

July & August 2023



Office Managers Column

Looking forward to yet another fun filled summer, long days, and soft breezy nights filled with stars.

Reminder to conserve all resources, one way or another we as a group or individually have to pay for them. In the summer members don't leave the doors and windows open while the air conditioner is running, it should hold true that the windows and doors remain closed while the heat is on.

Landscapers come every Wednesday though the season. The toys, bikes, and personal items as well as refuse should be picked up off the lawns, stored, organized on your patio or discarded in proper receptacles.

OFFICE HOURS

Monday – Friday
8:30am – 5pm

Closed on weekends
Office Number is
630-584-5150

Upcoming Board
Meetings – Open
sessions starts at 5pm
and closes at 6pm.

August 17th, 2023
October 19th, 2023
November 16th, 2023

Trash

We are having issues with trash again. When you send children to take the trash out, please make sure they are tall enough to make it in the dumpster. If we find bags on the side of the dumpster, we will go through them to find out who it is and you could be fined. The garbage company will not pick up the trash around the dumpster. It also brings unwanted rodents that we do not want either. Also, there is tons of trash on the property. Please do not litter on the property. We would like to keep it as clean as possible!!!

Grills

Please remember to keep grills away from the building. Putting them too close will result in melting the siding or causing a fire.



Drive Carefully

Many residents walk and jog through the community during the morning and evening hours. Please drive slowly and watch for pedestrians. Please have a conversation with everyone in your house about playing in the parking lots. As this is not allowed and very unsafe. Thanks!

Let's Work Together

Please help keep our community looking neat and clean. If you see loose debris in the parking lots such as paper, flyers or soda cans, please pick them up and dispose of them properly.

Also, call the office if you see a disposal area that has loose trash. Thanks for helping to keep our grounds beautiful.

Smoke Detectors

Smoke detectors **MUST** be up at all times & must be working. You are responsible to change batteries and to make sure they are working properly. It could be a life-or-death mistake by not doing this.

PARKING LOT ISSUES

Members, please park in your assigned reserved spot not in a reserved spot for another unit. Parking in the lots is assigned by unit. Each unit gets one assigned parking spot for one car. If you have 2 cars, the second car must find a spot that is not reserved for any other unit.

There is no parking available for a third car. A visitor parking pass is just that, it is not to be used for continuous use. The visitor passes are being abused by some members, making it hard for others to find a place to park. The "R" spots are not to be used unless it is assigned to your unit!

Property Manager's Column

At our annual meeting, four questions were raised, and I'd be happy to provide you with responses to address them:

1. A question was raised **are we broke?** No, we are not broke. It is important to acknowledge that our cooperative does not currently have a million dollars in reserves, which is the ideal target amount. However, I want to assure you that we have a decent amount in reserves. The Board has been working diligently to balance the financial health of the cooperative by keeping operating expenses under control while simultaneously striving to fund the reserves. This approach ensures stability and allows us to tackle future challenges with confidence.
2. A question was raised **why did we buy the lot on Kirk Rd?** The decision to purchase the lot on Kirk Rd was primarily driven by the intention to enhance our cooperative's presence. Establishing a physical presence in a strategic location can be advantageous in various ways. It allows us to expand our reach, increase visibility, and potentially attract new members. Those of you who have been here for more than ten years remember we had a sign on Kirk Rd until Kensington School removed it.
3. A question was raised **regarding the frequency of board meetings and why they do not occur on a monthly basis.** The Board's meeting frequency is typically determined by the needs of the cooperative and the responsibilities outlined in the bylaws. As per our current bylaws, the Board is required to meet four times a year. However, it is important to note that this frequency does not restrict the Board from convening additional meetings when necessary. The decision to hold meetings is based on the urgency and significance of the matters that need to be addressed. By convening meetings as needed, the Board ensures that important issues are discussed and resolved in a timely manner. This approach allows for flexibility and efficiency in decision-making processes. It's worth mentioning that the Board members are committed to acting in the best interests of the cooperative and its members. They take their responsibilities seriously and make efforts to ensure that meetings are scheduled when there is a genuine need to discuss and deliberate on pertinent matters affecting the cooperative.
4. A question was raised about **the frequency of our newsletter and the inclusion of meeting minutes.** We heard you, and we are thrilled to announce that we will be taking action. Starting immediately, we will be publishing our newsletter every other month in the members portal, the same place you pay your carrying charges.

Please let me know if there are any further questions or if you need additional clarification.

Completion of DSS Inspections

We would like to extend our sincere gratitude for your cooperation throughout the DSS inspection process. If you did not get a notice that it was completed on your door it was due to you not being home and there was a dog that didn't allow us to enter. Those will be re-scheduled for some time in July. Be on the lookout for the notices on your door.