

# SPRING LAKE ESTATES NEWSLETTER

## SUMMER

## 2009



### NEXT BOARD MEETING

**DATE:** Tuesday, August 18, 2009  
**TIME:** 6:30 pm  
**PLACE:** RVC Bell School Center (corner Bell School & Spring Brook Roads) - Room 1  
**AGENDA:** By-laws, Lake, Dues, Trees, Close Cut

### PRESIDENT'S MESSAGE

I had hoped to make this letter a fun one full of insights from our trip to the Grand Canyon with our granddaughters and our trip to Eagle River. But I find myself trying to control my anger and frustration over events that have occurred this summer and, especially, in the past few days.

There have been numerous reports of young people being in Weymouth Park after dark and sometimes well into the wee hours of the morning drinking, using drugs, using the park as a tryst, and vandalizing. The refuse of these activities are found strewn about the park the next day. Not a pretty sight for the children playing there. The latest act of vandalism occurred a week ago Thursday night. The playground equipment at Weymouth Park was spray painted with vulgar and obscene language. This was repeated again a few days later on the same equipment. THIS HAS GOT TO STOP! In addition to this, vehicles have been broken into, park property vandalized and other unacceptable behaviors.

For the past four years, the Board and I have strived to maintain a neighborhood where it is peaceful, nice, and friendly. I will not, under any circumstances, tolerate any further acts of this kind. THE PARKS CLOSE AT DUSK! Unless you have a special permit obtained from a board member, ANYONE CAUGHT IN THE PARK THAT IS NOT THERE ON ASSOCIATION BUSINESS OR BY PERMISSION, WILL BE CHARGED WITH TRESPASS AND THEIR ACTIVITY PASS REVOKED. If you have guests, you are responsible for their actions.

I regret having to resort to this, but the Association has spent time and money cleaning up after these people and it is not fair to those whose homes border the park to be subjected to behavior of this type.

\*\*\* \*\*  
All of the willow trees on association property are being removed if they show signs of decay or disease. We had a very large willow collapse in Weymouth Park by the playground at five o'clock on a sunny afternoon with children playing in the park. Subsequent investigation showed that it had rotted from the inside out and could not support its weight.

The decision to remove the willow trees was taken for two reasons. First and foremost, the safety of children and parents is paramount, and second from a liability aspect. A court in northern Mass. found a homeowner's association liable to the tune of 1.2 million dollars when a tree fell in the common area and slightly grazed a resident. The court held that the association should have monitored the trees, especially those with known defects, for signs of faults.

Replacement trees have been ordered from D.S. Enterprises available from a special purchase. These trees are 12 - 14 foot white pines and blue spruce.

\*\*\* \*\*  
**DUES:** All those with outstanding dues for 2009 and have not entered into a payment plan, will be turned over to our legal counsel for collections. I have afforded everyone multiple opportunities to pay and/or get on a payment plan and yet many residents have ignored these opportunities. We will be proceeding directly to small claims court where you will be responsible for the dues plus all accrued interest, court costs, and legal fees. A judgement will be entered against you and will affect your credit.

We all know about the economy and hard times. Don't be prideful and foolish by not asking for assistance. No one except myself and the treasurer will know you are on a plan. Contact me today. PLEASE

\*\*\* \*\*  
As many of you know, I had announced that this would be my last year as president of the association. This was met with both cheer and dismay. I haven't yet completed everything I wanted to accomplish, so I have decided to stay on for one more year, but with a difference. This will be a co-presidency. Board member Amy Wateska has expressed interest in the presidency and will serve as co-president next year. The responsibilities will be broken down as follows: I will continue to handle the dues enforcement and ongoing legal issues while Amy will be in charge of meetings and day-to-day operations. This will afford her experience for when I do step down in 2011. I trust this arrangement will meet with your approval.

Pam Long, our recording secretary for the last two years, has resigned. I am saddened at her departure, but we wish her all the best. Amy will fill in as recording secretary until a replacement can be found. I was gratified at the response for volunteers when we re-started the pond, luminary, garage sale, and block chair programs. We now put out the call for another volunteer, that of Recording Secretary. We need this person as soon as possible. Please call me at the number below to volunteer.

See you all at the next board meeting on Tuesday, August 18th.

BOB

President: Bob Neumann

E-mail: bobneumann@ymail.com

Phone: 815-904-9429

## BOARD MEMBERS

### OFFICERS:

**President:**  
**Bob Neumann**  
 815-904-9429  
 bobneumann@gmail.com  
**Vice-President:**  
**Chuck Hummel**  
 815-636-9322

**Treasurer:**  
**Ray Nilles**  
 815-633-0836

**Secretary:**  
**OPEN POSITION**

### CLASS A:

**Tom McNeary**  
 815-282-4016

**Acting Secretary:**  
**Amy Weteska**  
 815-423-0706

### CLASS B:

**Jim Milne**  
 815-877-8087  
**Mark Sullivan**  
 815-877-4441

## BLOCK CHAIRPERSONS

**AREA 1**  
**Chandler/Youngfield/**  
**Thatcher**  
**Susan & Ray Nilles**  
 5950 Thatcher  
 815-633-0836  
 r.nilles@att.net

**AREA 2**  
**Clarendon +2 on Raintree**  
**Kathleen Slade**  
 5802 Clarendon  
 815-654-8389  
 no e-mail

**AREA 3**  
**Conover +7 on Haddon**  
**Larry Hoffman**  
 3335 Conover  
 815-877-9032  
 larryhoff@comcast.net

**AREA 4**  
**Fawncridge**  
**Terri & Patti Bonkamp**  
 3333 Fawncridge  
 815-282-4758  
 pbomkamp@comcast.net

**AREA 5**  
**Haddon (E of Fawncridge)**  
**Joyce Zaitman**  
 3571 Montlake  
 815-877-3615  
 joyce.m.z@juno.com

**AREA 6**  
**Lansdale**  
**Deena Herget**  
 3320 Lansdale  
 815-494-9650  
 deenak987@comcast.net

**AREA 7**  
**Montlake (N of Weymouth)/**  
**Chadbourne**  
**Paula Reiter**  
 5702 Chadbourne  
 815-540-6810  
 preiter1228@yahoo.com

**AREA 8**  
**Montlake (S of Weymouth)**  
**Ed Cunningham**  
 3259 Montlake  
 815-282-6154  
 ed@cunningnet.com

**AREA 9**  
**Old Millstone/Suffolk**  
**Carol Bachhuber**  
 5935 Old Millstone  
 815-877-8894  
 cisbach@comcast.net

**AREA 10**  
**Springbrook – Condos**  
**Jim Stewart**  
 5548 Springbrook #206  
 815-637-2785  
 jcs1w1@aol.com  
**Dixie Simons**  
 5548 Springbrook #202  
 815-877-6549  
 no e-mail

**AREA 11**  
**Springbrook – Duplexes**  
**Barb & Tim Koons**  
 3220 Springlake  
 815-708-6627  
 fishmed@netzero.com

**AREA 12**  
**Springlake**  
**Judy Goldman**  
 3132 Springlake  
 815-654-1288  
 judy@4cures.org  
**Steve Ferrall**  
 3156 Springlake  
 815-986-6723  
 steveferrallrealtor@comcast.net

**AREA 13**  
**Twin Orchard/Snowberry**  
**Susan & Ray Nilles**  
 5950 Thatcher  
 815-633-0836  
 r.nilles@att.net

**AREA 14**  
**Weymouth (E of Lansdale)/**  
**+2 on Raintree**  
**Kathy Harms**  
 5880 Weymouth  
 815-877-8320  
 kaharms54k@aol.com

**AREA 15**  
**Weymouth (W of Lansdale)**  
**Elizabeth Russo**  
 5732 Weymouth  
 815-877-4657  
 russo@comcast.net

**BLOCKCHAIR COORDINATOR**  
**Carol Neumann**  
 5898 Weymouth  
 815-904-9428  
 ceneum@gmail.com

## 2009 QUARTERLY BOARD MEETINGS

Tuesday, Aug 18,  
 2009  
 6:30 pm  
 Tuesday, Nov 17,  
 2009  
 6:30 pm  
 Saturday, Feb 27,  
 2010  
 2:00 pm

The meetings will be held at Rock Valley College with building and room number assigned prior to each meeting.

### ALDERMAN – FOURTH WARD

**Carl R. Wasco**  
 815-282-1635  
 cwasco2155@aol.com

### COMMUNITY SERVICE OFFICER

**Officer Liz Hughes**  
 815-987-8276  
 liz.hughes@ci.rockford.il.us

### ADDITIONAL POLICE NUMBERS

**Emergency** 911  
**Non-emergency** 815-966-2900  
**Community Standards** 815-987-5566  
 (Property and neighborhood violations)

**Pam Long, our Recording Secretary, has resigned from the Board. Thank you Pam for all your hard work. You will be missed. Amy Weteska has graciously agreed to substitute for Pam in the interim.**

**So here we are with a very important open position that must be filled as soon as possible. Anyone interested please call Bob Neumann at 815-904-9429, or any other board member. All numbers are listed. PLEASE GET INVOLVED, PLEASE VOLUNTEER!**

## COMMITTEES

**ARCHITECTURAL**  
**Tom McNeary**  
 815-282-4016

**Richard Gassmann**  
 815-633-9882  
**Carl Walthall**  
 815-708-0520

**NEWSLETTER**  
**Carol Neumann**  
 815-904-9428  
 ceneumt@gmail.com

**POND**  
**Paula Reiter**  
 815-540-6810  
 preiter1228@yahoo.com

**LUMINARY**  
**Wendy Higgins**  
 815-282-3988  
 higginsdoo@higginshomeinspection.com

**GARAGE SALE**  
**Pam Osborne**  
 815-979-5491  
 chetwyf@cheffrons.com

**SAVE SPRING LAKE**  
**George & Judy Goldman**  
 815-654-1288  
 4cures.org

**LAKE PATROL**  
**Matt Macias**  
 282-3556

## LAKE, POND AND PARKS

**LAKE:** The summer saw a change in our care of the lake. First, we replaced the 18 year-old aerator system with new aerator/ bubbler system that "turns over" the lake twice and fast and keeps the water moving and is much more energy efficient. Second, we changed from McCloud Services to Aqualine Weed Technologies. As with all new contractors, there were a few bumps in the road. It took awhile to hit a winning combination of chemical to control weed and algae. Some of the algae did clog the aerators but have been or are being repaired. Also, next week we are meeting with a company that uses vacuum technology to dredge lakes. This can be done in stages and is less expensive and invasive than massive dredging. Stay tuned for updates.

**POND:** The pond will be closing for the season on Monday, September 14. Thanks to Pond Chair, Paula & Dave Reiter, for another great year.

**GARAGE SALE:** The annual garage sale was held both on Friday and Saturday this year and was a tremendous success. Thank you Pam Osborne for all your efforts.



## HOMES FOR SALE

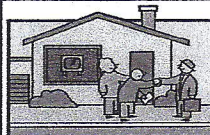
3319 Conover  
Realtor - Tom McKiski, Larry Perry 815-885-3637

5547 Haddon  
Realtor - Century 21, Ricky L. Davis 815-690-5288

5548 Spring Brook Road #303  
Realtor - Whitehead, Julie Snyder 815-395-6858

5548 Spring Brook Road #312  
By Owner, Jeff Jones 815-282-3997

5965 Suffolk Place  
Realtor - Whitehead, Tracy Conway 815-262-1312



## Welcome to Our New Neighbors

John & Melissa Hollari 3203 Youngfield

## TREASURER'S REPORT AS OF JULY 31, 2009

### SPRING LAKE ESTATES HOMES ASSOC

#### TREASURER'S STATEMENT

7-31-09

Bank Balances - Alpine Bank			
checking			
beginning balance	\$45,016.80		
deposits		\$1,098.62	
disbursements		\$16,388.05	
returned check			
interest YTD		\$33.85	
ending balance	\$29,730.51		
money market	\$14,808.62		
general Fund		\$4,800.73	
capital fund		\$5,001.56	
lake restore fund		\$5,001.56	
interest YTD			\$22.72
CD			
interest YTD	\$10,903.84		
Petty Cash			
	\$200.00		
Total	\$55,642.97		
Pending disbursements	\$67.50		
Balance	\$55,575.47		
Receipts			
dues 2009		\$80,107.21	
dues prior		\$3,937.57	
legal recovery YTD		\$1,012.05 *	
other		\$291.60	

\*some recovery fees not detailed

### SPRING LAKE ESTATES HOMES ASSOCIATION

#### Budget / Expense Comparison

7-31-09

	Budget 2009	Actual 2009
Income		
Dues	\$79,498.00	\$80,107.21
Dues, prior		\$3,937.57
Other		\$1,243.55
		\$85,288.33
Expense		
Business Office		
Office	\$750.00	\$558.55
License / Fees	\$55.00	\$10.00
Legal	\$8,000.00	\$5,174.25
Communication	\$1,500.00	\$1,230.99
Insurance	\$3,500.00	\$3,143.00
Accounting	\$2,800.00	\$1,263.20
	\$14,305.00	\$11,351.99
Maintenance		
Lake	\$10,000.00	\$9,684.22
Pond	\$12,000.00	\$11,376.93
Parks	\$34,000.00	\$16,248.00
special repairs		
	\$56,000.00	\$37,310.85
Utilities		
Electric	\$3,250.00	\$1,885.05
Telephone	\$250.00	\$254.63
	\$3,500.00	\$2,139.69
Reserve		
Capital Expense	\$1,360.00	
Lake Restoration	\$1,475.00	
	\$28,580.00	\$50,832.53

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**Jim Barbagallo**  
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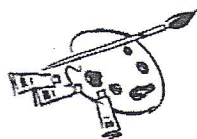
**Karen Barbagallo**

DIRECT LINE:  
**815 637 0709**

karenbarbagallo  
@aol.com

www.gogambino.com

**BLOCK CHAIRS**  
LAST MAY I REQUESTED YOU UPDATE YOUR RESIDENT LIST WITH CORRECT NAMES, PHONE NUMBERS, ETC. AND RETURN TO ME BY MID-JULY SO I COULD UPDATE OUR DIRECTORY. AS OF THIS DATE, THERE ARE SEVERAL STILL OUTSTANDING. PLEASE FORWARD THEM TO ME AS SOON AS POSSIBLE. THANK YOU FOR ALL YOUR TIME AND EFFORT AS BLOCK CHAIRS. IT IS APPRECIATED.  
**CAROL**

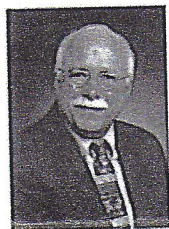


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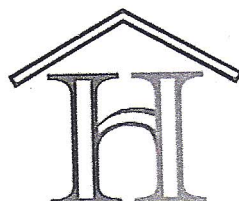
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