

## BOARD MEETING DATES

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

Tuesday, February 16, 2021 – **Annual Meeting**  
Tuesday, May 18, 2021 – General Meeting  
Tuesday, August 17, 2021 – General Meeting  
Tuesday, October 19, 2021 – Budget Discussion Meeting  
Tuesday, December 21, 2021 – **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.

## 2021 Approved Budget



The Board approved the 2021 budget that was sent out to all owners prior to the final meeting of 2020. If you have any questions regarding the budget, please email [brett@elitemgt.net](mailto:brett@elitemgt.net).

## Garbage Day



As you all know, those windy garbage days make it difficult to keep the community free of litter. Even with good containers, the winds can still blow these cans over and make a mess. Also, try to write your house number on your container and lid. Lastly, if you recycle paper or other light weight items, please make sure they are weighted down and all cardboard items are flattened out. Thanks for helping keep the community clean and keeping costs down.

## Winter Maintenance Tips



Here is a list of pointers to prevent freezing pipes:

1. Have exposed pipes? Ensure that they're insulated.
2. Have a hose hooked up in the backyard? Remove it.
3. Turn on your taps to a drip to keep water moving.
4. Turn off the main shutoff valve in the event of a prolonged power outage
5. Drain water heater during outage to avoid damage.
6. Pipes already frozen? Seek help from a plumber.
7. How do you know your pipes are frozen? The water's not going to come on.

## Only a Few New Laws for 2021!



Every year in Illinois, several new laws passed in the previous legislative session take effect on Jan. 1. While typically this might include hundreds of new measures, as it did at the beginning of 2020, this year was markedly different. Just three new laws, plus a new provision of a previously passed law, take effect this new year after much of the legislative session was canceled due to the coronavirus pandemic, leaving less time and opportunity for bills to pass. Here's a look at what's changing in 2021:

### Minimum Wage Increase

The minimum wage in Illinois is going up again in the new year. Starting Jan. 1, the statewide minimum wage will increase from \$10 to \$11 an hour, the third increase so far in a staggered plan that will ultimately end with the minimum wage reaching \$15 per hour in 2025. The plan was passed in 2019, and started by increasing the minimum wage on Jan. 1, 2020, for the first time since 2010, from \$8.25 to \$9.25 per hour. It went up again in July to \$10 an hour, with the minimum wage for

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tipped workers and employees under 18 (only those working part-time) increasing proportionally as well. Illinois officials issued a call to workers to watch their paychecks in the new year to ensure they are being paid at the new rate.

### **Cap on Insulin Costs**

Senate Bill 667 caps out-of-pocket insulin costs at \$100 per month for all patients using a state-regulated insurance plan. The measure makes Illinois the second state in the U.S. to limit prescription insulin co-pays. Roughly 1.3 million Illinois residents have diabetes and rely on insulin to manage blood sugar levels, according to state Sen. Andy Manar, who sponsored the bill. The bill - passed in response to controversial and highly publicized increases in insulin costs - also requires multiple Illinois departments to issue a joint "insulin pricing report" to the public that details insulin pricing practices and recommendations to control high prices.

### **Use of DNA for Missing Persons Cases**

House Bill 2708 establishes a process by which law enforcement can use DNA in attempting to locate and identify a missing person. The measure allows law enforcement agencies to collect DNA samples of a missing person or to try and create a reference sample from family members - both of which are not allowed under the new law to be retained once the person has been located or identified. The law also adds the National Missing and Unidentified Persons System to the list of laws that agencies can work with when trying to locate a missing person.

### **Survivors Can Keep Addresses Confidential**

House Bill 2818 allows survivors of sexual assault and stalking to keep their home addresses confidential to reduce the risk that their attacker may locate them. The measure enables people to list the Illinois attorney general's office as their contact address in some circumstances through the address confidentiality program already established for domestic violence survivors.

### **No New Income Tax Brackets**

While Senate Bill 687 was scheduled to take effect in the new year, it no longer will - but it's still worth mentioning because it's an issue that will surely continue to come up in 2021. The measure would have created new income tax brackets had the constitutional amendment to switch to a graduated tax structure passed in the November election. The measure was on every ballot in Illinois, asking voters if they wanted to approve or reject an amendment changing the state from a flat

tax structure - one rate for all, currently 4.95% - to a graduated or progressive income tax, which taxes higher-earning individuals at higher rates. The amendment alone would not have set the rates, just allowed for the graduated structure, while SB 687 would have set rates ranging from 4.75% on those earning less than \$250,000 a year to as high as 7.99% on individuals earning more than \$750,000 or couples earning more than \$1 million annually.

Proponents said the change would have helped address the state's budget deficit, worsened by the coronavirus pandemic that has cratered revenues like income and sales taxes, while opponents warned that Illinois needs structural changes like pension reform before looking to increase revenue. The amendment was rejected, earning nearly 47% of the vote while "No" votes garnered more than 53%. SB 687 included a provision that says it would have only taken effect if the amendment was approved, so it will not take effect - but it's still noteworthy in that the state's budget woes aren't going away and lawmakers will likely have to address it in other ways in the upcoming year. This could include an increase in the flat income tax for all residents across the board, which multiple officials have warned is possible, as well as budget reductions, beginning with \$700 million in cuts to state services, grants, hiring and more for fiscal year 2021 the governor announced in December.

*Information courtesy of NBC Chicago*

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## **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!

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## **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.

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## Online Voting

The 2021 annual meeting is 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. Please see the attachment regarding instructions to submit your vote online. You will also receive email reminders to submit your vote.

## Property Updates

The three leading initiatives heading into 2021 will be the landscape maintenance contract, continued driveway replacement, and ongoing painting and staining of our buildings. Below are brief updates on each.

Landscape maintenance contract – Ground Pros has provided this service to the Association for 10+ years. However, after a price increase was presented we opted to check the market. This contract is out to bid with comparable contractors and we are in the process of reviewing these bids. A decision will be made in the coming months and we will keep you posted.

Painting and staining contract – This 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.

The Association is working to modify the deck staining portion of our contract with AAA Painting Contractors. The Association has been happy with AAA’s maintenance program on the buildings, but the decks continue to be a challenge due to peeling/bubbling floors in a few locations. Deck staining at the property has a long history of issues and the Association continues to work to make the process as effective as possible. Currently, we are working on offering owners pricing from AAA and perhaps another vendor to replace the floors and handrails with maintenance free materials. Currently, 12% of owners have opted for maintenance free and have been happy with the results.

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The biggest challenge is that a solid stain struggles to hold up for the full 5 year cycle. The warranty will cover bubbling and significant peeling, but currently many owners may have to touch up their floors between staining cycles.

Driveway replacement – We will determine another round of driveways to be replaced this summer. In the spring, we will work with American Sealcoating and Maintenance to prioritize the next round in accordance with the Association’s budget.

### **Important Contact Information**

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