

Summerlakes



The Newsletter of the Summerlakes Homeowners' Association

November 2024

*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	Trisha Sowatzke
Vice-President	Harlan Davis
Treasurer	Fred Baker
Secretary	Jeanne Tassotto
Director	Cyndee Chopp
Director	Steve Lewis
Director	Adam Rispens

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**BOARD ELECTION
POND UPDATE
2025 PROPOSED BUDGET**





Continental Pond Update

This is what the SHA Board knows about the unfortunate incident at Continental Pond to date, what has been done to remedy it and what is planned to be done.

A large number of fish unexpectedly died in Continental Pond in September. This occurred on a Saturday which limited the access to outside assistance available to the SHA Board. The fish were collected early the next week and appropriately removed by Solitude, the company that has been addressing our on-going algae problem.

We, Summerlakes Board and staff, have been reaching out to various agencies for assistance in this matter with mixed results. The area involved is all private land, the water is not drinking water, the contamination did not originate from a manufacturing source or an agricultural source (livestock feeder lot etc.) nor is the surrounding land agricultural. We have received some assistance from the Illinois Department of Natural Resources and the City of Warrenville.

We did discover that other areas in Illinois and other Midwest locations have also experienced these issues, and that, based on what has been learned from other incidents, found that numerous causes are possible. These include:

1. Natural causes - low water levels can be a factor. If there is not enough water to supply the oxygen needed to support the fish population, the fish will die. Pond levels have been low, there had not been much rain recently and the weather had been warm. The fountain was not properly functioning immediately before the incident but its function is primarily cosmetic and does very little to oxygenate the pond.
2. Algae Bloom - there has been a particularly aggressive algae bloom this year that has been treated on an on-going basis since spring. This is consistent with treatment practices that have been in place for years. This pond was being monitored closely because blue-green algae, which is toxic if allowed to flourish, had been identified. Left unchecked this algae can kill fish, also wildlife and also harm pets and humans. One contributory factor to excess algae growth is run-off from fertilizers and other lawn care products.
3. Invasive Plant Growth along banks - an inspection of the banks along Continental and the small pond to the east revealed that most of the growth is of invasive species. This negatively impacted both ponds by causing too much shade. It has been recommended that the invasive plants be removed and replaced with more appropriate native ones. Removal of the invasive plants is scheduled for Fall and re-seeding will occur in either Fall or Spring weather permitting.
4. Over Treatment - Continental pond had been treated a few days earlier to address another outbreak of the blue-green algae. At about the same time the small pond to the east was also treated for a persistent outgrowth of a more common and no-toxic clumping algae. It is possible that there was a back flow from the smaller pond into Continental pond even though this has not been observed in the past.

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5. Dumping from Storm Drains - an iridescent sheen was noted coming from the input pipe (west bank of Continental pond). This drain is connected to street gutters north of Batavia Road and along Branch Ave. and side streets. The City was questioned about the work being done on these gutters and the storm-water system in this area. It was reported that nothing used in this project should have negatively impacted the ponds in any way. They also reported that there is an on-going issue with dumping of inappropriate waste into the storm drains, particularly that of petroleum products that would produce a sheen and could negatively impact the pond water. No method identifying the sources of illicit dumping has been identified by the City. SHA is investigating methods of blocking, absorbing etc. contaminated water from the input pipe.
6. Silting of Ponds - all three of our ponds are silting up. This could account for the lowered water and oxygen levels although we do not have definitive information on this at this time. These ponds are artificial and were constructed in the 1970's according to the requirements of that time. These ponds could not be constructed in the same way today. One of the problems we are experiencing is that silt is accumulating in all of these ponds. The Board is quite aware of this, and has been monitoring the situation for years. The Army Corps of Engineers has been consulted and, on their recommendation, the eastern banks of the Clubhouse pond has been stabilized. The banks of the smaller ponds will be addressed with plants or possibly smaller rocks. Digging out the excess silt to deepen any of these ponds has been investigated. This will be a messy, smelly time consuming and expensive projects project if we need to dredge. We are investigating other possible ways of addressing this.

Questions have been asked about water testing. Immediately after this incident the water was tested with what we had available. This gave us some slight indication of possible causes and did reveal a low oxygen level. We have been seeking additional, more comprehensive testing and discovered that this is much more complicated than we initially assumed. The information we require is complex, and there are limited facilities available to provide what we need. We have located a source for this information which will test for 46 possible contaminants. This testing is in progress and will be provided when it is available.

Jeanne Tassotto

Secretary, SHA Board of Directors

REQUEST FROM THE SHA BOARD

Everyone is upset by the recent fish incident at Continental pond. The one possibility that has been eliminated is that this was deliberate. NO ONE WANTED THOSE FISH TO DIE! The possibilities being investigated are that it was: accidental, natural or a combination of the two. Some have been calling for a publicly identifying culprit. While it may be satisfying, please remember that if someone is falsely accused or if such a charge could not be successfully made in a court, SHA could find itself involved in an expensive legal case. What good would that do anyone? It would cost the HOA money and time that could be better spent elsewhere. It would take time and funds away from identifying and correcting possible causes that would better serve us in preventing similar problems in the future.

The Board respectfully requests that people refrain from speculating or making unsubstantiated accusations against any person or organization in this matter.

BOARD COMMENT

There have been reports of Clubhouse staff being berated by homeowners and residents over recent events. Please be advised that statements and policy decisions are made by the SHA Board, and that staff only has the authority to follow directives from the elected Board of Directors. Abuse of any staff member is counter productive to the efficient operation of SHA and will not be tolerated.

Messages, requests, etc. can be left and will be responded to in as prompt and factual manner as is practical. Please bear in mind that SHA Directors are volunteers, and most have outside employment. None of us maintain an office in the Clubhouse or have scheduled hours to be there.

SEE SOMETHING/SAY SOMETHING

Recently there was an attempt by an outside landscaper to siphon water from Continental pond. An alert homeowner saw this and confronted the contractor. When the contractor insisted he was authorized to do this the homeowner took the appropriate actions, resulting in the WPD and Clubhouse being contacted. The contractor was instructed to leave.

This matter has been, and is continuing to be investigated. At this point no individual has either been identified or admitted to authorizing taking water from any of our ponds or trespassing on SHA property. The contractor and the City have been reminded that these ponds are private SHA property and should not be accessed without permission.

If you see any suspicious behavior on SHA property please contact either the SHA Clubhouse (630-393-3033) during regular business hours or the Warrenville Police Department anytime. Posting on-line is not effective as these sites are not monitored by SHA. We cannot address what we don't know about.



**Say hello to our new neighbors who moved in during the month of
October:**

Eduardo Macias - Lakeview Drive

Let's all be good neighbors and welcome
these new residents to our community!





Our annual election meeting will be held on Thursday, November 14, 2024. This year we will have four {4} open positions to fill. Each member serves a two year term: officer positions are to be determined after the election. There are currently three {3} candidates interested in filling these positions:

Fred Baker Jeanne Tassotto Larry Piet

Proxy/Absentee ballots were mailed out in at the end of October 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/Absentee ballot to the Clubhouse before 6:45 pm on November 14th. If you do plan to attend the meeting in person, check-in will begin at 6:30 pm and voting will begin promptly at 7:00 pm. Election rules can be found on the website, www.shainfo.com under Operations/Board Meetings. Meet and Read about our 2024-25 Candidates on the website, www.shainfo.com under Operations/Board Meetings, or in the Clubhouse office.



The Summerlakes Homeowners' Association is inviting the community to contribute new, unwrapped toys for the 2024 DuPage County Toys for Tots program, hosted by the U.S. Marine Corps Reserve. Toys will be collected beginning November 1st through noon on Thursday, December 11th. Our drop off box is located in the front entrance of the Summerlakes Clubhouse. Donations will be accepted for kids aged Newborn to 12 years old. Suggested items include:

- ◆ arts & craft sets
- ◆ educational toys
- ◆ hand held electronics
- ◆ games, jewelry sets
- ◆ model kits
- ◆ athletic equipment

Thank You for Your Help!



Compost Your Pumpkins

* The **Pumpkin Smash** is an annual event to keep pumpkins out of landfills.

* This year's Pumpkin Smash will be **Saturday, November 2 & Saturday, November 9.**

* **Find a location** to drop off your pumpkin at: [Pumpkin Smash](#). There are locations in Naperville, Wheaton, West Chicago, and Lisle.



The Clubhouse will be closed
November 28 and 29 for the holiday.
Enjoy your time with family and friends!

**This is the proposed budget for 2025 for your review. The final budget
will be voted on at the November 14th 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 \$	10,404.00
	Without Pool	



ELECT RICK GIESER

DUPAGE COUNTY FOREST PRESERVE
DISTRICT 6 COMMISSIONER

- ✓ EXPERIENCED
- ✓ RESPONSIVE
- ✓ COMMUNITY-MINDED

Read about Rick Gieser, his history of service to the community, and his goals for DuPage County Forest Preserves by visiting his website or by scanning the QR code!



www.rickgieser.com



@ElectRickGieser

*The Forest Preserve is for **EVERYONE**...
regardless of income, gender, status or race.*

Paid political ad;
paid for by Citizens
to Elect Rick Gieser

Organic Worm Castings For Your Soil



\$1.50 per pound










**Delivery
Available**



Call or Text 630-442-8682

November



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

Board of Director's Meeting September 12, 2024



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

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

Motion: To approve having Sunset Pool do the winter closing. Motion carried.

Motion: To approve the purchase of a new pool cover for \$10,085. Motion carried.

Motion: To approve the revised rental contract as submitted. Motion carried.

Motion: To approve the updated collection procedure as written, effective Nov. 1, 2024. Motion carried.

BOARD MEETING
November 14, 2024
6:00 PM



ELECTION MEETING
November 14, 2024
7:00 PM