

# Summerlakes



*The Newsletter of the Summerlakes Homeowners' Association*

**June 2019**

*Summerlakes Homeowners' Association  
3S020 Continental Drive  
Warrenville, Illinois 60555*

## **FACILITY HOURS**

*(Summer)*

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

**Saturday, 11:00 a.m. - 9:00 p.m.**

**Sunday, 11:00 a.m. - 9:00 p.m.**

**Clubhouse Phone: 630-393-3033**

**Clubhouse Fax: 630-393-3507**

[summerlakes@summerlakeshomeowners.org](mailto:summerlakes@summerlakeshomeowners.org)

## **BOARD OF DIRECTORS**

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

## **IN THIS ISSUE**

**SUMMER POOL OPENING**

**BABYSITTER POLICY**

**DIRECTOR MESSAGE**

Waste Management Stickers are available for purchase at the Clubhouse for **\$5.04** per sticker.



# POOL SEASON BEGINS

With the pool season here once again, please take a few minutes to read over the pool rules posted in the Clubhouse, at the pool, and on the SHA website at [www.shainfo.com](http://www.shainfo.com). For the safety of the guests, we must remember these rules and listen and show respect to the lifeguards and front desk personnel, as well as other guests attending the pool. Please be respectful and clean up after your messes in the patio area and locker rooms. Anyone not complying with these guidelines will be asked to leave.

With everyone's cooperation we can all look forward to a fun and safe pool season!

## SUMMER CLUBHOUSE HOURS

MONDAY-FRIDAY, 9:00 AM TO 9:00 PM  
SATURDAY-SUNDAY, 11:00 AM TO 9:00 PM

## POOL HOURS

DAILY, 11:00 A.M. TO 8:30 P.M. \* (After June 11th)  
(weather permitting-air temp. must be 70 degrees to open)

\*Adult swimmers may use the pool on their own between the hours of 9:00 A.M. and 11:00 A.M.

## GUEST FEES

\$5.00 AGES 11 AND OLDER  
\$2.00 AGES 5-10  
FREE TO ALL THOSE BELOW AGE 5

All residents are required to have their Summerlakes ID. Guests must also have some form of ID before entering the Clubhouse and/or Pool. Homeowners must also be current with the monthly assessments to use the Clubhouse and/or Pool.

**NO EXCEPTIONS!**

## **BABY-SITTER POLICY FOR SUMMERLAKES POOL/CLUBHOUSE USAGE (*Summer months only*)**

- ◆ This policy is intended for the Baby-Sitter or Nanny hired by a Summerlakes Homeowner to watch their children.
- ◆ The Baby-Sitter or Nanny must be at least 14 years old or have graduated from the 8th grade.
- ◆ The Baby-Sitter or Nanny is hired to watch the children for **one** designated household within Summerlakes.
- ◆ The Baby-Sitter form must be filled out and signed by the Summerlakes Homeowner who hired the sitter.
- ◆ The resident who hired the Baby-Sitter or Nanny must be current with their assessments.
- ◆ The Baby-Sitter **may not** bring in a guest while they are on baby-sitting duty.
- ◆ If the Baby-Sitter or Nanny is not a Summerlakes resident themselves, they must pay the current guest fee **each** time they bring the children to the Summerlakes Pool/Clubhouse.

## **DIRECTOR'S MESSAGE**

Greetings!

As a Director on the SHA Board, I feel I should address some concerns that were brought to my attention recently.

There have been many phone calls and emails in regard to the tall, uncut grass in our common areas. I would like to assure everyone that we are doing everything we can to keep the grass cut and maintained, however we aren't able to cut as much as we'd like due to the extreme weather we have been having. If we tried cutting, we would only cause further damage to the grass and our equipment.

We've also had numerous complaints regarding our removal of the trash cans throughout Summerlakes property. Those are being replaced with smaller receptacles dedicated to dog waste. The larger cans were removed because residents were destroying them and using them for their personal trash from their houses. We hope that this will solve the vandalism issue with the cans.

Thank you,

Christopher Drong

Director/SHA Board of Directors





## **ARCHITECTURAL REQUEST FORMS**

**IT'S BUILDING SEASON! BEFORE** doing any exterior alteration or modification to your home, fence, or other structure (including, but not limited to, color changes, siding, roofing), an architectural request form must be filled out and approved in writing by the Summerlakes Board of Directors and/or our Architectural Committee. Failure to comply with these rules may result in fines. The architectural request form can be found on the website [www.shainfo.com](http://www.shainfo.com), or can be picked up at the Clubhouse during regular business hours. The Architectural Committee meets monthly to review any requests that are turned in, and will do their best to expedite the approval process so you can begin your home project within your desired time frame. Not following this procedure may result in delaying your project plans. Guidelines for exterior maintenance changes can be found in Article XIV, sections 14.01 through 14.06 of the Summerlakes Homeowner Association Bylaws, also located on the SHA website under 'operations'. Please call the office if you have any questions. 630-393-3033. Homeowners are also reminded by the City to obtain permits for certain interior remodeling and building projects, including electrical and plumbing/sewer work, roofs, fences, driveways, decks, patios, sheds, swimming pools, and lawn sprinkler systems to name a few. Please contact the Community Development Department at 630-393-9050 for additional information.

### **PROPERTY UP-KEEP**

It is brought to the Board's attention on a daily basis that several homeowners are not keeping up with property maintenance ( broken fences, trim painting, yard upkeep, roofing, trash accumulation, etc.). These problems are unsightly and bring down the appearance (and property values) of the entire neighborhood. They are also violations of the SHA rules, as well as City Code, and could result in fines.

In response to these complaints, notices are being sent out pointing out these violations of SHA maintenance rules. Please note that trash bins must be stored in garages or corralled within a fence to prevent loose trash from blowing into neighbor's yards or common properties. Avoid possible fines and please take a few minutes to check your property and address any issues before they become bigger problems. Take pride in your home!

### **REMINDER!**

**When paying your assessments please remember to put your lot # on your check. We want to be sure your payment gets processed correctly. Also, please do not staple or tape your payment to the coupons when sending it in or dropping it in the drop box.**

**Thank You!**

**MR. JIMS**  
*Automotive Services*

**GET ROAD TRIP READY!**  
**ANYTIME OIL CHANGE AND MORE!!**




Call: (630)836-1166

Visit us: Corner of Rt-59 and Rt-56  
Warrenville, IL 60555



# JUNE

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
						Rental 1-6
2	3	4	5	6	7	8
Rental 6-11						Rental 1-6
9	10	11 	12	13 Board Meeting 7:00 pm	14 	15
						Rental 1-6
16 	17	18	19	20	21 	22
23	24	25	26	27 ARCH Meeting 7:00 pm	28	29
						Rental 1-6
30 						

## Motions of Board of Director's Meeting May 9, 2019



- Motion:** To accept the April minutes as written. All Ayes.
- Motion:** To approve the April financial reports as written. All Ayes.
- Motion:** To approve up to \$700. for an upgrade to Quickbooks. All Ayes.
- Motion:** To allot up to \$6,000. to switch the pool chlorinator from liquid to tablets if needed. All Ayes.
- Motion:** To approve up to \$5,000. for the purchase of a rear discharge mower deck for the tractor. All Ayes.

**NEXT BOARD MEETING**  
June 13, 2019  
7:00 PM

June is  
the gateway  
to  
Summer

**ARCHITECTURAL MEETING**  
June 27, 2019  
7:00 PM

## Local Market Update – April 2019

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC  
RESIDENTIAL ACTIVITY ONLY | Data current as of May 13, 2019



### Warrenville

**+ 7.5%**      **- 5.0%**      **+ 27.7%**

Change in **New Listings** All Properties      Change in **Closed Sales** All Properties      Change in **Inventory of Homes** All Properties

#### Detached Single-Family

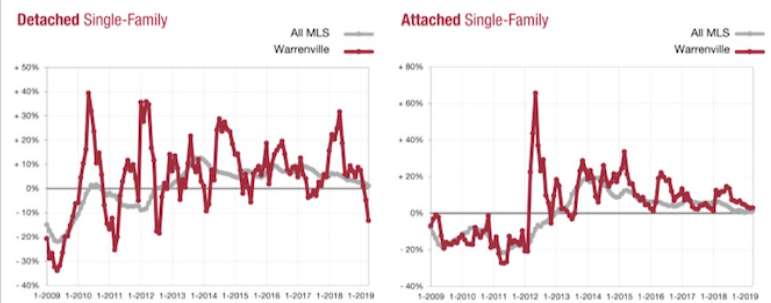
	April			Trailing 12 Months		
	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -
New Listings	21	27	+28.6%	147	228	+55.1%
Under Contract (includes Contingent and Pending)	6	10	+66.7%	92	108	+17.4%
Closed Sales	10	9	-10.0%	111	105	-5.4%
Median Sales Price*	\$327,500	\$259,000	-20.9%	\$260,000	\$257,500	-1.0%
Average Sales Price*	\$335,290	\$255,444	-23.8%	\$305,409	\$301,372	-1.3%
Percent of Original List Price Received*	92.3%	95.1%	+3.0%	95.6%	95.5%	0.0%
Average Market Time	79	48	-39.2%	75	68	-9.3%
Inventory of Homes for Sale at Month End	36	41	+13.9%	--	--	--

#### Attached Single-Family

	April			Trailing 12 Months		
	4-2018	4-2019	+ / -	4-2018	4-2019	+ / -
New Listings	19	16	-15.8%	161	169	+5.0%
Under Contract (includes Contingent and Pending)	11	12	+9.1%	138	118	-14.5%
Closed Sales	10	10	0.0%	136	119	-12.5%
Median Sales Price*	\$189,000	\$196,809	+4.1%	\$178,750	\$187,000	+4.6%
Average Sales Price*	\$188,200	\$200,787	+6.7%	\$195,411	\$184,660	-5.5%
Percent of Original List Price Received*	97.6%	100.1%	+2.6%	97.2%	98.4%	+1.2%
Average Market Time	11	38	+245.5%	39	31	-20.5%
Inventory of Homes for Sale at Month End	11	19	+72.7%	--	--	--

\*Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

#### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

All data from Midwest Real Estate Data LLC. Report © 2019 ShowingTime.

Call Now for a

**FREE** Market Analysis!  
(630)393.1700

#### Check out what's Happening In Your Neighborhood

<b>For Sale</b>	30W011	Wembly Dr	<b>\$179,000</b>
<b>Closed</b>	30W074	Dogwood Ct	<b>\$180,000</b>
<b>Closed</b>	30W0565	Mulberry Ct	<b>\$199,800</b>
<b>For Sale</b>	30W008	Danbury Dr	<b>\$204,900</b>
<b>Closed</b>	30W113	Wood Ct	<b>\$209,000</b>
<b>Closed</b>	29W796	Hurlingham Ct	<b>\$210,000</b>
<b>Under Contract</b>	30W030	Galbreath Dr	<b>\$2692,000</b>

\*If you are currently working with a realtor, please disregard or forward this offer to a friend. As real estate professionals, it is not our intention at DAARE to solicit the clients of others. We respect and prefer working together with ALL realtor professionals. Information was taken from the MRED 5/24/19 - 1 month back



# Real Estate

# Fun Facts

From 1908 - 1940,  
Sears sold over 70,000  
mail-order houses.  
They arrived as a kit and  
came with most modern  
conveniences (some of them  
still exist today.)

Sears Homes  
still exist around  
our community.

Thanks D.A.A.R.E.  
for getting me a  
Great Price for My Home!

