

BOARD MEETING DATES

Our meeting dates for 2020 have been set. We encourage your attendance. **All meetings begin at 7PM.**

Tuesday, December 15, 2020 – **Budget Approval Meeting**

*****NOTICE: Due to the COVID-19 virus; 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.



Snow Removal

Please keep in mind that our snow clearing contract comes into effect only when snow accumulation is 2” or greater. Owners are advised to keep a shovel on hand and calcium chloride to maintain walks for those times when snow accumulation is less than 2”, and for treatment of moderate ice. Please use snow melts wisely! Avoid excessive use of ice and snow melts, which may cause damage to concrete and kills vegetation. Similar to previous seasons, due to the rising costs and potential damages caused by salt, the Association only budgets for salt under emergency situations. The Village plows and salts the Association’s streets.

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. A calendar of events is available on the website.



Moving?

Over the years, our development has taken damage at the front island over a dozen times. The main cause has been trucks that are too large entering or trying to turn around in our community. Please keep this in mind if you are moving. Larger trucks, such as those with a separate trailer, are too big for the property and risk potential damage to our grounds.



2021 Coupon Books

Coupon Booklets will soon be distributed to unit owners. Remember to pass these on to new owners in the event of a sale. If you are signed up for automatic payment, you will not be receiving a coupon book for 2021. If you would like to sign up for automatic payment please visit www.elitemgt.net and click on e-forms at the top of the page. Signing up for automatic payments saves time and ensures a steady cash flow to the Association.



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, 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.

Online Voting

The 2021 annual meeting will be the fourth year of online voting in lieu of proxies. The online voting platform has been reliable. It also meets the goal of being convenient, minimizing election “drama”, and eliminating the need for the solicitation of proxies from the homeowners to make quorum. Additional information will be provided after nominations have been received and the annual meeting notice is sent out.

Property Updates

Vandalism – We appreciate all of the owners keeping a close watch on our community. Based on all of the reports, we have seen increased law enforcement patrols. Additionally, owners have helped us identify specific individuals that have contributed to our issues. This has allowed more specific discussion and quicker resolution.

Grounds – Ground Pros is finishing fall clean ups. The irrigation system has been shut down. Kramer Tree Service will provide winter tree pruning and building clearance on a continuous three year cycle.

Buildings – Next summer our 3-year building maintenance program will begin. The following buildings are in Phase One: 180-188 SFL, 185-195 SFL, 199-209 WTD, 213-221 WTD, and 223-233 WTD. The program includes painting and staining all surfaces and caulking and wood replacement as needed.

Remember that wood replacement on the decks is the responsibility of the owner. The Association will provide a deadline date for each phase to have any repairs made prior to staining. Although the Association’s vendor may quote these repairs for the owner, owners’ may work with other vendors for deck repairs.

Owner Maintenance Reminders

Dryer vent cleaning is an owner responsibility item. Dryer vents typically exhaust out of the soffits, siding, or roof, and the lint build-up needs to be cleaned out periodically. The vents and flaps are also the owner’s responsibility to repair and replace. This can be done by the company performing cleaning. Scheduling a yearly vent cleaning provides many benefits.

- It reduces the risk of dryer fire
- It can lower your power bill
- Your dryer will last longer with less repairs
- Your clothes will dry faster

Owners are responsible for the sewer line that serves their unit. Over the last 5 years, multiple owners have experienced the sewer line drop right at their foundation. This type of repair can be expensive and is not easily preventable. It is just an unfortunate risk of home ownership.

Important Contact Information

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