

Summerlakes



The Newsletter of the Summerlakes Homeowners' Association

January 2024

*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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**Welcome
2024**



NOT AN OPTION

Everyone who purchased property in Summerlakes became a member of the HOA and agreed to pay the monthly assessments. Each year when the new budget is made boards struggle to balance the rising costs of needed projects and ongoing maintenance with the income from of those monthly assessments. This, and previous Boards have been reluctant to raise these assessments steeply or often, and are determined to avoid special assessments. It hasn't been easy but we have managed to do this but it has become increasingly apparent that not all homeowners are doing their part of paying their assessments. Currently there are about 5% of our homeowners who are in or facing collections.

We understand that sometimes a payment is just forgotten, which is why we make the grace period generous, and the late fee low. We also are aware that sometimes people have gone through a rough patch and struggling to get back on track. Come in and we'll work out a payment schedule to help with this.

Ignoring the assessment payment is not an option. If a homeowner falls behind we send out a reminder letter. Most homeowners come in and settle their account at that point. Some choose not to pay, so this account is turned over to our attorney, which then adds another fee to the homeowner account. If the account is still not settled a court date is set for an eviction hearing. This also incurs more fees. If the account is not paid at this point the Association can be awarded the property. Yes, just like a foreclosure. The delinquent homeowner could be forced out of their home and would need to remove their possessions. Anything left behind will be cleared out, the locks will be changed (at owners' expense), and the house could be prepared for rental. SHA could be allowed to rent out the house until the entire debt (SHA fees and any costs incurred while in our possession, legal fees and court costs) is cleared. Property taxes and mortgage costs are still the homeowners' responsibility.

There are currently a few properties that are in the final stages of this process. There are more properties beginning this expensive eviction process. SHA does not want to seize anyone's property. We don't want to be landlords. We don't want to have to send anyone to the attorney for collections. All of this takes up staff time and ties up our funds while we work on collecting delinquent accounts. It is easier, and cheaper for everyone if accounts are kept current.

Please keep in mind:

- Assessments are currently \$42.00 per month, due on the first and charged a late fee of \$5.00 after the 15th.
- Monies received are applied to the oldest account first (including fees), which may result in the current month's account being charged a late fee if a payment doesn't clear the entire account.
- A yearly statement is sent out each year, and an account balance can be requested at any time.
- SHA is required by law to collect monthly assessments and collection costs. We cannot reduce or forgive past due amounts.
- The only employees authorized to set up a payment schedule are our office manager and our legal firm. The Board has final say on acceptance.

And, as always, harassment or abuse of our employees will not be tolerated.

Jeanne Tassotto
Secretary, SHA Board of Directors



As the new pool project is well under way, the Summer lakes Board would like to hear ideas from our members for future projects. As you may be aware, it takes a significant amount of time to research, plan and save for big changes. If you have ideas that would benefit our Summerlakes community please send them our way. We would love to start looking into what may interest our members and how

we can start planning for the future.

Some ideas that have come up, including a pickleball court, putting in a charging station for electric vehicles by the Clubhouse, outdoor playground equipment for older kids/teens, and even adding solar panels to the Clubhouse rooftops. We are always interested in ways to help with costs to keep our monthly assessments to a minimum, as well as improve our grounds for our members.

Thank you,

Summerlakes Board of Directors



*Vote for
your friend
& neighbor*

 **JUDGE**
JENNIFER BARRON

- The only candidate that is a sitting judge
- Appointed by unanimous vote of the Illinois Supreme Court
- Litigated multiple jury trials and argued cases before the appellate courts and the Illinois Supreme Court
- Volunteered with Giffords Law Center to Prevent Gun Violence and Prairie State Legal Services
- Served as PTA President at both Owen Elementary and Still Middle School
- Coached youth soccer at Wheatland Athletics Association



**In the Democratic
Primary on
March 19, 2024**

www.JudgeJenniferBarron.com

PAID FOR BY CITIZENS FOR JUDGE JENNIFER BARRON

2024 ASSESSMENTS

Monthly assessments for the year 2024 will remain at \$42.00. Payment Coupons and End of Year Statements were 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.

RECREATIONAL VEHICLE STORAGE

From November 16, to March 14, recreational vehicles, such as travel trailers, camping trailers, truck campers, boats, motor homes, jet skis, all-terrain vehicles, and other similar items, are considered to be in storage. Recreational vehicle storage in residential districts is not permitted in front yards or corner side yards, and all portions of street legal travel trailers must be on a permitted driveway. All recreational vehicles must be stored a minimum of three feet from buildings and five feet from property lines. A single recreational vehicle is allowed on lots 7,000 square feet or greater, with an additional vehicle allowed for each additional 20,000 square feet. No more than three total recreational vehicles are allowed to be stored outside on any residential property.

CHRISTMAS TREE & HOLIDAY LIGHTS DISPOSAL OPTIONS



* set trees out on your collection day from January 2-12

* place trees at the curb, remove ornaments, lights, wiring and tinsel



* take holiday lights to Warrentville Park District Recreation Center, lower level lobby, 3S260 Warren Avenue, through February 1



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.

NEW POOL UPDATE

Rebar and piping in - ready for concrete!



New Resident
Welcome 

Say hello to our new neighbors who moved in during the month of December.

Arthur Kozma (Continental Drive)

Nathan Goodwin (Stevens Court)

**Jesus Toro, Mireya Toro & Maria Medina
(Cherice Drive)**

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



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

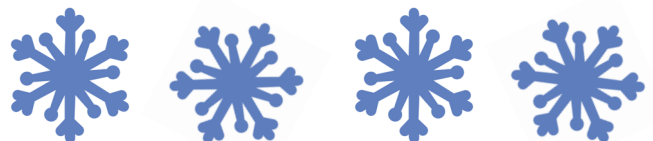
Property owners are encouraged to remove snow and ice from the sidewalk in front of their homes as a neighborly gesture. There are numerous areas throughout the City where the sidewalk is located in front of common property where there are no homes. In these instances, the City encourages the property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



***Congratulations to the
2023 Holiday Light Contest Winners!***



30W270 Leominster Court



3S180 Harvest Court



30W010 Hurlingham Court

So many lights! Thank you to our wonderful judges who had some tough decisions to make. We appreciate your time and efforts. See you next year!



The Board and Staff of Summerlakes wish all of our families a very safe, healthy and Happy New Year 2024!

January

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

Board of Director's Meeting December 14, 2023



Motion: To approve the November minutes as written. Motion carried.

Motion: To approve the November financial reports as written. Motion carried.

BOARD MEETING
January 11, 2024
7:00 PM



ARCHITECTURAL MEETING
January 25, 2024
7:00 PM