

BOARD MEETING DATES

Our meeting dates for 2023 have been set. We encourage your attendance. **All meetings begin at 7PM.**

Tuesday, August 15, 2023 – General Meeting, ZOOM Meeting (links provided below)

Tuesday, October 17, 2023 – Budget Discussion Meeting, ZOOM Meeting (links to be provided)

Tuesday, December 19, 2023 – **Budget Approval Meeting, ZOOM Meeting (links to be provided)**

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

Zoom Meeting Details

Direct Link:

<https://us06web.zoom.us/j/84903286041?pwd=SkJEaTNuZWVhSWM5ZWVGWmk4K2hTQT09>

Meeting ID: 849 0328 6041

Passcode: 665403

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 309 205 3325 US



Asphalt Work Notice

This summer, the Association will complete its 4 year asphalt maintenance program. This work will take place in multiple phases throughout August and September.

Here is what to expect:

Phase One: Curb and Sewer Repair

The Association will be repairing multiple sewers in the coming weeks. In a few select areas, collapsed curbs will be removed in front of driveways. In these areas, the driveways will be pulled out and re-paved to avoid patches at the end of the drives. These owners will be notified in advance and will not have use of their drives for multiple days. *NOTE: The curb work and sewer*

work will minimize the amount of standing water on the roadway but will not completely eliminate it. The only way to eliminate all standing water would be to complete an engineering review, replace all curbs, and add additional sewers. These items are not budgeted capital expenses at this time and will be considered during the next driveway replacement cycle. We do expect significant improvement to the look and feel of the main roadway and drainage.

Phase Two: Grind and Re-surface Roadway

Grinding and re-surfacing the roadway will be completed on all of Santa Fe Court and Santa Fe Lane (Winding Trails Drive is owned by the Village). The work will be completed in stages to achieve the least disruption to owners and traffic patterns.

Phase Three: Seal Coat Driveways

All driveways will be seal coated at the conclusion of the work above. Notices will be posted regarding scheduling and proper guidelines to be followed.

NOTE: Approximately five driveways will be removed and replaced due to either curb failure or broken irrigation line damage. These areas will likely have to be sealed in 2024.

IMPORTANT: ANY EQUIPMENT WITH KICKSTANDS (Motorcycles, Mopeds, etc.) SHOULD NOT BE PARKED ON THE ASPHALT DRIVES TO AVOID DEPRESSIONS/HOLES IN THE ASPHALT

Insurance Reminder

Recently, a tornado hit our area and damaged one of our communities. This was a harsh reminder to the importance of having and maintaining the correct insurance. At the Windings, the Association does not carry any building insurance. The Association's declaration states that each owner shall procure and maintain in full force at all times insurance covering his Dwelling Unit for 100% of the full insurable value thereof, with loss payable on the basis of the cost of replacement without deduction for depreciation. A certificate of insurance evidencing such coverage shall

be furnished to the Association and new certificates evidencing the renewal of each expiring policy of insurance shall be furnished to the Residential Association in each case at least ten (10) days prior to the expiration date of the expiring insurance. These can be emailed to insurance@elitemgt.net or mailed to PO Box 628, Western Springs, IL 60558.

Other Property Updates

Grounds – Ground Pros is completing regular weekly maintenance, trimming, and turf care. Ground Pros completed mulching around the units earlier this season. Spring enhancement work and turf repairs were also completed. Summer walkthroughs were completed with both Evergreen Landscaping and Ground Pros to identify dead shrubs or other concerns. The resulting work will be completed in the late summer / early fall.

Kramer continues to provide our plant healthcare program to protect our trees and shrubs. Kramer also provides winter pruning and building clearance on a three year continuous pruning cycle. J&S Tree Service removes dead trees in the summer and has completed their first cycle.

Mueller Mist has taken over our irrigation maintenance for 2023. The irrigation system has performed very well with the upgraded pump, new timer, new suction line, and repairs.

Buildings – AAA Painting Contractors completed its 3-year painting and wood replacement project this summer. The only remaining item is deck staining. This is scheduled for after Labor Day for the eleven buildings that were painted this year.

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.

Upcoming Observances & Some History Behind Them

Saturday August 19th – *National Aviation Day is observed in the United States to celebrate the history and development of the aviation. It coincides with the birthday of Orville Wright who, together with his brother Wilbur, made significant contributions to powered flight.*

Saturday, August 26th - *Women's Equality Day celebrates the anniversary of the adoption of the 19th Amendment to the United States' Constitution on August 26, 1920.*

Saturday September 6th - *Labor Day is a federal holiday on the first Monday of September every year. It has its roots in the American labor movement.*

Important Contact Information

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