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## BOARD MEETING DATES

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

Tuesday, May 18, 2021 – General Meeting
Tuesday, August 17, 2021 – General Meeting
Tuesday, October 19, 2021 – Budget Discussion Meeting
Tuesday, December 21, 2021 – <b>Budget Approval Meeting</b>

**\*\*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.

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## Property Updates

**February Ice Damming Event** –The ice damming experienced by the Windings resulted in 24 water leak reports. Some were as small as some water coming in over a window where others were more serious with damage to drywall and floor coverings.

The Association is in the process of investigating ways to minimize these conditions should another string of weather events like this occur. We will continue to communicate with the owners and welcome any and all feedback from each of you. We are currently waiting for the results of a 3<sup>rd</sup> party engineering review that will be available to all owners.

Our roofs remain under both a manufacturer and workmanship warranty.

**Grounds** – After a competitive bid process and review, our landscape maintenance contract stayed with Ground Pros. Ground Pros has completed spring clean-ups and is beginning regular weekly maintenance. Ground Pros will be mulching around the units in May and common areas will be scheduled in 2022. We will complete a summer walk through to identify any dead shrubs and drainage concerns.

American Sealcoating will be on site this year for another round of driveway replacements. We will be inspecting the drives in the next month and start planning phase two of this project. Our plan is to complete approximately half of the remaining drives in 2021.

**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. 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

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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.*



## Pet Waste Issues

Please continue to leash and immediately pick-up after your pets. There is no excuse for not picking up after your pets. Also, please be sure to repair all turf damage from your pet.

Lastly, remember to not store pet waste outside. Even if it is in a separate container, this is not allowed.

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

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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, 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.**

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### **Windings Board of Directors**

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