

May-June 2012



Briarcliffe Lakes Manor Homes Homeowners' Association

President's Message

Hello Briarcliffe Community. The Board has a busy agenda for this summer and a lot of information to get through in this newsletter, so I won't take up too much space this month.

The topic on everybody's mind right now is the College of DuPage expansion project. Management has been active in gathering as much information on the project as they can, and several individual unit owners took their personal time to address the topic at a couple of County Board meetings in May. Additionally, the Association had its attorney present at those meetings. See the management report for the most up-to-date information on the expansion project.

---Sean LaFortune

Management Report

The Board and management have attended the COD expansion zoning meeting that took place on May 10th, 2012, several homeowners from the BLMH community as well as all surrounding communities attending this meeting to voice their concerns for the over expansion of COD. There were over 400 in attendance protesting against this expansion. The Dupage County Zoning Board committee extended this meeting to May 21, 2012, since there were so many in attendances at the May 10th meeting that the Board was unable to hear all the complaints and concerns from the owners.

The Association has sent a letter of concerns to the Board of Directors for the College of Dupage as well as the Glen Ellyn Township Board. The Association has voiced the concerns of the owners with respect to the planned buildings that are along the property lines of the Association as well as our concerns for the water treatment center and water tower. Currently COD has no immediate plans for this expansion; according to COD this expansion is a 3 – 10 year plan for the expansion of the campus. At this time no decisions have been made by the County Zoning Board for the approval of this expansion.

Management and the Board of Directors will update owners as the discussions between the Association and the directors of COD continue. The Association encourages owners to contact the local elected representatives and COD Board of Trustees to continue to voice their concerns for the over expansion of the COD campus.

---Dave Grill

Watering Restrictions The outside spigots are separately metered for association use. **No automobile or other washing!** The City of Wheaton restrictions are in effect May 15-Sept. 15. Lawns at odd-numbered addresses may be watered on odd-numbered days and those with even-numbered addresses are limited to even-numbered days. Watering is prohibited Noon to 6 p.m.

Briarcliffe Lakes Manor Homes Homeowners' Association

Director Reports

❖ Treasurer's Report – Late Fees

It is each owner's obligation to pay his or her share of the assessments on the 1st of each month. The Board of Managers have given a 15 day grace period prior to the \$50.00 late fee being added to the account.

- If a payment is received after the 15th of the month, the payment is late and the late fee is charged.
- If no payment is made after 30 days, management sends a statement of account stamped with a 5 day demand notice.
- After the 5 days, if no payment or response is received, the account is turned over to the Association's attorney for collection.
- The first demand notice from the attorney is a \$200.00 charge that is charged back to the delinquent account. That is correct, **all legal fees** incurred by the Association are charged back to the unit owner's account.
- If the demand notice is not responded to, the attorney files a forcible entry and detainer lawsuit. The initial charge for the filing will be between \$700.00 and \$1,000.00 depend on the amount of research that is needed to be done. Then there is the trial charge and other miscellaneous legal fees like filing with the court clerk and performing tract searches. By the time the judge sees the case, which a few months after the filing, the legal fees and late fees are well over \$1,000.00.
- If the account is still delinquent and no payment arrangements are agreed upon, the Association is usually granted possession of the unit until the assessments are paid in full. The Board of Managers can elect to rent out the unit to try to recoup the delinquent amount due the Association. Once all of the money is recovered, the unit is turned back over to the unit owner.

Assessment collections are what make the Association run, so it is important that you make your payments on time and keep a zero balance on your account. By reviewing your statement each month and paying any fines or fees that might occur you will avoid all the charges that I've listed above.

If you ever find yourself in trouble with making your payments, contact the Board or Management sooner rather than later to try and work something out prior to attorney action as the legal fees can make it much more difficult to get caught up.

Please, remember the Board has a fiduciary responsibility to all owners to collect the assessment in full, so any payment requests need to have an aggressive re-payment structure and a short time-line to be considered. The Board has the right to deny any request.

Cont'd above, at right

-Treasurer's Report, cont'd from below, at left--

One last thought, the attorney fee structure can change without notice.

In closing, please pay your fees on time. We need the money to operate the Association and no one can really afford all these extra charges.

--Sheryl Bailey, Treasurer

❖ Welcoming

After a lull with only one sale in January 2012, there have been four additional sales this spring, so now we have a total of five sales for 2012. That's cause for some optimism. Welcome Packets will be provided to the new unit owners.

By now I am sure most everyone is aware of the ongoing issues with COD regarding their proposed expansion. I and three other board members recently attended the first COD petition meeting before the DuPage County Zoning Board Commission on May 10. The Zoning Commission scheduled a second meeting on May 21, and I and the same three board members also attended that meeting. Three of our board members spoke before the Commission on May 10 and May 21, and made excellent presentations. Members of neighboring associations, as well as individual residents, have also voiced their concerns, etc. at both meetings, so BLMH is not alone in this battle.

--Sondra Seery, Welcoming Director

❖ Landscaping

Spring Pruning, cleaning, fertilization and shrub plantings are just about complete. Grass sowing will continue throughout the spring and summer months. Several areas around the north and south lakes have been scouted for rip rap on the banks to slow erosion. Plans are still on the drawing boards as to the best stone to use on the shorelines. Bids are being received for new trees to be planted in areas under construction. Grass mats will be placed on those areas when work is completed.

Landscape enhancement projects are in the hopper following the phase one mulching schedule.

Dover Court: Remove sparse turf areas to accommodate new plantings. Grow low sumac massed under tree canopy. Blue grass seed to spread.

Lakecliffe Drive: Remove damaged shrubs and replace with Slow Grow Sumac. Plant Japanese Forest Grass. Pulverize topsoil where needed. Removed dead or dying shrubs from around units.

Thames Court: Install 4-inch river rock along drainage swale approximately 40 ft. x 3 ft. Install Limelight Hydrangea around foundations. Pulverize topsoil where needed.

Please remember if you spot or need landscape problems acted on call D&G management and ask them to enter a work order.

--John Scudder

Briarcliffe Lakes Manor Homes Homeowners' Association

Director Reports - continued

❖ Architecture & Maintenance

The association is working on roofing, stream, street, driveway, entrance, painting and numerous other projects for 2012; many require coordination with landscaping. Here's some highlights:

Roofing Project: We continue this project to replace the roofs of the association. In May the board approved six for 2012 and with that group, I'm pleased to report that we've replaced about 57% of the roofs, over 27% in the last two years! If future boards allow, all will be completed within 5 years (2016-2017).

Roofing specifications will be going for bid, possibly by the time you read this. Buildings for 2012 include:

- 1705-1707 Lakecliffe
- 1710 Lakecliffe
- 1712-1714 Lakecliffe
- 1734-1736 Harrow
- 1719-1721 Lakecliffe
- 1750-1752 Plymouth

I've been asked the age of our roofs. The previous roofing project began in 1991 and was completed in 2000.

Waterfall #2 Project: The replacement of the patio area in the vicinity of Waterfall #2 is moving ahead. Details of the current Phase 1 were reported in earlier newsletters, and a detailed presentation made in April. The project includes diverting the stream, new bridge, patio and walks. Work is progressing at a good pace, as can be seen in the photos. The stream will be running, and walking paths will be opened, as soon as possible. However, it's difficult to provide exact dates, because of weather and other interferences. I do expect you will again see a lovely, bubbling brook in time for summer.

Phase 2 which includes the new patio area and finalized walks scheduled for 2013. Photo on May 19:



Photo on May 22:



-A&M Report, cont'd from below, at left--

Stream Repairs: As part of the work in the vicinity of Waterfall #2, the board approved stream repairs. Here's a section which has been cut out and will be replaced:



Lakecliffe Repairs: Lakecliffe has a number of holes or deteriorating sections. They have been marked for repair in 2012.

Gloucester Pump Pit for Waterfall Number 3: The repairs have been completed, and some landscaping completed:



Benches on Salisbury and Dover: The board has approved the purchase and installation of two new benches.

Concrete Work for 15 Addresses: The board has approved concrete work for entrances and driveways for the 15 new driveways for 2012.

Modifications for Pavement and Drainage Projects: As a result of walk-throughs with maintenance, management and our arborist and subsequent board review, there will be additional landscaping modifications at eight entrances in 2012.

College of DuPage: Two letters were prepared, including ground based photos, aerial photos and a diagram. The first was a 5-page letter submitted to the Zoning Board for the May 10th meeting. I made a brief statement at that meeting. Based on COD's statements a second, 7-page letter was prepared and submitted to the board of trustees of the college, as well as to the Zoning board, the county, City of Wheaton, Village of Glen Ellyn, and to other parties. On May 21st a 3-page letter of reply was received from the attorney representing the college.

Personal Cell Phone: I've removed the cellphone I purchased for association business from the board contact list. This was a \$300 "experiment" paid for by me. I will be reachable via US mail, email, management, and of course, during association meetings. Owners who provide a phone number will get a telephone reply, if that's necessary and/or appropriate.

That's all, for now, but there will be more in future newsletters!

-Norm Retzke, Vice President

Briarcliffe Lakes Manor Homes Homeowners' Association

❖ Monthly Association Meetings

The association board meets on the second Thursday of each month (except December) at 7:00 p.m. The next meeting date is listed on your monthly association fee payment stub. Unforeseen circumstances may change this, including weather issues. Check the official website BLMH.org for updates. Typical business includes:

- Reviewing status of current projects;
- Evaluating vendor performance;
- Discussion of and decision on any new projects;
- Monitoring financial status;
- Responding to homeowners' questions and concerns;
- Directing Management on specific assignments.

Board meetings are open to all Briarcliffe Lakes Manor Homes owners, except when the board convenes into Executive Session to consider sensitive issues, such as delinquent accounts, legal issues or rules violations.

MEETING SCHEDULE as it currently exists, for the remainder of 2012:

June 14, July 12, August 9, September 13, October 11 (Budget Workshop), November 8.

Annual Meeting – September, specific date to be announced.

BOARD MEETING LOCATION – Subject to Change

Wheaton Community Center, 1777 S. Blanchard Road, Wheaton, Illinois

❖ Committees

The association has a volunteer Board of Directors/Managers comprised of owners who donate their time and talents to the betterment of your association. They agree to operate as fiduciaries, put aside personal agendas, and operate the association as a business in a fair and uniform manner in which all owners are equally represented.

This is without doubt a difficult task, made more difficult by the extreme economic situation which began with the recession in 2007. The board performs a variety of tasks, including the preparation of this newsletter and the association website.

Owners are encouraged to support the board in performing its fiduciary duties. Owners may assist as members of the committees, which include finance, welcoming, maintenance, landscaping, architecture and rules enforcement. Anyone wishing to join the committee, and make a contribution to the association and to your neighbors, please contact management or the President.

Board of Directors

Sean LaFortune
President

1703-D Lakecliffe

Sheryl Bailey
Treasurer

1777-D Gloucester

Norman Retzke

Vice President, Architecture & Maintenance

1733-B Harrow Court

NormAtBLMH@earthlink.net

Brian Collins

Rules and Regulations Director

1773-A Gloucester

Sondra Seery

Welcoming Director

1777-A Gloucester

John Scudder

Landscape Director

1713-B Lakecliffe Drive

(630) 935-8489

johnarrell@hotmail.com

Management

G&D Property Management

Dave Grill, dgrill@gd-pm.com

412 Eisenhower Lane North, Lombard, IL 60148-5706

Phone: 630.495.4466 (Manager at extension 204)

Fax: (630) 495-4468

After-Hours Emergency Number

If serious conditions, such as water leaks in your unit or garage, warrant prompt attention after 5 p.m. on weekdays or during the weekend, you should call the after-hours emergency number:

(847) 923-6060

You may also call the management office number and stay on the line for the recorded message to give you the emergency number.