

Summerlakes



The Newsletter of the Summerlakes Homeowners' Association

December 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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HOLIDAY LIGHT CONTEST

**Summerlakes will once again be sponsoring a
Holiday Light Decorating Contest for the**

“Best Decorated Homes”

All Homeowners are invited to participate!

**The three (3) best lit houses overall in the area
will be chosen, and each winner will be awarded
a \$100. 00 cash prize.**

**To participate, call the Clubhouse at
630-393-3033, or email
michele@summerlakeshomeowners.org and
register before 5:00 p. m.
on Tuesday, December 17th.**

**Judging will take place on Wednesday evening,
December 18th, so be sure your lights are
turned on.**

**Winners will be notified on Thursday,
December 19th.**

Everyone is encouraged to join in the fun!

Let's make Summerlakes shine bright!

A Word From Our President

I would like to take a moment to review some of the accomplishments and challenges that have faced your Summerlakes Homeowners' Association over the last year.

The successful completion of the pool project was a big accomplishment. The planning for this project started years ago. At that time the Board had the foresight to understand the financial burden this could be for our community and took steps to start saving for this goal.

Our new state-of-the-art facility provides a central gathering place for residents to enjoy, relax, and connect with their family and friends. The pool project was completed on time and within budget. Thank you to Steve Lewis for putting in so much time to make sure things got done.

Regular maintenance was carried out by Summerlakes staff, to insure that our facilities were safe, usable and taken care of. This included painting, repairs and upgrades to our lighting and as well as taking care of our common grounds and landscaping.

Our parks continue to be an area appreciated by families and children. This year we have had to repair some of the playgrounds and equipment, re-stain wooden structures, and added or replaced benches to provide places of rest.

Throughout the year we have hosted events to encourage community, and foster relationships between neighbors. This included our Easter Egg Hunt and Halloween Party. We hope you have enjoyed these, and we look forward to meeting you at the next event.

Unfortunately there have been some challenges that have come our way too. We got to a point where we had to address the number of residents that were very past due I assessment fees. These fees are utilized to provide maintenance and repairs to our facility, ponds and parks. Modification to our process and better communication with residences will hopefully continue to make a positive difference.

The damage to our ecosystem of the retention pond off of Continental Drive this past September resulted in a large number of fish being killed. Investigation of the incident has indicated multiple factors impacting the pond at one time. The Board is working to ensure that the area is safe, and that we are taking the right steps to bring back the wildlife and beauty that this area provided to all of us. Please recognize that our storm drain system leads back to our ponds; do not use them for disposal of cleaners, oils or hazardous materials.

As we move into the coming year, the focus of the Board remains on providing our residents with a community that they are proud of. Thank you for your continued support and cooperation.

Trisha Sowatske
President, SHA Board



CONTINENTAL POND UPDATE

The lab report for the pond has come in but the results were inconclusive, although significant amounts of heavy metals were revealed. Because of these findings it is strongly recommended that no wildlife be taken from the pond, and that water not be ingested by anyone, including pets. We are seeking additional, more in-depth testing to resolve the problems we have found with this pond.

To date we have removed some of the invasive plants along the pond bank. The fountain has been removed for the season. We have determined that the pond banks have eroded which, combined with the silting has caused the water level to decrease perhaps to levels that negatively impacted the oxygen levels.

We are continuing to seek more expert guidance on caring for the ponds. When we know more we will share the information with the Summerlakes residents.

Jeanne Tassotto, SHA Secretary

ANNUAL MEETING AND BOARD ELECTION

The Annual Meeting and Election for the Board of Directors was held last month on Thursday, November 14th. This year we filled two of the four open positions for the SHA Board of Directors. There were only three candidates running this year, two of which happened to be members of the current Board. Re-elected for the new term is Fred Baker and Jeanne Tassotto. We say goodbye to Trisha Sowatzke and thank her for all of her efforts and hard work she put in during her term with the Board. We are currently looking for two more candidates to fill the vacant positions. Officer selections will be made at the next Board meeting. Thank you to everyone who took the time to run, vote and show an interest in this year's election.



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

Vincent & Elizabeth Tuzil - Continental Drive

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



2025 ASSESSMENTS

Monthly assessments for the year 2025 will be going up to \$44.00. This monthly amount will start at the beginning of January 2025. End of the year statements and Payment coupons for 2025 will be mailed out to homeowners by the end of December. If you do not receive yours by the beginning of the new year, 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. 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.



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!

HOLIDAY PHOTO BACKDROPS

There are photo backdrops up at the Clubhouse which are available during regular open hours for residents to use for Holiday pictures.



ANNEX BUILDING USAGE

We have some wonderful facilities here that are just not being used often. The party building is rarely in use other than for Board meetings each month or private parties. This lovely building has a large room with tables and chairs available, a kitchen and a loft area with comfortable seating. All of these areas would be perfect spots for many social events.

How about a book club? - the upstairs area would make a great location. There are available folding tables that would work well for a card or board game. Have any students been assigned a group project? There is room to spread out work on it in this building: just remember that an adult would be required to supervise. There are many other ways this building could be put to use. Please come up or call the Clubhouse to ask.

All that is necessary to use these areas, either on a regular or one time basis is:

- ♦ A homeowners who is current in assessments reserve the space and agree to be responsible for the booking. This would include being present for the event and responsible for any damages and cleaning.
- ♦ The building would need to be returned cleaned. If our staff needs to clean up after the event there will be a charge.
- ♦ Those attending must be limited to Summerlakes residents and invited guests only. The event cannot be open to the general public.
- ♦ There cannot be an event charge, nothing can be sold, etc.
- ♦ Paid private parties take precedence.

Organic Worm Castings For Your Soil



\$1.50 per pound

**Delivery
Available**



Call or Text 630-442-8682

December

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

Board of Director's Meeting November 14, 2024



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

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

Motion: To approve raising the monthly assessments by \$2.00 beginning January 1st. Motion carried.

BOARD MEETING
December 12, 2024
6:00 PM



Clubhouse CLOSED
December 24, 25 & 31st
for the holidays.