



BOARD MEETING DATES

Our meeting dates for **2024** have been set. We encourage your attendance. **All meetings begin at 7PM.**

Tuesday, February 20, 2024 – Annual Meeting, Pleasantdale Middle School
Tuesday, May 21, 2024 – General Meeting, Pleasantdale Middle School
Tuesday, August 20, 2024 – General Meeting, via ZOOM call (links to be provided)
Tuesday, October 15, 2024 – Budget Discussion Meeting, via ZOOM call (links to be provided)
Tuesday, December 17, 2024 – Budget Approval Meeting, via ZOOM call (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/87865662533?pwd=WMFo7GUeu8VJbUA7akiudnJbEtnlPF.1>

Meeting ID: 878 6566 2533

Passcode: 240288

+1 312 626 6799 US (Chicago)

+1 309 205 3325 US

2024 Property Tax Appeal Update

The results from the Associations 2024 tax appeal were received. A total of 43 owners received a reduction in 2024. All owners will receive a report of the tax appeal from Worsek & Vihon, and bills will be sent to owners who received a reduction.

Please contact Management with any questions regarding tax appeals.

Property Updates

Grounds:

Ground Pros is completing regular weekly maintenance, trimming, and turf care. Ground Pros mulched common areas in 2024 and will complete around all units in 2025. If you wish to install mulch around your unit foundation this summer, please use the matching brown mulch. Spring enhancement work and turf repairs were also completed. Summer walkthroughs were completed with both Platt Hill Nursery and Ground Pros to identify dead shrubs and other concerns. The resulting work will be completed in the late summer/early fall.

Center Island Redesign was completed this summer by Platt Hill Nursery. A new bench area was installed on the island, along with new plants, trees, and steppingstones.

Kramer continues to provide our plant healthcare program to protect our trees and shrubs. This includes regular plant health care sprays and other as needed treatments to ensure proper plant health. 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 and second cycle.

Mueller Mist services and maintains the irrigation system and will make repairs when needed. The irrigation system has performed very well with the upgraded pump, new timer, new suction line, and repairs.

A new aerator for the pond was installed by McCloud Aquatics in April 2024.

Marek completed painting the entryway signs this summer.

Buildings:

AAA Painting has completed phase three of three for painting and wood replacement in 2023. No wood replacement or painting is scheduled to be completed in 2024.

Gutter cleaning is performed twice per year. First, in the early summer and secondly in the late fall.



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.

Summer Fun Facts!

- The last day of summer is September 20th.
- The Eiffel Tower actually grows in the heat of the summer. Due to the iron expanding, the tower grows about 6 inches every summer.
- If you love ice cream, the summer season should be your favorite. July is national ice cream month. It is also national Blueberry month.
- Another interesting fact about summer is that television shows used to only be reruns during the summer months. The idea being that everyone was outside enjoying the weather.

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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