

Summerlakes



The Newsletter of the Summerlakes Homeowners' Association

December 2023

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

FALL/WINTER FACILITY HOURS

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	Trisha Sowatzke
Vice-President	Harlan Davis
Treasurer	Fred Baker
Secretary	Jeanne Tassotto
Director	Cyndee Chopp
Director	Steve Lewis
Director	Adam Rispens

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HOLIDAY LIGHT CONTEST

Summerlakes will once again be sponsoring a
Holiday Light Decorating Contest for the
"Best Decorated Homes"

All Homeowners are invited to participate!

The three (3) best lit houses overall in the area
will be chosen, and each winner will be awarded a
\$100.00 cash prize.

To participate, call the Clubhouse at 630-393-3033,
or email michele@summerlakeshomeowners.org and
register before 5:00 p.m. on Saturday, December 16th.

Judging will take place on Sunday evening,
December 17th, so be sure your lights are turned
on. Winners will be notified on
Monday, December 18th.

Everyone is encouraged to join in the fun!

Let's make Summerlakes shine bright!

STATE OF THE ASSOCIATION

November 2023

It has been a very productive year at Summerlakes. To fulfilling our mandate of basic maintaining the community property for the use and enjoyment of Summerlakes we have been able to include many improvements as well. These include:

Playgrounds: We continued refurbishing the playgrounds at Cynthia and Continental Parks by adding paved paths around each swing and playset area. These paths make the playgrounds more accessible and also provide a place for children to safely ride or skate away from traffic. The paths also contain the playground mulch that has been added into this area.

Benches: Benches have been added to the playground areas as well as by Continental pond and the Clubhouse lake. These benches are vandalism resistant and are securely anchored in place.

Games: We've added to the disc golf course that was installed last year. Additionally a bags game is now available at the Clubhouse pavilion.

Spa: The spa area underwent a long renovation. All the wood areas were inspected and all mildewed areas were cleaned and repaired. The ceiling was cleaned and stained. The biggest, and most time consuming part of the project was the replacement of the crumbling floor. Once the old floor was removed it was replaced with a seamless flooring product that will be easier to maintain for years to come.

Flooring: The flooring product used in the spa area was continued through the downstairs hallway and pool locker rooms. In addition to being durable this flooring has brightened the entire area.

Lighting: Improvements have been made both inside and outside SHA property. The existing lighting in the Clubhouse, Annex Building and work areas has been replaced with 150 LED lights which are both brighter and more energy efficient. Outside solar lights have been installed over the steps into the Clubhouse and Annex buildings. These motion detecting lights increase the security and safety in this area without adding to our electric costs.

Water Heater: The water heater in the Annex building was replaced by an electric on-demand unit. This type of heater supplies hot water as needed and is both environmentally friendly and cost effective.

Cameras: It was time to replace the security system. The outdated system was upgraded to provide increased security in the public areas in and around the Clubhouse property.

TV Access: Like many SHA residents the ever increasing cost of cable access prompted us to cut the cable. We have installed an antenna which provides us with many broadcast TV channels. This change has reduced our bill from \$550. a month to \$200. (internet and phone).

Pool: After years of building up the needed reserve funds and doing lots of research and preparation work, the Board decided last year that we were finally ready to move forward with this project. We sought out bids and ultimately selected Sunset Pools and signed a contract with them. Since then we have gone over plans, and permit applications to the City and State have been submitted. The City has approved the project, and the State has requested some modifications and clarifications.

State of the Association, continued:

Pool, continued: The preliminary work of construction of an access road and demolition of the old pool has begun. The plans are for the present pool mechanical shed to be modified and expanded to accommodate the new filtering equipment. Work will continue as long as weather permits and will resume when conditions allow in the Spring. The current estimate for this project is \$900,000.

Pool Reserve Fund: We have budgeted for the new pool for several years. There have been increases in the monthly assessments that have, in part, been made to address this project. We are currently holding funds for this in both Chase Bank and Fidelity accounts. The majority of the funds held at Fidelity have been in CS's which are fully insured and have a guaranteed rate of return which has averaged to 5% per annum. We deposited \$640,000 last March and as of mid November have earned \$14,000 in interest. More of these CD's will mature next year which will increase this amount greatly.

Events: We are back to hosting community events at near pre-COVID levels. Attendance was hampered a bit by uncooperative weather for some activities but community interest is there and seems to be growing.

Repairs and Maintenance: As always the first duty of the Board is to maintain and arrange for needed repairs to SHA properties. This year, in addition to the usual mowing and general upkeep we had some unusual tasks. The creek between Route 59 and the Clubhouse Lake had been overgrown and needed to be cleaned up and brought back under control. While cleaning up a fire hydrant that the City had :lost: was discovered. The area around it was cleared and the hydrant is now back in service. Recently the City pointed out to us that a drain in one of our open areas had deteriorated and needed to be repaired.

2024 and Beyond: We fully expect to have completed the pool project and fully paid for it by Summer of 2024. During the construction period routine maintenance and non-pool activities will continue.

Additionally, we have discussed other projects beyond the pool:

Solar Panels: We have long discussed installing solar panels on the Clubhouse roof. This would greatly reduce our electricity costs.

Playgrounds: We'd like to add some more playground equipment for older kids to the playgrounds and other areas.

Continental Pond: The banks around this pond need to be stabilized either with rock, plants, or both.

Pickleball Courts: There have been requests for adding pickle ball courts.

Bridge: Work on the bridge will continue.

And, as always, we are interested in any suggestions from residents to make Summerlakes an even better place to live.

Submitted By Jeanne Tassotto, SHA Secretary



2024 ASSESSMENTS

Monthly assessments for the year 2024 will remain at \$42.00. Payment Coupons and End of Year Statements will be mailed out in mid December. If you do not receive yours by the new year, 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.

ANNUAL MEETING & BOARD ELECTION

The Annual Meeting and Election for the Board of Directors was held last month on Thursday, November 9th. This year we filled three (3) open positions for the SHA Board of Directors. There were only three candidates running this year, and they happened to be members of the current Board. Re-elected for the new term is Steve Lewis, Harlan Davis, and Adam Rispens. Thanks to our election judges this year; David Wood and Salvador Espinal. Your help was greatly appreciated. Thank you to everyone who took the time to run, vote, and show an interest in this year's election. The new term Board is as follows:

President - Trisha Sowatzke

Director - Cyndee Chopp

Vice-President - Harlan Davis

Director - Steve Lewis

Treasurer - Fred Baker

Director - Adam Rispens

Secretary - Jeanne Tassotto

GET READY FOR WINTER:



Mailbox Maintenance: Do an annual checkup: - Tighten loose hinges on the door. - Take care of rusty or loose parts. - Replace missing or faded house numbers. - Keep the path to your mailbox clear.

Be Salt Smart: Too much salt damages vehicles and infrastructure, harms pets and plants, and degrades rivers and wetlands. Find tips to stay safe and use less salt at: saltsmart.org/residents.

No street parking after 2" snow fall: The City prohibits on-street parking for 24 hours after two inches (2") or more of snow falls - or until the street or roadway has been cleared. This allows crews to efficiently and safely remove snow curb to curb. They plow primary streets first, followed by side streets, cul-de-sacs, and school crossings near schools.

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. Your help and donations are greatly appreciated. Happy Holidays!



The Summerlakes Homeowners' Association is inviting the community to contribute new, unwrapped toys for the 2023 DuPage County Toys for Tots program, hosted by the U.S. Marine Corps Reserve. Toys will be collected now through noon on Thursday, December 14th. Our drop-off box is located in the front entrance of the Summerlakes Clubhouse. Donations will be accepted for kids aged Newborn to 12 years old. Suggested items include:

- ♦ arts & craft sets,
- ♦ educational toys,
- ♦ hand held electronics,
- ♦ games, jewelry sets,
- ♦ model kits
- ♦ athletic equipment.

Thank You for Your Help!



NEED HELP??

Math, Test Prep,

Executive Function Skills

Long time Summerlakes resident
and TUTOR has openings for:

High School and

Junior High School Students

Please leave a voice message:

630-393-3939



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.



SIDEWALK SNOW REMOVAL

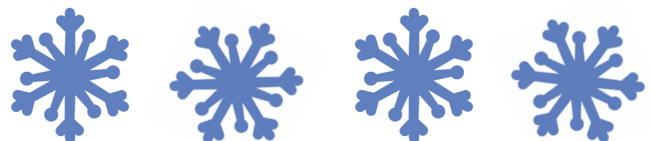
Property owners are encouraged to remove snow and ice from the sidewalk in front of their homes as a neighborly gesture. There are numerous areas throughout the City where the sidewalk is located in front of common property where there are no homes. In these instances, the City encourages the property owners adjacent to these sections of sidewalk to remove the snow and ice.



WINTER POND ADVISORY

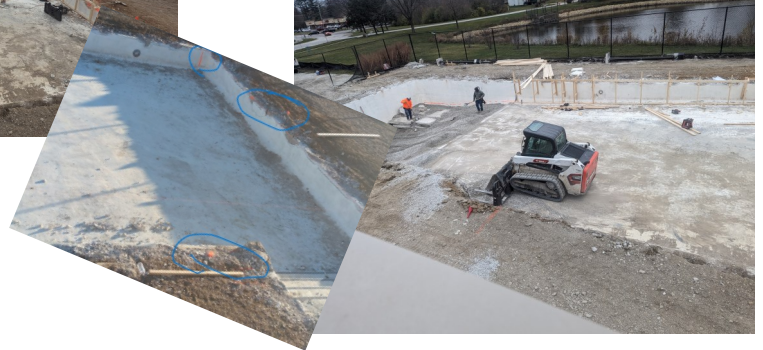
WARNING! For your safety and the safety of your children it is highly recommended to stay off the ice at the Summerlakes pond during the winter months. The water depths are unknown for certain and are varied throughout the pond, therefore making the ice thicknesses varied as well. The changing temperatures 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.



NEW POOL NEWS

With the weather being so nice in November, demolition and construction was able to begin on the new pool! Let's hope for a cooperative Spring so we can get this project completed!



Organic Worm Castings For Your Soil



\$1.50 per pound

Delivery
Available



Call or Text 630-442-8682



The Board and Staff of Summerlakes
wish all of our families a very Happy
Holiday Season!

The Clubhouse will be closed on
December 24th, 25th and 31st for the holi-
days

DECEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14 Board Mtg. 7:pm	15	16 Rental 1-12
17	18	19	20	21	22	23
24 Closed	25 Closed	26	27 Rental 4-9	28 Arch Mtg. 7pm	29	30
31 Closed				<i>Happy Holidays</i>		

Board of Director's/Election Meeting November 9, 2023



- Motion:** To approve the October minutes as written. Motion carried.
- Motion:** To approve the October financial reports as written. Motion carried.
- Motion:** To accept the proposed 2024 budget as written. Motion carried.
- Motion:** To nominate Trisha Sowatzke as new President. Motion carried
- Motion:** To nominate Harlan Davis as Vice-President. Motion carried.
- Motion:** To nominate Fred Baker as Treasurer. Motion carried.
- Motion:** To nominate Jeanne Tassotto as Secretary. Motion carried.

BOARD MEETING
December 14, 2023
7:00 PM



ARCHITECTURAL MEETING
December 28, 2023
7:00 PM