

BOARD MEETING DATES

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

Tuesday, February 21, 2023 – **Annual Meeting, Willow Springs Senior Center**

Tuesday, May 16, 2023 – General Meeting, Willow Springs Senior Center

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

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.



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 ice. Please use snow melts wisely! Avoid excessive use of ice and snow melts, which may cause damage to concrete and kills vegetation. The Village plows and salts the Association’s streets.

Similar to previous seasons, due to the rising costs and potential damages caused by salt, the Association only budgets for salt under emergency ice storm situations and tries to limit this to no more than once or twice per season. Note that snow and ice conditions tend to be worse in the areas without any sun exposure. Owners should keep this in mind, particularly for events under 2” of snow where even a small coating can turn to ice.

2023 Approved Budget



The Board approved the 2023 budget that was sent out to all owners prior to the final meeting of 2022. If you have any questions regarding the budget, please email brett@elitemgt.net.

Garbage Day



As we 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.



2023 Coupon Books

Coupon Booklets have been 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. 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.



New Laws for 2023!

Out of 180 new laws, here are a few interesting pieces of legislation that will take effect in the new year.

New Student School Helpline

Passed in May, the Student Confidential Reporting Act, establishes a program where officials from schools, the state and Illinois State Police can receive reports and other information regarding the potential harm or self-harm of students or school employees.

The Safe2Help helpline will involve a toll-free telephone number and other means of communication allowing messages and information to be given to operators.

Illinois Minimum Wage

The [minimum wage in Illinois](#) will be going up in the new year. Starting Jan. 1, 2023, minimum wage in the state will rise from \$12 an hour to \$13 an hour.

For workers who regularly earn tips, the rate will increase to \$7.80, however, the state says "these workers must still earn the minimum wage after receiving tips, or the employer is required to make up the difference."

Workers under 18 who work fewer than 650 hours a year will also earn a minimum wage of \$10.50 per hour beginning Jan. 1. The minimum wage increase is part of an annual rise set to continue through 2025.

New Penalties for School Zone Driving Violations

This new law will add community service as a penalty for failing to stop for a school bus that is "receiving or discharging pupils and has displayed visual signals," or for speeding in excess of 20 miles per hour or more in a school zone or while traveling on a roadway on public school property or where children pass to go to and from school.

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

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