

Summerlakes



The Newsletter of the Summerlakes Homeowners' Association

February 2022

*Summerlakes Homeowners' Association
3S020 Continental Drive
Warrenville, Illinois 60555
630-393-3033*

FACILITY HOURS

Clubhouse

11:00 am-7:00 pm,

Monday - Friday

11:00 am-5:00pm,

Saturday-Sunday

Clubhouse Phone: 630-393-3033

summerlakes@summerlakeshomeowners.org

www.shainfo.com

BOARD OF DIRECTORS

President

Steve Lewis

Vice-President

Harlan Davis

Treasurer

Fred Baker

Secretary

Jeanne Tassotto

Director

Mike Dobosiewicz

Director

Pamela Watts

Director

Megan Kleiber

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BOARD MEETING MINUTES





STATE OF THE ASSOCIATION ADDRESS

This and previous Boards have all wanted to maintain and improve our community property. We have all sought to serve our community even though we might not always have exactly the same ideas about how to go about this.

Just as all homeowners we too have to establish priorities to reach these goals. The basic boring things like plumbing or wiring have to be taken care of before the more fun projects. It does little good to repaint or put in new floors if the roof is leaking.

In the past ten years or so the various Boards have been occupied addressing the problems faced by our aging property. Just as when a homeowner moves into a brand new house where the structure and all the equipment is working well and needing little care for years Summerlakes had few problems. As our property aged, though, things began to need repair or replacement, issues that take both time and money to solve.

Among those projects we: replaced roofs on both the Clubhouse and the Annex in 2016; put in new gutters & ice dams on the Clubhouse in 2019; installed underground drainage pipes beneath the sidewalks near the Clubhouse in 2017; repaired and replace failing plumbing in 2016-17; upgraded the security system in 2016; refurbished and reinstalled fire escape in 2012; roofed and sided small garage and pool maintenance building in 2017; tuck pointed Clubhouse and Annex which included replacing crumbling panels and purchasing new panels in 2012-13; repaired and remodeled the front entrance sign in 2014; upgraded plantings around Clubhouse and entrance in 2017; upgraded computers-both hardware and software: windows were replaced and upgraded in 2016; parking lot was removed and replaced in 2020; courtyard and stairs were crumbling necessitating a complete rebuild in 2019. This project required a change and redesign of the handrails due to building code changes. Stock railings were adapted and installed in-house at a significant savings rather than ordering a custom made system.

This is just a partial list of what has been done recently. One of our biggest projects has been the design and construction of our large garage. Much of our large and expensive equipment including our tractor, truck, mowers etc. had been inadequately stored. Storing them properly has markedly increased their useful life span which will delay our need to replace them by many years.

Most recently the lake banks have been addressed. The Clubhouse lake has been expanding, eroding the banks and encroaching on both Summerlakes and private homeowners' property. This project was expensive and required permits from not only the City but also the Army Corps of Engineers, (Illinois Department of Natural Resources? county? etc.) all of which was costly and time-consuming. This project cost \$252,960.41 over the course of nearly 5 years to complete and needed to be done before the pool project could begin.

Continued on next page....



STATE OF THE ASSOCIATION, continued

COVID has caused SHA problems, just as it has individual homeowners. We were forced to close, and to ultimately lay off all but a skeleton staff. Like individual households we still had bills coming in: utilities; insurance; landscaping and more. Even so we did manage to do some deep cleaning, upgrading operating systems, refurbishing furniture both indoors and out and planning for even more improvements to come.

When we were finally able to open again on a limited basis we needed to restaff, and as many other businesses have discovered this process has not been as easy as we had hoped. Until we can hire and train new staff we cannot increase our operating hours as much as we would like.

So, that is the past. What will happen in the next few months?

First we will be coming around asking for approval to merge our association under one name. Years ago one of the builders called the homeowners' association by a different name. This was supposed to have been corrected years ago but the final paperwork was not completed. This could cause some homeowners problems with closings or refinancing and would work to no one's advantage.

Now that we have a stable building site and adequate funding we can finally begin to reach out to the contractors for designs and bids for the pool replacement. Keep in mind that projects of this size often require deposits and preliminary work far in advance breaking ground. The new pool will not appear this year but work will begin.

There will also be work done on Continental pond. A sinkhole has developed on the west bank. This was caused by City drainage pipes, which they have acknowledged. This will be repaired as soon as weather permits. Native plantings will also be added along the banks to further stabilize the shoreline.

New playground equipment is also being ordered for both Cynthia and Continental parks. Tables and benches are already being refurbished for these areas. The soccer goals will return to Cynthia parks as soon as weather permits.

We are also having a reserve study done which will assist in evaluating both the physical and financial condition of our common property. The study will be available for homeowners to inspect when it is completed.

Jeanne Tassotto
Secretary, SHA Board of Directors

HAPPY VALENTINE'S DAY

WHO IS SUMMERLAKES?

In order for our Board to serve our large and diverse community we need to understand just who is living in Summerlakes. I have gathered some data to discover this information. The figures currently available from the 2020 US Census are only broken down to the zip code level, which in our case covers Warrenville as a whole. I was also able to get some information from CUSD 200 for Johnson School, which serves the majority of Summerlakes elementary school children.

I have lived in Summerlakes since 1985 and at that time our monthly assessments were \$14.85 which equals \$38.48 in today's dollars. At that time the vast majority of homeowners were young families with enough children to support our co-op preschool (morning and afternoon sessions T-TH for 3 year olds, M-W-F for 4 year olds, for Summerlakes residents only and with a waiting list). We also had a very full swim school that ran mornings all pool season. Both programs have been long since discontinued due to lack of demand.

In the past forty years our population has changed. According to the figures just released from the 2020 Census the breakdown for Warrenville is:

16.1 % over age 65
61.7 % ages 18-64
16.3 % ages 5-18
5.9 % under age 5

Since Covid, CUSD 200 has been supplying all students with free lunches. For the last year they published figures for free or reduced lunches (2015-16), 73% of Johnson School students received either free or reduced fee lunches compared to 29% of the District as a whole or 52.9% state wide.

This information indicates that Summerlakes is older than many of us thought, and with fewer children than many of us remembered from when we were raising families. Our needs and wants have probably changed as well. What programs, facilities, etc. would you like to see added, changed, improved or eliminated? Please let us know.

Jeanne Tassotto
Secretary, SHA Board of Directors



HOLIDAY LIGHTS

Don't forget! All exterior decorative holiday lighting and yard decorations must be removed from homes by March 1, 2022. For more information refer to the Summerlakes Bylaws or the City Code Enforcement Officer at 630-393-9050.

New Resident
Welcome 

Four new residents moved into Summerlakes during the month of January:

Jack Nile & Kelsey Kretman - Avondale Court

Danielle Soldat - Buckthorn Court

Marys Lane Hurlingham, LLC - Hurlingham Drive



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



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NO STREET PARKING AFTER 2" OF SNOW

City Code 5-3-9 states: No vehicle shall be parked on any street, roadway, or roadway shoulder: 1) for a period of twenty four (24) hours after the accumulation of two inches (2") or more of snow; or 2) until the street or roadway has been cleared of snow. The Police Department assists the Street Division during any snowfall event that produces two inches of snow or more by enforcing the City's parking ban on streets. The City Code is in place to keep the streets clear for snowplows to efficiently and safely remove snow curb to curb. While the Police Department does not have control over when snowfall will be removed from City streets, it is empowered to ticket and tow vehicles in violation. Towing of vehicles is predicated on various factors, which include the length of time the vehicle was illegally parked and the type of hazard it presents.

**NO
PARKING
AFTER 2"
SNOWFALL**

Property owners are encouraged to remove snow and ice from the sidewalk in front of their homes as a neighborly gesture. 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 adjacent to these sections of sidewalk to remove the snow and ice.

Grades K-8

YOUTH SPRING SOCCER LEAGUE



3S260 Warren Avenue | Warrenville, IL 60555
630.393.7279
www.warrenvilleparks.org

League Features:

- ◆ Co-Ed teams grouped by grade: K-1, 2-3, 4-5, 6-8
- ◆ 6 Game Schedule with Referee
- ◆ End of Season Awards
- ◆ Saturday Games
- ◆ Jersey and Socks Included in Fees
- ◆ Volunteer coaches are always welcome & needed!



Dates:

Practice begins the week of April 4th
Games played from April 16th to May 21st

Times:

Games are on Saturdays
beginning at 9:00 am

Location:

Grace Church of DuPage &
Hubble Middle School

Fees:

\$68 Resident

\$78 Non-Resident

Registration Deadline:

March 24th

*A \$10 nonrefundable late fee will be charged per player for registration taken after March 24, 2022.



SUMMERLAKES HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
January 13, 2022

The meeting was called to order by President Steve Lewis at 7:00 pm.

Present: Steve Lewis; Harlan (Nick) Davis; Fred Baker; Mike Dobosiewicz; Megan Kleiber; Jeanne Tassotto; Pam Watts (arrived 7:03)

Homeowners present: Dave Alder; Daniella Ciolino; Kirstin Davis; Nancy Dunham; Tricia and Brad Spicer; Jim Swale

Homeowner Comments: Dave Alder asked about an answer to an e-mail he had sent. Question was answered from the Board. He also asked why there was no opportunity for HO comments before each vote. Board will take under advisement.

A question was also raised about increasing assessments this year. He was assured that assessments will not increase this year but the subject will be discussed later this year.

Boardmember Comments: M. Kleiber suggested that homeowners be given the opportunity to speak on matters discussed during the meeting prior to adjournment.

Secretary Report: J. Tassotto submitted a thank you note for a donation from homeowners and requested board members to sign.

Minutes were submitted for approval. **Motion** by M. Dobosiewicz to approve, seconded by M. Kleiber - Motion carried.

Treasurer Report: December financial reports were submitted by Treasurer Baker. **Motion to approve** by M. Dobosiewicz, seconded by H. Davis - Motion carried.

Old Business:

President Lewis reported that we are awaiting bids on work for both the Clubhouse ceiling and the whirlpool.

New Business:

President Lewis asked if we should resume the Easter Egg Hunt and Summer Picnic this year. Board members were polled and it was decided to begin planning for these events. Easter Egg Hunt will occur one week before Easter, Picnic the third week in July.

Landscaping - We have received a bid to renew our landscaping contract with our current provider. Costs are significantly higher so additional bids are being sought.

Continental pond - maintenance costs will increase this year due in part to erosion issues caused by City owned drainage pipes. President Lewis is continuing to work with the City to resolve this problem which the City states will be addressed in the spring.

Architectural Committee:

The following has been established as the snow shovel priority schedule:

1. Steps from Parking Lot to Front Entrance
2. Parking Lot
3. Front sidewalk from Parking Lot to Front Entrance
4. Walkway from Parking Lot to kitchen door
5. Sidewalk from south edge of lake to Johnson School
6. Sidewalk west side of Shaw Batavia Road to Johnson School.

The soccer nets at Cynthia Park have been stored for winter.

Motion to adjourn by F. Baker, seconded by H. Davis - Motion carried

Meeting adjourned 7:37pm.

February

Sun Mon Tue Wed Thu Fri Sat

		1	2 	3	4 	5 <i>Rental 1-6</i>
6 	7	8 	9	10 <i>Board Mtg. 7pm</i>	11 	12 <i>Rental 1-6</i>
13	14 <i>Happy Valentine's Day</i>	15	16 	17	18 	19 <i>Rental 1-12</i>
20	21 <i>HAPPY PRESIDENTS DAY!</i>	22		24 <i>Architecture Mtg. 7pm</i>	25	26 <i>Rental 7-12</i>
27	28 					

Motions of Board of Director's Meeting January 13, 2022

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

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



BOARD MEETING
February 10, 2022
7:00 PM



ARCHITECTURAL MEETING
February 24, 2022
7:00 PM