

Summerlakes



The Newsletter of the Summerlakes Homeowners' Association

November 2019

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

FACILITY HOURS

(Fall/Winter)

Monday-Friday, 9:00 a.m. - 8:00 p.m.

Saturday, 11:00 a.m. - 5:00 p.m.

Sunday, 11:00 a.m. - 5:00 p.m.

Clubhouse Phone: 630-393-3033

Clubhouse Fax: 630-393-3507

summerlakes@summerlakeshomeowners.org

BOARD OF DIRECTORS

President	Robert Olejarz
Vice-President	Mike Dobosiewicz
Treasurer	Steve Lewis
Secretary	Gail Smith
Director	Fred Baker
Director	Samantha Zygiel
Director	Chris Drong

IN THIS ISSUE

BOARD ELECTION/CANDIDATES

2020 PROPOSED BUDGET

WPD BASKETBALL

HOLIDAY CLOSING

Waste Management Stickers are
available for purchase at the Clubhouse for

\$5.04 per sticker.

November





Youth Basketball Leagues



Bitty Basketball League Grades 1-2 \$70 Res / \$79 Non Res Registration Deadline: January 3 League Dates: January 25 - March 14	Co-Ed Youth Basketball League Grades 3-4 \$100 Res / \$115 Non Res Registration Deadline: December 6 League Dates: January 11 - March 14
Boys Inter-District League Grades 5-6 \$105 Res / \$115 Non Res Registration Deadline: November 25 League Dates: January 4 - March 15	Girls Inter-District Basketball League Grades 5-6 \$105 Res / \$115 Non Res Registration Deadline: November 29 League Dates: January 4 - March 15
Boys Inter-District Basketball League Grades 7-8 \$105 Res / \$115 Non Res Registration Deadline: November 25 League Dates: January 4 - March 15	Register on or before each league registration deadline to avoid \$10 non-refundable late fee.



**For more information or to register:
www.warrenvilleparks.org or call 630.393.7279**

LANDSCAPE & YARD WASTE COLLECTION ENDS NOVEMBER 30th

Leaves and grass cuttings must be contained in either a 30-gallon biodegradable paper bag or a standard 30-gallon garbage container. Containers must clearly display a YARD WASTE ONLY decal, which can be obtained from City Hall. Remember, all containers and bags require refuse/yardwaste stickers.

No garbage or yard waste collection services will take place on November 28th, Thanksgiving Day. The regularly scheduled pickup will be delayed by one day.

Please do not put your refuse/yard waste containers out on the curb any earlier than 24 hours prior to your scheduled pickup day.

ANNUAL MEETING & BOARD ELECTION

The Annual Meeting and Election for the Board of Directors will be held this month on Thursday, November 14th. This year we will be filling three (3) open positions for the SHA Board of Directors. We currently have four candidates interested in filling these positions; Steve Lewis, Currey Blandford, Mike Spans, and Christopher Drong. Voting materials were mailed out to homeowners the first week of October-Proxy/Absentee Ballots were included to use in the event you are unable to attend the Annual Meeting. If you are unable to attend the Annual Meeting and vote in person, please return your signed Proxy/ Absentee Ballot to the Clubhouse before November 14th.



CURREY BLANDFORD

My name is Currey Blandford. I am running for election to the board of Summerlakes. I would love your vote so I can help make Summerlakes a great place for us all.

I am a pastor, entrepreneur and podcaster. I have lived in Summerlakes for over 8 years with my wife and 3 children. We love Summerlakes because the people are the best around. We have found it to be an incredible community in which to raise our family.

My favorite part of Summerlakes is the amenities we all get to share. I want to make sure those resources are safe inviting places for us all to use. The common areas we all share are what make us a community. I would love to see improvement to the playground and pool areas.

I want to make sure that Summerlakes can be that place for all of the residents. I want to see Summerlakes be a safe, prosperous community for us all to thrive.

CHRISTOPHER DRONG

My name is Christopher Drong. I am up for re-election to represent you, the homeowners, on the Board of Directors. I have been on the Board for 3 of the last 4 years, with me taking a year off when I took the Maintenance position with Summerlakes. I would like to ask for

Since I have gotten on the Board, we have started working on getting our shoreline stabilized, replaced the leaking roof, replaced most of the windows in the annex building and the clubhouse, and many other projects. I recognize many other areas that need improvement and have the ability to prioritize things so that we can be more efficient with our spending. Over the next few years, we need to repave the parking lot, replace the pool, repair or replace the bridge, repair or replace playground equipment, and continue to work on the overall appearance of our grounds.

Before taking the position with Summerlakes, I successfully managed a mid-sized Landscaping Company that specialized in Homeowners' Associations. I also worked in the irrigation and landscaping industry for many years before that. I took the job with Summerlakes because I saw a need for someone to be able to help Mickie bring the day to day issues to the attention of the Board and to make sure we are dealing with the right contractors and getting what we pay for, in regards to services that cannot be handled in house (i.e. the shoreline stabilization, the replacement of the windows, etc).

In closing, I ask for your vote in the upcoming election so that I can continue to faithfully represent the Homeowners of Summerlakes and to keep Summerlakes a wonderful place to live and be a part of a community.

PROPOSED BUDGET FOR 2020

Following is the proposed budget (Income vs. Expense) for the upcoming year. Please take a look at it and send any comments or concerns that you may have. The Board of Directors works very hard to spend your money in the most efficient way to maintain and improve the Clubhouse and the common areas. This takes a lot of time and effort from the Board members, and these efforts are greatly appreciated. Again, this is the proposed budget, subject to change. The final 2020 budget will be approved and voted on at the Annual Meeting .

INCOME

Assessment

Pool Reserve Fund	\$66,672.00
Assessment - Other	\$377,808.00
Total Assessment	\$444,480.00
Clubhouse Rentals	\$7,500.00
Document Fees	\$3,800.00
Interest Income	\$500.00
Late Fees	\$6,000.00
Legal Fees	\$8,000.00
Newsletter Ads	\$1,000.00
Income - Other	\$3,000.00
Total Income	\$29,800.00
Gross Income	\$474,280.00

EXPENSE

Bank Fees

Account Charges	\$1,200.00
Total Bank Fees	\$1,200.00
Capital Improvements	
Building Capital Expense	\$44,448.00
Pool Capital Expense	\$44,448.00
Grounds Capital Expense	\$22,224.00
Total Capital Improvements	\$111,120.00
Dues & Subscriptions	\$300.00

Insurance

Automobile	\$5,000.00
Employee Health	\$9,000.00
Workmans Comp. & General Liab.	\$13,000.00
Total Insurance	\$27,000.00

Maintenance

Building	\$22,224.00
Grounds	\$11,112.00
Pool/Spa	\$22,224.00
Supplies	\$6,000.00
Tractor Expense	\$2,000.00
Vehicle Expenses	\$1,000.00

PROPOSED BUDGET FOR 2020, *continued*

Office Expense

Outside Services	\$4,200.00
Postage	\$7,000.00
Supplies	\$1,000.00
Total Office Expense	\$12,200.00

Other Expense

Activities Expense	\$7,000.00
Licenses and Permits	\$3,000.00
Uncategorized Expenses	\$0.00
Uniforms	\$500.00
Total Other Expense	\$10,500.00

Payroll Expenses

Payroll Expense; Taxes	\$10,000.00
Payroll Processing Charge	\$2,700.00
Wages	\$130,000.00
Total Payroll Expenses	\$142,700.00

Professional Fees

Accounting	\$500.00
Legal Fees	\$20,000.00
Total Professional Fees	\$20,500.00

Utilities

Cable TV	\$800.00
Electric	\$16,000.00
Gas	\$12,000.00
Internet	\$600.00
Refuse Removal	\$2,000.00
Telephone	\$1,800.00
Water	\$2,100.00
Utilities - Other	\$400.00
Total Utilities	\$35,700.00

The Staff & Board of Directors would like to wish our SHA friends and families a Wonderful Thanksgiving Holiday!

Total Expense	\$424,580.00
Total Income for Reserve	\$49,700.00



The Clubhouse will be CLOSED on November 28th and 29th for the holiday. The Staff and Board of Directors would like to wish our SHA families and friends a wonderful Thanksgiving holiday!



Curt Ammons 773-710-2472
ammonsrealestate.com

THE PROOF IS IN THE NUMBERS

When selling your home, it is critical to partner with a real estate professional that has a proven track record and holds themselves accountable to a very high standard.

These numbers depict not only the trajectory of my business, but the expertise, dedication and commitment that you will receive.

Your property will be sold quickly, with the least amount of hassle, and for top dollar. So give me a call, Hopefully you'll see, my numbers speak for themselves.

92%

My homes are marketed better than 92% of the market!

96%

Out performed 96% of the market in advertising and online views!

17Yrs.

I have lived in this community for 17 years. I know the area, the people, and how to get you the most out of your home.



Curt Ammons-

ammonsrealestate.com curtammons@kw.com |
(773)710-2472 keller williams infinity

Each Office Is Independently Owned And Operated

RESIDENTS ENCOURAGED TO PROPERLY DISPOSE OF LEAVES THIS FALL

According to the DuPage County Stormwater Management website, autumn leaves are often blown or swept into storm drains and waterways and become a source of water pollution. Leaves decompose and release phosphorous into the water, which can result in algae blooms and decreased oxygen for fish.

However, water pollutants are not the only problem. Leaves can also build up along curbs, gutters, and storm drains, which blocks stormwater runoff from entering the drainage infrastructure. This can cause localized flooding during heavy rains.

Residents can help to keep excess leaves out of storm sewers and waterways by engaging in a number of activities:

Start a compost pile or add leaves to an existing one. Composted leaves and other organic materials are an excellent resource for fertilizing gardens in the summer months. Compost provides necessary nutrients, while also reducing the need for chemical fertilizers. Leaves can be chopped by using a mulching mower, which will decompose directly on lawns. The leaf pieces can also be collected and spread around flowerbeds and shrubs as mulch. If recycling leaves in-house is not an option, residents may take leaves to Midwest Compost, LLC (1195 W. Washington Street, West Chicago) for a fee. Collect leaves in a secure and properly sealed paper bag to ensure they do not blow into storm sewers or streams.



More information and additional resources are available on the County Website at www.dupageco.org. Select Departments > Stormwater Management.

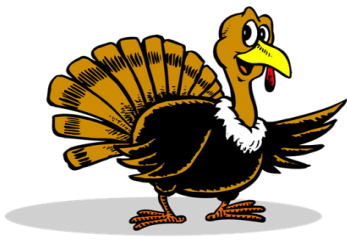
OUTDOOR BURNING REGULATIONS

With cooler weather arriving, please keep in mind the following permitted open burning regulations:

Branches and twigs may be burned as long as they are dry and do not cause a large amount of smoke. Recreational fires and small landscape waste fires are permitted up to 2 feet by 2 feet by 2 feet in an approved container with a spark arrestor as long as it is no closer than 15 feet to any temporary or permanent structure (including fences, garages, houses, patios, etc.). Open burning in a container that is not approved and no larger than 2' by 2' by 2' in size, must be located 50 feet from any temporary or permanent structure and must be covered with a spark arrestor. Open burning greater in size than 2' by 2' by 2' requires an open burning permit, which may be obtained at City Hall. Open burning greater than 5' by 5' by 5' is not permitted except for ecological management, and requires an IEPA burning permit. Violations of the open burning ordinance may result in a \$75 fine.






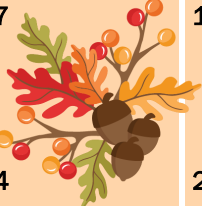




Please call the Community Development Department at (630) 393-9050 for more information.





November



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3 	4	5 	6	7 	8 	Rental 1-6
10	11 	12	13	14 Board Meeting 7:00 pm	15	16 Rental 1-12
17 	18	19	20 	21	22	23 Rental 7-12
24 Rental 12-5	25	26 	27	28 	29 	30 Rental 7-12

Motions of Board of Director's Meeting October 10, 2019



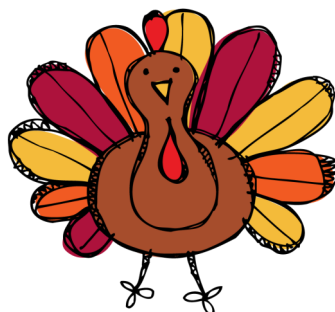
Motion: To approve the September minutes as written. All Ayes.

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

Motion: To approve up to \$50,000. for the replacement of the brick stairway and entrance-way with concrete. All Ayes.

Motion: To approve \$874.00 for the rental of a lawn aerator for a week. All Ayes.

NEXT BOARD MEETING
ANNUAL MEETING
November 14, 2019
7:00 PM



ARCHITECTURAL MEETING
October 24, 2019
7:00 PM

Halloween Party 2019

Thanks to everyone who braved the extremely wet weather this year and attended the Halloween Party. We had to cancel the outdoor activities but "Mr. Freeze" put on a great show and indoor fun was had by all.

