

BOARD MEETING DATES

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

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.



Website Update - Important

If you've tried to access our website lately, you received an error message. This is because we have been migrating the site to a new platform. Our prior website was outdated and would no longer be supported in a few months. The site has a new, fresher look but you will still be able to do everything you were able to do before, such as access documents, find upcoming board meeting dates and read other community announcements. Shortly you will be receiving an invitation from Frontsteps to join the new web portal – don't worry...this isn't spam! Registering for the site is very easy, taking less than 5 minutes. Please update your bookmark to the new site address:

<http://thewindings.net>. If you try to register for access on your phone, you may find the registration site is not mobile-friendly. If you run into this, please use a laptop or desktop for the initial registration. The website displays well on phones once you've completed the registration process. If you would like two login ID's for your address, please submit a request for access through the site with the second email address and it will be approved. If you have any issues with the site, please contact our webmaster, Kathy Stanphill, at windingsofwillowridge@comcast.net.



The Board of Directors

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of the association. In order to perform those duties our Board depends upon the advice of experts in various fields of community association management: the Management Company, Attorneys, Insurance Specialists, etc. When making decisions regarding our community, the Board is expected to consider all the facts involved in the issue and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners. However, if each owner understood all of the underlying issues that go into making the decision; they would understand that the board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial, and contractual decisions, the board must also balance their positions on the board with their role as a homeowner. If assessments are increased, the board's assessments increase. If rules are enacted, that means they have to obey them, too. Being a board member does not grant immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that our board members are actually doing "double-duty" for our community. They serve as board member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community!

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 areas around the homes were mulched with a premium double shredded mulch after spring clean-ups. Snow damage and miscellaneous turf repairs were completed. We recently contracted for an additional round of crab grass control along with grub prevention. The “Polar Vortex” did a number on the grounds. We found more dead shrubs this year than the last few combined and will be addressing these replacements in the fall. 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 and will be on site again prior to the railroad project. Here are a couple specific items that we regularly answer questions about:

- **Irrigation:** The irrigation system has been started up and repaired as needed. This system waters in the overnight hours. We often get questions on whether or not the system is running. We track system hours by monitoring the main pump usage. The system has performed well thus far, which has been a pleasant surprise as the system is getting older. Keep in mind that the system cannot handle more than it currently does. It waters each zone approximately 15 minutes every other day (excluding the front entry flower zone which waters every day). During prolonged stretches of no rain, owners would have to supplement the irrigation system by watering in order to maintain that “golf course” green look. This is particularly true in areas that are full sun most of the day.
- **Unwritten Rule:** We often get requests to remove shrubs that are still alive and well. The Association will remove and replace (if needed) dead shrubs in the common areas, fronts, and sides of units. Rear landscaping is maintained by the Association, but dead shrubs are not replaced. This is the owner’s area to “make their own” provided that they received proper approval (variance form) from the Association. The Association will fill in around decks with transplanted materials if there are gaping holes and transplanted materials are available. Many owners have chosen to replace their overgrown junipers. These were developer shrubs planted throughout the property that have actually thrived. The problem being that they are way too big to be planted along foundations. It is common for developers to “overplant” properties in order to give a more mature look in the early stages.

Railroad Landscaping Project – All fencing has been installed by the railroad. The grounds restoration of the signal bridge area was completed and paid for 100% by the railroad. The upcoming landscaping project is projected to begin late summer / fall. The project will take approximately 3-4 weeks. For this stretch of time, you will see anywhere from 3-10 guys from Evergreen Landscaping on site. Some of the project will carry over to the spring because there are plants that are spring digs. 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 will also be contracting with Evergreen to plant a few other needed trees throughout the property. This project will also include two new seating areas, with one closer to 91st Street and the other down by the pond. We are excited to see these improvements take place.

Slab jacking/void filling – Slab jacking and joint caulking was completed at various locations this summer. The work has been reviewed and was completed satisfactorily. 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.

Masonry Work –We have seen a slight increase in brick related issues in the last 12-18 months. We contracted to have five of the worst decorative key ways over the garage tuck pointed and will continue to keep an eye on these. We also had miscellaneous tuck pointing repairs completed on as needed basis. Note that some of the window sills were pitched “flat” by the developer. This makes it important to be sure that caulk is in good shape around the windows. The cost to re-set sills is prohibitive and would only be done if the sills are damaged or deteriorated. Caulking is typically done on a large scale in conjunction with the painting cycle, but if you see areas of immediate concern, please email bkovel@elitemgt.net or submit a maintenance request at www.elitemgt.net. Photos are always helpful as well!

Roofing – The closing walk through was completed and we are waiting for the report prior to submitting the final payment. Warranties have been issued and certificates have been posted on the Association’s website.

Roadways and Drives – We had an initial meeting with a consultant and exchanged some thoughts on the project. It is very clear that this will be a challenging project. The biggest factor will be deciding how to phase out the project. It is a good idea to start the planning now because this will be a major undertaking.

Safety – At the May board meeting, the Association approved expenditures to increase safety measures including a potential speed table and various new signage. This decision was based on a larger percentage of families with young children living in the community and speeding. Timeframes and locations of these improvements have not been finalized as of today.

Upcoming Observances

Labor Day (Monday, September 2, 2019): Labor Day is on the first Monday of September every year. It was originally organized to celebrate various labor unions' strengths of and contributions to the United States' economy. Labor Day is a day of rest or the last chance for many people to go on trips before the summer ends. For students, it is the last chance to organize parties before school starts again. In some neighborhoods, people organize fireworks displays, barbecues and public arts or sports events. The American football season starts on or around Labor Day and many teams play their first game of the season during Labor Day weekend.

Patriot Day (Wednesday, September 11, 2019): Patriot Day is an annual observance on September 11 to remember those who were injured or died during the terrorist attacks in the United States on September 11, 2001. Many Americans refer to Patriot Day as 9/11 or September 11. On the direction of the President, the flag of the United States of America should be displayed on the homes of Americans, the White House and all United States government buildings in the whole world. The flag should be flown at half-staff as a mark of respect to those who died on September 11, 2001. Many people observe a moment of silence at 8:46 AM (Eastern Daylight Time). This marks the time that the first plane flew into the World Trade Center. Some communities, particularly in the areas directly affected by the attacks, hold special church services or prayer meetings. People who personally experienced the events in 2001 or lost loved ones in them, may lay flowers or visit memorials.

Village of Willow Springs News

I encourage all residents to use the Village's website at <http://www.willowsprings-il.gov/> to review updates in the local area. The next big thing is Willow Fest from August 8-10th. A calendar of events is available on the website.

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.

Important Contact Information

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