so that we all can enjoy our association common areas without our assessments getting out of control.

If I get your vote I will continue to do the best possible job I can as a Board member, and try to make sure that our current needs are being taken care of along with those of the future.

Thank you for your vote,

Robert Olejarz

ASSESSMENTS FOR 2016

At the October Board meeting there was a unanimous vote to raise the monthly assessments for next year. The \$3.00 increase will put the monthly assessments for the year 2016 at \$39.00. The \$3.00 increase is being specifically designated to our pool fund, for work that will need to be done in the near future. Payment coupons for 2016, along with year end account statements, will be mailed out to each homeowner by mid December, so please keep a lookout for them. **Please note: If you are on automatic payment collection through SHA, payment changes will be made by us; please check your bank statements to be sure the correct changes have been applied. If you are on auto-pay through your own financial institution, please notify them of the change so the correct amount will be paid.**

HOLIDAY OUTDOOR LIGHTING CONTEST

Summerlakes is once again sponsoring a Holiday Light Decorating Contest for the "Best Decorated Homes", and all Summerlakes residents are invited to participate. The three (3) best lit houses in the area will be chosen (no specific categories). There will be three (3) \$100.00 winners. To participate, call and register with the Clubhouse Office (630-393-3033) before December 18th. Judging will take place on Sunday, December 20th. Win-

ners will be notified on Monday, December 21st. Everyone is encouraged to join in the fun! Call us and cast a vote for your favorite!



ATTENTION SKATEBOARDERS!

Please be reminded to wear reflective gear when you are out, especially at night. Drivers cannot see you when you are wearing dark clothes and skating down the middle of a road after dark. This applies to walkers and bike riders as well. Your safety is important to all of us!

HOMEOWNERS!

If you are renting out or no longer residing in your home, please notify the office staff at the Clubhouse of these changes so we can keep our records up to date.

Thank You!

NOVEMBER 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Election Day	4	5	6	7 Rental 1-6
8	9	10	11 Veteran's Day	12 Board Meeting 7:00 pm Annual Election Meeting 7:30 pm	13	14
15	16	17	18	19	20	21
22	23	24	25	26 	27 Clubhouse Closed	28
29	30					

Motions of Board of Directors Meeting October 8, 2015



Motion: To approve the September meeting minutes as written. All Ayes.

Motion: To approve the September financial report as written. All Ayes.

Motion: To raise the monthly assessments \$3.00 from \$36.00 to \$39.00 as of January 1, 2016. 4 Ayes, 1 Nay, 1 Neutral.

Motion: To earmark the \$3.00 increase in assessments specifically for the future pool upgrades. All Ayes.

Motion: To approve \$11,000. for the purchase of a new riding lawn mower, to be purchased within 9 months. All Ayes.

NEXT BOARD MEETING
November 12, 2015
7:00 p.m.

**ANNUAL ELECTION
MEETING**
November 12, 2015
7:30 p.m.

If you are interested in serving on the Board, please contact Mickie at 630.393.3033. Meetings are held on the second Thursday evening of each month at 7:00 p.m. in the Annex building.

PROPOSED BUDGET FOR 2016

	2015	2016
INCOME		
Assessments	\$ 400,032.00	\$ 433,368.00
Clubhouse rentals	\$ 8,000.00	\$ 8,000.00
Document Fees	\$ 3,000.00	\$ 3,000.00
Interest Income	\$ 400.00	\$ 400.00
Late Fees	\$ 7,000.00	\$ 7,000.00
Legal Fees	\$ 6,000.00	\$ 6,000.00
Newsletter Ads	\$ 1.00	\$ 1.00
Income - Other	\$ 2,500.00	\$ 2,500.00
From Reserve	\$ 1.00	\$ 1.00
	\$ 426,934.00	\$ 460,270.00
EXPENSES		
Bank Service Fees	\$ 250.00	\$ 1,250.00
Capital Expenses	\$ 40,000.00	\$ 60,000.00
Dues/Subscriptions	\$ 200.00	\$ 200.00
Auto Insurance	\$ 1,000.00	\$ 1,000.00
Emp. Health Insurance	\$ 5,000.00	\$ 5,000.00
Work Comp/GL Insurance	\$ 24,000.00	\$ 24,000.00
Building Maintenance	\$ 21,000.00	\$ 20,000.00
Grounds Maintenance	\$ 11,000.00	\$ 10,000.00
Pool/Spa Maintenance	\$ 1.00	\$ 1.00
(Pool)	\$ 3,700.00	\$ 3,700.00
(Spa)	\$ 5,000.00	\$ 5,000.00
Maintenance Supplies	\$ 4,000.00	\$ 4,000.00
Truck/Tractor	\$ 4,000.00	\$ 4,000.00
Newsletter	\$ 1.00	\$ 1.00
Outside Services	\$ 1,500.00	\$ 1,500.00
Postage	\$ 1,500.00	\$ 1,500.00
Printing	\$ 1,000.00	\$ 1,000.00
Office Supplies	\$ 5,000.00	\$ 5,000.00
Activities Expenses	\$ 8,000.00	\$ 8,000.00
Corp. Income Taxes	\$ 1.00	\$ 1.00
Licenses/Permits	\$ 2,000.00	\$ 2,000.00
Uniforms	\$ 400.00	\$ 1,000.00
Payroll Taxes	\$ 14,000.00	\$ 14,000.00
Payroll Processing	\$ 3,000.00	\$ 3,000.00
Wages	\$ 155,000.00	\$ 140,000.00
Accounting	\$ 6,000.00	\$ 6,000.00
Consulting	\$ 2,000.00	\$ 2,000.00
Legal Fees	\$ 5,000.00	\$ 5,000.00
Cable TV	\$ 1,000.00	\$ 1,000.00
Electric	\$ 20,200.00	\$ 19,000.00
Gas	\$ 14,308.00	\$ 14,000.00
Internet	\$ 500.00	\$ 500.00
Refuse Removal	\$ 2,000.00	\$ 2,000.00
Telephone	\$ 4,000.00	\$ 3,000.00
Water	\$ 3,000.00	\$ 3,000.00
Advertising	\$ 100.00	\$ 100.00
Cash Expense	\$ 500.00	\$ 500.00
Unrealized Revenue	\$ 24,021.00	\$ 25,016.00
Reserve Fund	\$ 1.00	\$ 1.00
Pool Fund	\$ 32,000.00	\$ 64,000.00
	\$ 425,183.00	\$ 460,270.00

Dear Homeowners,

This is the *proposed* budget for the next year as put together by our Treasurer, Steve Morgan. Please take a look at it and send any comments that you have. One major change that should be pointed out is the dues increase that will start January 1st of next year. This is necessary because the pool is near the end of its life and we are planning its replacement, among other projects in the near future. We know it is going to be expensive and instead of a very large one-time special assessment we are going to increase the dues by \$3.00 to \$39.00 per month, with the additional increase being set aside for the upcoming pool expense once again. We have been fortunate enough so far to not have to withdraw money from our reserve fund, so with this additional increase our savings will be off to a good start for these future projects. The Board is working very hard to spend your money in a very efficient manner to maintain and improve the Clubhouse and the common areas. This has taken a lot of time and effort of a lot of people and these efforts are greatly appreciated.

This is the *proposed* budget, subject to change, The final budget will be approved and voted on with any changes at the Annual Meeting in November.



**HAPPY
THANKSGIVING!**

To All of Our
Summerlakes
Families & Friends!

NEWS FROM THE WETLANDS

Summerlakes Residents,

October has been a very exciting month at the Ferry Creek Wetland. While some of the migratory birds have already left for the winter, predatory birds such as the Red-tailed Hawk have been extremely active. This makes for some fascinating bird watching, and one may also get the chance to see one of these birds snacking on a field mouse or snake. Keep your eye out for these beautiful Creatures. Most of the native plant species such as coneflower, and wild bergamot have lost their color, but the oak and maple trees are really starting to show off their fall colors. If you happen to take a beautiful nature photo this month please send it to adamd@warrenvilleparks.org in jpeg format for your chance to win a prize compliments of the Warrenville Park District.

On October 17th a group of volunteers continued to cut Sandbar Willow out of the wetland area. While this restoration day was a success, we are always in need of more volunteers who are looking to get outside on a beautiful Saturday morning and get the body moving. Our next restoration days will be:

November 7th from 9-11 am
November 21st from 9-11 am
December 5th from 9-11 am
January 9th from 9-11 am

Volunteers of all ages and experience levels are welcome and there will also be warm drinks for participants.



Adam Dagley
Recreation Supervisor/ Parks Technician
adamd@warrenvilleparks.org



If You're Going To Sell Your Summerlakes House In The Next Six To 12 Months, What You Do Right Now Could Mean A Difference Of Thousands Of Dollars – Especially If You're Going To Buy Another Home...

Warrenville IL – Even though your house isn't on the market yet, the buyer for your house is already starting to look online – just like you are right now.

A recent interview with Dan Walsh, Broker, with Baird & Warner revealed several tips for anyone thinking of selling their Summerlakes home.

"Most owners think their homes will sell quickly. Everyone thinks that their home is special and will bring a good price. In fact a lot of all new listings that go on the market eventually expire with the home still unsold."

If you're going to sell your house in the next six months, there are some things you can do now that will help you get top dollar for your home when you do sell it.

You may be reading this publication right now looking for the next home you're going to buy – even though you haven't sold the house you're in now. If that's the case it's especially important for you to plan your move properly.

A special report has just been released which shows you step-by-step what you need to do to get ready to sell your house for top dollar quickly.

Here's some of what you'll learn:

- Why buyers love model homes and how to make your house show like one.
- How to sell your house in as little as 24 hours – without ever putting it "on the market."

- How a 75-cent upgrade could earn you an extra \$500 to \$1,000 when you sell.
- How to find out what houses in any neighborhood are really selling for – and how long it takes for them to sell.
- Why most real estate advertising will never sell your house – and what to do about it.
- How to avoid the most expensive mistakes smart people make when they buy or sell a home.
- How to find out the current market value of your home for free over the phone.

Dan says the information in this report is the secret to his success in selling homes so quickly..

To get a free copy of the guide for smart home sellers called *How To Sell Your House For Top Dollar – Fast!* just call 630 517-4999 for a 24-hour free recorded message.

OR TEXT your e-mail address to 630 517-4999

OR go to

www.SummerlakesHomeValues.com

Here's What You'll Discover In This Free Guide For Smart Home Sellers:

How to sell your house in as little as 24 hours – without ever putting it "on the market..."

Why buyers love model homes and how to make your house show like one...

Why most real estate advertising will never sell your house – and what to do about it...

How To Sell Your House For Top Dollar - Fast!



Find out how much your house is worth – for free over the phone...

A little-known designer's secret that could net you an extra \$500 to \$1,000 more when you sell your house...

How to find out what houses in any neighborhood are *really* selling for – and how long it takes...

How to avoid the most expensive mistakes smart people make when they buy or sell a home...

Before You Decide To Sell Your House – Listen To This Free Recorded Message

What you do in the six months before you put your house on the market can make a difference of thousands of dollars more (or thousands of dollars less!) that you realize from the sale of your home.

To find out the little things that can help make all the difference just call 630 517-4999 for a free recorded message 24 hours a day.

Compliments of Dan Walsh, Baird & Warner Real Estate.
Summerlakes homeowner and resident for 24 years.
Cell/Text 630 205-6263

Halloween Party - October 24, 2015

Thanks to everyone who attended the party, and to all the volunteers who helped make it a success! A fun time was had by all!

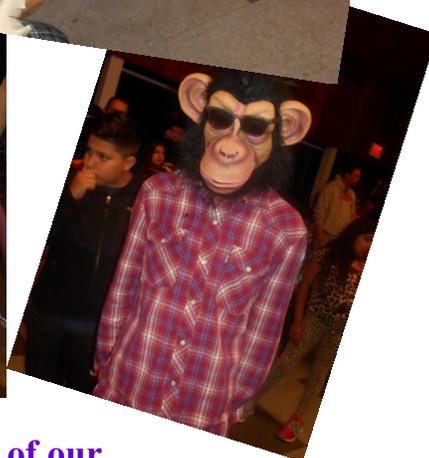
**Magic Show & Balloon Sculpting
By Burke Magic**



Music, Eats & Treats!



**Costume
Contest!**



**Two of our
Costume Contest
Winners!**



Hayride Fun!

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with a



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**Daniel
And
Associates
Real
Estate**