

BOARD MEETING DATES

Our meeting dates for 2019 have been set. We encourage your attendance.

Tuesday, May 21 – Board Meeting
Tuesday, August 20 – Board Meeting
Tuesday, October 15 – Board Meeting (Budget Review)
Tuesday, December 17 – **Board Meeting (Approve Budget)**

All Board meetings take place at 7:00 PM at the Willow Springs Senior Center. The Senior Center is located at 8156 Archer Ave, Willow Springs, IL 60480.



Pet Waste Issues

Please continue to leash and immediately pick-up after your pets. Complaints have been received at the center island on numerous occasions. There is no excuse for not picking up after your pets. Lastly, please be sure to repair all turf damage from your pet. If you have specific questions regarding pet rules, please refer to Section 17 of the Association's rules and regulations which are posted on the website.

Newsletters



The Association's newsletter is created 5 times per year and is designed to update you of community news and other important events. If you have interesting news to share about upcoming events, personal milestones or issues of community interest please email the property manager and we will be sure to include it in our next Newsletter!

Property Updates

Grounds – The Association's grounds are such an important aspect of the property. We are continually hard at work keeping the grounds maintained and implementing programs for the long term benefit of the property. Ground Pros completed dormant pruning by the pond over the winter. They are also completing spring clean-ups and beginning regular weekly maintenance. The areas around the homes have been mulched with a premium double shredded mulch that looks very nice. Snow damage and miscellaneous turf repairs are in process. The irrigation system has been started up and needed repairs will be made soon. Kramer Tree Service continues to provide various sprays to our trees and plants to help them thrive as well as ongoing winter pruning. J&S Tree Service has completed the initial stage of tree removals. Later in the summer we will assess dead trees and shrubs due for replacement this fall.

Railroad Landscaping Project – All fencing has been installed by the railroad. The grounds restoration of the signal bridge area is in process and is paid for 100% by the railroad. We are currently obtaining bids from the landscape renderings that were completed. This landscape project will extend from approximately the back corner of 81 Santa Fe Court to the triangular split in the walking path down by the pond. We intend for this project to break ground in the Fall of 2019 and reach completion in the Spring of 2020.

Slab jacking/void filling – We are going to review the property with a company that we use for slab jacking and void filling. The Windings has not had slab jacking performed, but did complete some limited void filling many years ago. Slab jacking is a specialty concrete repair technology. In essence, slab jacking attempts to lift a sunken concrete slab by pumping a grout through the concrete, effectively pushing it up from below. The process is also commonly referred to as "mudjacking" and "pressure grouting" as well. It does leave small plug

holes in the concrete, but is much cheaper than concrete replacement and can extend the life of the concrete and can solve some issues that otherwise would require replacement. Nothing has been contracted yet, but is being investigated.

Masonry Work – We are going to inspect the property for cracked brick and establish a work order list for a masonry contractor. We have seen a slight increase in brick related issues in the last 12-18 months. Therefore, we increased the allocated budget amount to deal with a larger number of repairs. Brick work is very expensive, so we will be looking for high priority repairs that may cause water issues.

Roofing – We have our final walk through scheduled with Adams Roofing. The focus will be a few punch list items and review of enlarged soffit vents. The new roofs performed well this winter under some harsh conditions. Once again, on behalf of management and the board, we want to thank the owners for working through a challenging project. Large projects are always disruptive, but this one came with unique circumstances/issues and we appreciate everyone's patience and understanding. Warranties have been issued and we are 99% done.

Roadways and Drives – We are in the process of researching potential consultants to help us properly phase and complete driveway/curb replacements and drainage/roadway restoration. This will be the Association's next major capital project. These are the early stages of planning so that we can properly prepare both financially and logistically.

Exterior Modification Forms

Please remember that the submission of an architectural change form with an attached drawing is **required** prior to any changes affecting the exterior of your unit and common elements. Common requests include: radon mitigation systems, satellite dishes, and landscaping additions. The only exceptions are flowers in the mulch beds; **EVERYTHING** else needs prior Board approval.

If you are contemplating making changes to your unit that impact the exterior, please contact the management office first with details of your plan. Thanks for your cooperation.

Please save yourself the expense and hassle by clearing any major changes with management first.



2018 Financials

The Association's financial performance in 2018 has been posted to the website. If there are any questions, please email brett@elitemgt.net. We find it very important that the owners understand the financial position of the Association.

Important Contact Information

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