

Summerlakes



The Newsletter of the Summerlakes Homeowners' Association

January 2026

*Summerlakes Homeowners' Association
35020 Continental Drive
Warrenville, Illinois 60555
630-393-3033*

FACILITY HOURS

FALL/WINTER

CLUBHOUSE

**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	David Harding
Vice-President	Harlan Davis
Treasurer	Fred Baker
Secretary	Frank Palenica
Director	Susan Meduga
Director	Syed Ali
Director	

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PRESIDENT'S MESSAGE

Dear Neighbors,

As we move into the new year it's time to reflect on 2025 and look forward to 2026. The past year was my first on the Board of Directors and thus was a time of learning about the Summerlakes Homeowners Association operations. Most of us don't think about the details when things go smoothly, and, for the most part, things did go fairly smoothly in 2025. With the exception of a little interference from the weather, the swimming pool had a very good season. Our new maintenance company did a good job with the small ponds north of Batavia Rd. Behind the scenes, we made progress collecting some long-term delinquent dues.

As we enter 2026, the Homeowners Association is in good financial condition, with what seems to be a sensible reserve fund. To aid our planning we will be commissioning a study of future needs, updating the study from three years ago and guiding our 2027 budget.

One frustration of last year was the hot tub situation at the Clubhouse. New safety regulations prevented the renewal of our operating permit until we had an engineering assessment and fixed any problems it identified. Since these regulations hit every hot tub in the state, the few specialized engineers have been in great demand. At this point we are still waiting for our report. Once that comes through, we expect to need to have some fairly extensive work done on the water circulation system.

We are also planning to address a plumbing problem in the Clubhouse locker rooms. Over approximately 50 years the building foundation has settled a little, causing cracks in the wastewater lines from the showers and toilets. The irregularities impede the flow and have caused back-ups. Tearing up the floor and replacing the lines will obviously be very disruptive, so we are aiming to specify the work in detail, find a contractor, and complete the work before pool season begins at the end of May. Given our all-volunteer board and the requirement to make decisions in open meetings, that feels to me to be an ambitious schedule. If it appears we won't be able to meet the schedule, I expect that we will decide to postpone the work until fall.

Speaking of getting things done, the Board could certainly use help. Other major infrastructure issues on the horizon include the bridge by the Clubhouse and dredging the small ponds. If you have time, expertise, knowledge, or contacts in any of these areas that you can contribute, we would be very interested in hearing from you. As of this writing there is also a vacancy on the Board, so if you are interested in helping with operations and making critical decisions we want to hear from you. The Board expects to appoint someone to fill the vacancy at the January 8 meeting, so please contact Mickie Speedy at the Clubhouse (630-393-3033) by January 5.

David Harding, President

Summerlakes Homeowners' Association



2026 ASSESSMENTS

Monthly assessments for the year 2026 will be **\$45.00**. This monthly amount will start at the beginning of January 2026. End of the year statements and Payment coupons for 2026 were mailed out to homeowners at the end of December. If you did not receive yours, 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.

SIDEWALK SNOW REMOVAL

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.



WINTER POND ADVISORY

WARNING! For your safety and the safety of your children it is highly recommended to stay off the ice at the Summerlakes pond during the winter months. The water depths are unknown for certain and are varied throughout the pond, therefore making the ice thicknesses varied as well. The changing temperatures we've had lately also make it difficult to know whether the ice in any one area is solid enough to be on. We don't want to see any catastrophes. Please inform your children of the dangers and to avoid walking, playing or throwing things on the ice this winter.

If you see anyone on the pond, don't hesitate to call the Clubhouse or 911.



Groot will pick up **one Christmas tree per house** for free during the first two weeks of January: The weeks of January 5 and January 12.

The collection will happen on your **usual trash days** (Thursday or Friday).

Place trees at curb, remove ornaments, lights, wiring, and tinsel. Groot will also take **garlands and wreaths**.

If you've got the space, consider placing your tree in a cozy corner of your backyard. It'll make a great little **shelter for animals** during the winter.

Recycle Holiday Lights



* Broken holiday lights can't go into your curbside recycling bin. * Instead of tossing them out or putting them in the bin, bring your broken lights to the Warrenville Park District! * Take lights to Warrenville Park District Recreation Center's lower level lobby, 3S260 Warren Avenue, now through

January 31, 2026.

ACT TEST PREP

Warrenville Public Library

Saturday, January 17

10-11am

Are you ready for the
Enhanced ACT?

Register Online

www.warrenville.com

or call 630-393-1171



*The SHA Staff & Board of Directors
wish all of our residents and their
families a prosperous, happy and
healthy New Year!*

Congratulations to the 2025 Christmas Light Decorating Contest winners. Thank you to our judges for taking the time to drive around and do the voting, and to all who participated. So many beautiful lights - be sure to get in on the fun next year!



Leominster Court



Harvest Court



Wildwood Court

New Resident
Welcome 

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

Eric Stotko & Jacqueline Hawking - Cottonwood Court

Nicholas Veliotis & Caroline Caesar - Holyoke Court

Louise Annette Hatchett - Bayview Court

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



January

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



Board Mtg.
7 pm

Rental 11-4

Rental 11-4

Board of Director's Meeting December 11, 2025



- Motion:** To approve the November minutes as written. Motion carried.
- Motion:** To approve the minutes of the Annual Meeting as written. Motion carried.
- Motion:** To approve the November financial reports as written. Motion carried.

BOARD MEETING
January 8, 2026
7:00 PM

