

# Summerlakes Sun

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

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

Happy  
  
Halloween



YOU ARE INVITED...

Summerlakes



HALLOWEEN

PARTY



Saturday, October 24th

6:00pm - 9:00pm

REFRESHMENTS

MAGIC SHOW @ 6:30

BALLOONS

COSTUME CONTEST

HAYRIDES  
(weather permitting)

BONFIRE

MUSIC/DANCING



You Must Register for  
This Event!! Registered  
Children Ages 12 and  
Under Will Receive a  
Goodie Bag. Call to  
Sign Up By Oct. 22!!

630-393-3033

## **PRESIDENT'S MESSAGE**

Hello Everyone! I hope that all of the Summerlakes residents had a great summer, and now with Fall upon us it is time for a little cleanup and some winter preparation. Just like all of you we have to do the same thing with the association; check the winter equipment to make sure that everything is ready for cold and snow. Over these more peaceful months (less outdoor projects), we have time to think about our future needs.

Over the past 2 plus years that I have been really involved in association life we were able to push through some major projects that had a substantial cost without having to have a special assessment. And if I am re-elected to the Board I will try to lobby for the most efficient ways possible to spend the association's money. It is not always an easy task, but we have been able to go on for the last few years and start saving some money which is great, because we will need everything that we have and more. This association unfortunately still has some large projects coming up in the next couple of years that cannot be done in house, such as staining and repairing the bridge. We also have a budget busting project in the near future-A NEW SWIMMING POOL. This project should have been on the minds of previous boards for several years and with some planning and saving this wouldn't be an issue, but unfortunately this is not the case. Also, before a new pool project can go on, the shoreline at the southwest corner of the lake/pool area will require some erosion repair before the pool and the lake end up joining together. With these upcoming expenses, the bottom line is we will have to increase our assessment dues next year by \$3.00, and do what we can to prolong the life of our current pool which is already 40 years old. We are hoping to be able to do this without any need for a special assessment, and will prioritize the most urgent projects in the most efficient way.

New elections for the Board of Directors are coming up in November. Any of you who would like to join the Board please sign up for the election. New faces and fresh ideas are the best things for all of us. If you have a great idea to help improve our association please share with us; all ideas are important. All Board meetings are held on the second Thursday of each month and everyone is welcome. Hope to see you at the election meeting in November.

If you need any more information regarding the election or running for a position on the Board, please email Mickie at [michele@summerlakeshomeowners.org](mailto:michele@summerlakeshomeowners.org) or call her at 630-393-3033.

Thank you,

Robert Olejarz  
President, SHA



# October 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3 <i>Rental 1-6</i>
4	<i>Sign Up For the Halloween Party!!</i>			8 <i>Board Meeting 7:00 pm</i>	9 <i>Rental 7-12</i>	10
11 <i>Rental 12-11</i>	12 <i>Columbus Day</i>	13	14	15 	16	17 <i>Rental 1-12</i>
18 	19	20	21	22 <i>Last Day/Sign Up for Halloween Party</i>	23	24 <i>Halloween Party 6-9</i>
25	26	27 	28	29 <i>Architectural Committee Meeting 7:00 pm</i>	30 	31 <i>Happy Halloween! Rental 1-6</i>

## Motions of Board of Directors Meeting September 10, 2015



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

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

**Motion:** To approve and accept the bid from Just In Time Pool & Spa Service for the crack repair and the painting of the pool up to \$20,000. Vote: 6 Ayes, 1 Neutral.

**NEXT BOARD MEETING**  
October 8, 2015  
7:00 p.m.

**NEXT ARCHITECTURAL MEETING**  
October 29, 2015  
7:00 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

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	\$ 40,000.00
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/Tracktor	\$ 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	\$ 160,000.00
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
Uncollected	\$ 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.



## **A WORD FROM OUR SECRETARY**

Autumn is a season for both endings and beginnings. We are saying goodbye to another beautiful summer here at Summerlakes and beginning preparations for the coming year. Last year we on the Board made the decision to spend this year concentrating on finishing up major projects, tackling some smaller ones, and planning for some larger projects that we know we will need to be facing in the next few years.

There were no huge projects this year but last years' big project, the garage, was a bit like watching an old 'Columbo' episode; just when we thought we were nearing the end the City asked us to do "just one more thing". We now have the dumpster enclosed to City standards, with the required landscaping planted, including replacing the trees that had to be cut down to make way for the garage. All of the exterior painting has long been completed so our maintenance staff can now concentrate on organizing the interiors of both the garage and workshop. No matter what this coming winter brings all of our equipment can now be stored out of the harsh weather.

Additionally, new fencing has been added by the pool shed to secure the new heaters, and more recently our staff has been working on some repairs to the bridge along with sealing the bridge deck. And have you noticed the new trash receptacles that have recently appeared at the parks? They look sharp and will hopefully lead to a reduction in the litter blowing throughout our neighborhood.

The front sign plantings and decorations for the fall were completed. Make a point to drive by to see the beautiful mums that were planted. Next time you come to the Clubhouse you can admire them up close in the planters. We have other landscaping projects that need to be addressed as well and we would love to have a homeowner (or two or several) with some expertise in this field step forward to guide us in these projects.

The Board's focus this year has been on our upcoming major projects. Our pool has long outlived its expected life span; its various systems have been repaired, upgraded and reworked many times over, but it has become painfully obvious that we are nearing the end-the pool will have to be replaced sooner rather than later. This will be very expensive and time consuming. There are various government regulations that need to be followed, engineering reports filed, plans drawn up and approved all before the demolition of the old pool can even begin. We will be informing our community of the progress being made on this, and other projects as they occur. Please keep in mind that homeowners are always welcome at Board meetings and that the Architecture Committee is open to all who wish to participate.

Jeanne Tassotto  
Secretary, SHA Board



# WARRENVILLE FIRE PROTECTION DIST.

## FIRE PREVENTION WEEK OPEN HOUSE

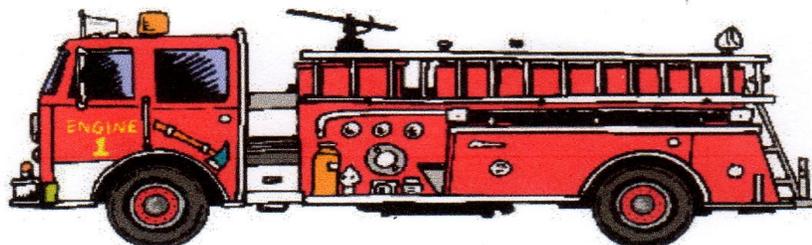
**WED. OCT. 7th**  
**6:00 pm. TO 9:00 pm.**  
**FIRE STA.#1**  
**3S472 BATAVIA RD.**

**KIDS  
ACTIVITIES**



**FOOD &  
PRIZES**

**FIRE SAFETY DEMONSTRATIONS**



# 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](http://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

## LAST CITY BRUSH PICK-UP FOR 2015

The final brush pick-up by the City for this year will be in **OCTOBER**.

**Zone 1** – 1<sup>st</sup> Monday of the month of Oct. (north of Batavia Road)

**Zone 2** – 2<sup>nd</sup> Monday of the month of Oct. (south of Batavia Road)

**Brush piles must comply with the following requirements:**

One pile per address

Pile cannot be greater than 3 feet in height, 8 feet in depth, and 15 feet in length

Branches cannot be longer than 8ft in length and no more than 8in in diameter

Branches must be placed with the larger cut end toward the street on the parkway in front of your own home\*

**Brush may not be put out prior to the Friday before your scheduled pick-up. Non Compliance may result in fines from the City.**

Brush pick-up is limited to trimmings (not tree removal) from bushes or shrubs, and branches from trimming and/or pruning trees. **Other items such as logs, root balls, stumps, lumber, etc. will NOT be picked up.** Brush piles that do not conform to these standards will not be picked up and a notice will be left on the front door. Please contact Public Works at (630) 393-9050 for more information.

**\* IMPORTANT REMINDER! Residents who back up to Shaw Drive must place brush in front of your homes for pick-up. You may not dump your brush piles onto Shaw Drive. It will not get picked up by the City, and this could also result in Shaw Drive not getting mowed. If anyone notices a resident dumping their brush onto Shaw Drive, immediately notify the Clubhouse, or call the City directly at 630-393-9050. Violation fines will be issued.**

## 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 October 8th so your name can be put on the proxy/ballot. Voting materials will be mailed out by mid October, so please watch for them. Proxy voting forms will be 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 13th.

## NEWS FROM THE WETLANDS

- ◆ The November 7<sup>th</sup> Restoration Day will mark the 1<sup>st</sup> anniversary of the Restoration Days Program and we would like to invite everyone to come out and see how much the Ferry Creek Wetland has changed. We will also be taking the time to thank the large number of volunteers who have helped over the past year.
- ◆ The Ferry Creek Wetland area is free of Phragmites for the time being, as Bedrock Earthscapes LLC has cut and treated the thick patches that were noticeable this past spring. Native species of coneflower, wild bergamot and others have begun to flourish in the areas that had been previously taken over by buckthorn and honeysuckle. Work continues as there are other invasive species starting to show themselves. These include Purple Loosestrife, and Wild Carrot.
- ◆ October 17<sup>th</sup> and November 7<sup>th</sup> Restoration Days will focus on removal of invasive species within the woodland area along the creek. The hope is to open up the area to allow for creek access for future outdoor education programs.
- ◆ With the help of some volunteers during our restoration days we have been able to start putting together an inventory list of plant species found within the wetland area at Summerlakes. This inventory will help us determine which plants need to be planted in the area, and give us clues to which wildlife species we can find.
- ◆ Plant Species to be looking for this time of year include Stiff Goldenrod and New England Aster which can be seen along Barkley Path within Summerlakes Park.



**New England Aster**



**Stiff Goldenrod**

Adam Dagley

Recreation Supervisor/ Parks Technician  
[adamd@warrenvilleparks.org](mailto:adamd@warrenvilleparks.org)



**For SALE** Must SEE!



Warrenville, IL.



## 30W191 Cynthia Dr.

Very well maintained home with decorator touches and many custom upgrades. Perennial filled, fenced yard with patio. Quiet street across from park and playground. Resort-like amenities are available in this affordable community for only \$36 monthly Association fee: Outdoor pool, year-round huge indoor hot tub, sauna, workout room, gym, game room, and clubhouse. Walk to elementary school. DISTRICT 200 SCHOOLS. Close to shopping, Forest Preserves, Route 59 & I88.

3 Bedrooms \* 1 1/2 Bathrooms \* All Appliances \* Wood Burning Fireplace \* Corner Lot \* Fenced Yard \* Adjacent to Park

It will be a **"BREEZE"**  
to SELL Your Home!

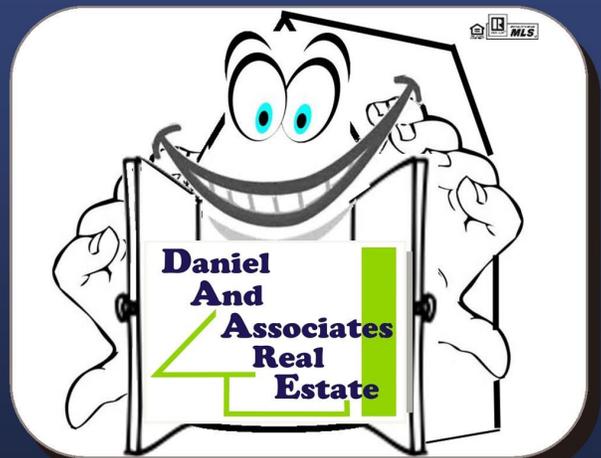
Find Out why more  
people are calling

**D.A.A.R.E.**

When are You  
going to  
Call?!



(630) **393-1700**



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