Summerlakes Sun
The Newsletter of the Summerlakes Homeowners’ Association

December 2015

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

BOARD OF DIRECTORS

President    Robert Olejarz
Secretary   Jeanne Tassotto
Director    Steve Lewis
Director    Dave Alder
Director    Jim Dawe
Director    Christopher Drong

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

INSIDE THIS ISSUE

2016 ASSESSMENTS
HOLIDAY LIGHT CONTEST
ANNUAL ELECTION MEETING
HOLIDAY FOOD & TOY DRIVE

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

Waste Management refuse stickers are available at the Clubhouse for $3.34 per sticker
HOLIDAY OUTDOOR LIGHTING CONTEST

Summerlakes will once again be sponsoring a Holiday Light Decorating Contest for the “Best Decorated Homes”

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 9:00 p.m. on December 18th.

*Judging will take place on Sunday, December 20th, so be sure your lights are on that night!

Winners will be notified on Monday, December 21st.

Everyone is encouraged to join in the fun! Call us and cast a vote for your favorite!

*If anyone is interested in helping with the judging, please let Mickie know.
ANNUAL MEETING/ELECTION

The 2015-2016 Board election took place at the November 12th meeting. Robert Olejarz and Steve Lewis were re-elected to serve a two year term, and a new member, Christopher Drong was voted in. They will join current members Jeanne Tassotto, Dave Alder, and Jim Dawe. Officer positions will be elected at the December meeting. We say goodbye to Steve Morgan and thank him for his hard work and time served. We are also looking to fill one (1) vacant spot on the Board, so if you are interested in serving please let Mickie know.

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 the end of December, so please keep a lookout for them. Please notify the Clubhouse office if you do not receive your coupons. **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.**

*The Summerlakes Staff & Board of Directors wishes all of our Residents and their families a very Happy Holiday Season!*
**HOLIDAY DONATIONS**

We will once again this year be collecting non perishable food items (cans, dry package goods, jars, etc.) for the holidays.* These items will be given to local food pantries for distribution to those in need of help. If you have been fortunate, please remember those less fortunate than you by making a donation. You may be the difference in someone having a holiday meal this year or not.

*Please check beforehand for expiration dates. Please, no bread or meat donations.

Also, we will be accepting gifts such as toys and clothing for families in the area who have children that would not have a Christmas without help. Warrenville Youth & Family Services will direct us to those families, or newly unwrapped toys will be donated to ‘Toys For Tots’.

**Your help and donations are greatly appreciated.**

*Happy Holidays!*

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**REMINDEERS TO RESIDENTS**

**MOVING** - If you are selling your house and moving out of Summerlakes, you need to notify the Clubhouse at least two weeks prior to closing to get your closing letter and packet. You will not be able to close without it. There is a $100. fee for this process.

**RENTING** - If you are renting out your home in Summerlakes, please notify the Clubhouse staff of who your tenants are, and keep us updated when changes are made. Tenants are required to show a copy of the rental lease in order to obtain Clubhouse privileges.

**COMPLAINTS** - When reporting a homeowner complaint or concern, please be courteous and include your name with your notes or phone calls so we can address these issues with you. Most concerns have a simple explanation, but how can we let you know if we don’t know who you are!

**PARKING** - Please note that the Clubhouse parking lot is private property, and is not to be used as a meeting place or personal parking space. Any cars using the parking lot other than for visiting the facility, or cars left in the lot after the 9:00 p.m. closing time will be subject to being towed. Residential parking is available on both sides of Continental Drive.

**ASSESSMENTS** - When assessment payments are behind, it is the policy of the Clubhouse to hold ID cards and suspend privileges of *all* family members until payment is brought current.
Motions of
Board of Directors Meeting
November 12, 2015

Motion: To approve the October meeting minutes as written. All Ayes.
Motion: To approve the October financial report as written. All Ayes.
Motion: To approve the 2016 proposed budget as written, with flaws to be corrected as needed. Vote: 5 Ayes, 1 Nay.
Motion: To approve the repair of the treadmills, not to exceed $3,000. Vote: 5 Ayes, 2 Nays.

NEXT BOARD MEETING
December 10, 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.
WINTER PARKING REGULATIONS & SNOW REMOVAL

As winter is approaching, the following information is provided to residents by the Warrenville Police Department: The City of Warrenville Ordinance 5-3-9 states that no vehicle shall be parked on any street, roadway, or roadway shoulder for a period of 24 hours immediately after the accumulation of two inches (2”) or more of snow, or until the street or roadway has been cleared of snow.

Snow removal by the City is done on all main and through streets before clearing begins on side streets, dead ends, or cul-de-sacs.

Summerlakes will resume the snow removal of the northwest sidewalk along Continental Drive from Lakeview Drive to Johnson School, and on the west side of Shaw Drive only, to accommodate children walking to school.

Property owners are encouraged to remove the snow and ice from the sidewalk in front of their homes to accommodate pedestrians.

There are numerous areas throughout the City where the sidewalk is located in front of common property where there are no homes. In these instances, the City encourages the property owners abutting these sections of sidewalk to remove the snow and ice. During the winter months please help firefighters by keeping the fire hydrants free and clear of snow and ice.

MAILBOX DAMAGE

The City’s Public Works crews work diligently to remove snow from roadways in a timely manner. Sometimes the snow is so heavy that when it comes off the plow, it can damage free standing mailboxes.

For reimbursement consideration, claims should be submitted within 30 days of the damage. Download a claim form at www.warrenville.il.us, select Departments > Public Works > Street Division > Mailbox Replacement. Questions may be directed to the Public Works Department (630) 393-9050.

TIPS FOR PREVENTING FROZEN WATER LINES

Remove garden hose from outside spigot
• Allow warm air to circulate around water meter
• Tightly seal any vents or access areas in crawl space
• If water pipes are on an exterior wall, leave cabinet doors open for better exposure to heat
• Let water run at a trickle on extremely cold nights (about the diameter of a pencil)
• Contact the Water Department to shut off water on vacant properties
• Low water pressure could be an indicator that pipes are starting to freeze
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...

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
Brrrr, Baby it’s COLD Outside!

Chase the Chills away in this Beautiful Home!

30W191 Cynthia Ct.
Warrenville, IL

<table>
<thead>
<tr>
<th>What's happening in Summerlakes!</th>
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<tbody>
<tr>
<td>Pending 2S644 Wildwood Ct.</td>
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<tr>
<td>Pending 30W140 Maplewood Ct.</td>
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<tr>
<td>For Sale 2S648 Wildwood Ct.</td>
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<tr>
<td>For Sale 2S643 Wildwood Ct.</td>
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<tr>
<td>For Sale 30W191 Cynthia Ct.</td>
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The accuracy of all information is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with a DAARE Realtor®. All properties in this flyer are located in Warrenville, IL.

For All of Your Real Estate needs... "Call Us Today!"

630.393.1700