

Summerlakes Sun

December 2015

The Newsletter of the Summerlakes Homeowners' Association

*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

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*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!

REMINDERS 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.

December 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6 <i>Hanukkah Begins</i>	7	8 	9	10 <i>Board Meeting 7:00</i>	11 	12
13	14	15	16	17	18	19
20 <i>Rental 12-5</i>	21	22 <i>1st Day of Winter</i>	23 	24 <i>Clubhouse Closed</i>	25 <i>Merry Christmas!</i>	26 <i>Rental 1-6</i>
27	28	29	30	31 <i>Clubhouse Closed</i>		

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...

Why most real estate advertising will never sell your house – and what to do about it...

How To Sell Your House For Top Dollar - Fast!



Find out how much your house is worth – for free over the phone...

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.

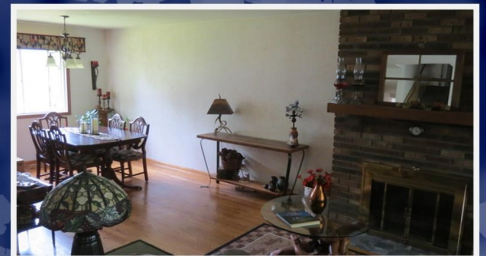
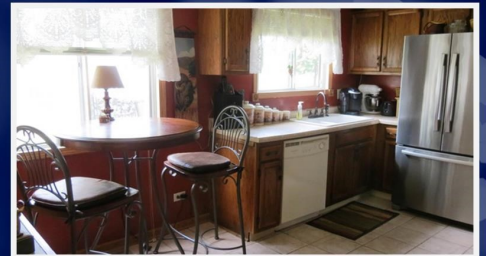
Compliments of Dan Walsh, Baird & Warner Real Estate.
Summerlakes homeowner and resident for 24 years.
Cell/Text 630 205-6263

Brrrr, Baby it's COLD Outside!



30W191 Cynthia Ct.
Warrenville, IL.

Chase the Chills
away in this
Beautiful Home!



What's happening in Summerlakes!			
Pending	2S644	Wildwood Ct.	\$135,000
Pending	30W140	Maplewood Ct.	\$154,900
For Sale	2S648	Wildwood Ct.	\$179,900
For Sale	2S643	Wildwood Ct.	\$205,900
For Sale	30W191	Cynthia Ct.	\$227,900

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

**Daniel
And
Associates
Real
Estate**

www.daare.com