



## August 2021 – Windings Newsletter

### BOARD MEETING DATES

Our meeting dates for **2021** have been set. We encourage your attendance. **All meetings begin at 7PM.**

Tuesday, August 17, 2021 – General Meeting  
Tuesday, October 19, 2021 – Budget Discussion Meeting  
Tuesday, December 21, 2021 – **Budget Approval Meeting**

**\*\*NOTICE: Due to COVID-19 restrictions; this meeting will change to a conference call where owners can dial in remotely\*\***

The dedicated dial in number is **(312) 667-4792**  
Conference code number: **588227#**

We ask all owners who attend the conference call to hold all questions until the main order of business has been completed.

### Property Updates

**Grounds** – Ground Pros is completing regular weekly maintenance. Ground Pros has also mulched around the unit foundations (common areas will be scheduled for mulch in 2022). This fall, enhancements will include some turf repair, new trees and shrubs, and drainage repairs. The irrigation system has needed a couple of repairs. Early season the main irrigation pump went down and needed repair. Mid-season we had two locked valves. Each of these repairs caused the system to be down about one week. Other than that, the system has been fully operational. Each zone waters every other day for approximately 20 minutes.

American Sealcoating and Maintenance has completed another round of driveway replacements. All remaining driveways will be replaced in 2022. In 2023, we will be reviewing the condition of the main road.

**Buildings** – AAA Painting Contractors will be starting a 3-year painting and wood replacement project this

summer. We anticipate the first 5 buildings (180-188 SFL, 185-195 SFL, 199-209 WTD, 213-221 WTD, and 223-233 WTD) to be started in August/September. Similar to past years, a deck wood replacement quote will be submitted to each owner as identified by AAA. Owners may work with any contractor they like for wood replacement, but if the work is not completed prior to staining, AAA will proceed with their work and wood damaged areas will not be covered under the staining warranty.

Composite materials – The rules allow the use of composite materials to replace decking. You may submit an architectural change form if you wish to swap all or part of your deck out for composite materials. For your reference, the following materials have been used by a number of owners (prior approval still required):  
Manufacturer: Azek – Color: Brownstone  
Manufacturer: Trex – Color: Ropeswing

Finally, the Association currently plans to continue performing staining of the decks every five years as part of the painting and staining program. Prior to the paint/stain cycle is the most ideal time to complete deck work, whether replacing wood or switching to maintenance free. Marek has reviewed the decks and can work with owners individually. Here are his estimated costs, actual costs will vary some based on timing of project and current material costs. Owners would enter an agreement directly with Marek with final pricing/agreement terms.

*Estimates based on Trex Ropeswing.*

Lower decks – 10x10

Base Price

To replace decking, steps, and top railings (stain remaining) \$4,300.00

Elevated decks – 12x12

Replace decking and top railings (stain remaining) \$4,000.00

---

If framing members are damaged or fascia 1x10 is rotted, add \$1,300.00

Owners interested may contact Marek at 708-705-4802 or at [marekpaint45@yahoo.com](mailto:marekpaint45@yahoo.com)

*Other Notes from Marek*

*Lower decks are smaller but more challenging because there is usually more damage and there are steps.*

*We have noticed 2x6 framing members around railings tend to rot in corners and need replacing. The result is all railings have to come down and all spindles have to be disassembled one by one.*

*Same goes for 1x10 cedar fascia boards around perimeter of deck if they are damaged from rot.*

*Each deck needs inspection to determine what needs to be done.*

---

## Upcoming Observances

Labor Day (Monday, September 6, 2021):

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 (Saturday, September 11, 2021):

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.



## 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!

---

## 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, window replacements, 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.

### Important Contact Information

*Elite Management Associates, Inc.*

PO Box 628

Western Springs, IL 60558

Office: (708) 352-2870

Fax: (708) 352-2871

[www.elitemgt.net](http://www.elitemgt.net)

Brett Kovel

Property Manager

[bkovel@elitemgt.net](mailto:bkovel@elitemgt.net)

**Windings Board of Directors**

Willow Springs, Illinois

Association Website: [www.thewindings.net](http://www.thewindings.net)

Ed Wiley, President – [emw54@yahoo.com](mailto:emw54@yahoo.com)

Kathleen Cordova, Grounds – [kdewbray@hotmail.com](mailto:kdewbray@hotmail.com)

George Elefteropoulos, VP/Buildings – [116sfl@gmail.com](mailto:116sfl@gmail.com)

Kathryn Stanphill, Treasurer – [kstanphill2@comcast.net](mailto:kstanphill2@comcast.net)

**Village of Willow Springs**

[www.willowsprings-il.gov](http://www.willowsprings-il.gov)

One Village Circle

Willow Springs, IL 60480

Phone: 708 467 3700

Fax: 708 467 3710

Email: [info@willowsprings-il.gov](mailto:info@willowsprings-il.gov)

---