

SPRING LAKE ESTATES NEWSLETTER

SUMMER 2007



NEXT BOARD MEETING

Date: Tuesday, August 21, 2007
Time: 6:30 p.m.
Place: RVC Bell School Center (corner Bell School & Spring Brook Roads) – Room # will be posted on entrance doors.
Agenda: Lake, Weymouth Park Drainage, Pond, Dues Collection Update,

Prepared statements from the floor will not be entertained without prior submission to the board. This will enable the board to research a thorough response to the issue.

PRESIDENT'S MESSAGE

WOW, it's August already.....where has the summer gone?

This summer was, by all accounts, good. The pond was never closed and we used less chemicals than in years passed thanks to the new filtration system. The lake, however, is a different story. The growth of algae and weeds is rampant and difficult to control. The level of the lake is down (in some places only 6" deep) and the lake is in need of dredging. The lake needs help to remain viable. (See "Lake" article, pg 3)

It is the responsibility of the owners of the duplexes for the up-keep of the creek and dam behind their homes. It is part of their property. Several of these areas are in need of substantial cleaning to ensure the free flow of water. If the creek gets clogged with debris it could cause damage and/or collapse of the dam. This could get extremely expensive as these homeowners would be responsible for repairing or replacing said dam. Expending a little effort and money now is much more cost effective than waiting and shelling out a great deal of money later. However, the Association will not let it go that far. If need be, we will pay to have this clean-up done and will bill the responsible homeowners. If those bills are not paid, they will be turned over to our legal department for collection. The Association will no longer pay for services that are the responsibility of the homeowner. (Check your by-laws.)

Collection of past due association assessments: 16 homeowners have been served with summons to appear in small claims court on August 31. The total amount that is owed by these 16 homeowners is approximately \$15,000. It does not give me pleasure to have to resort to the legal system in order to collect this debt that was knowingly undertaken when purchasing a home in this community. An additional 5 letters were sent to those who have not yet paid this year's assessment.

A request for 10 street lights has been given to Alderman Wasco who has forwarded the request to ComEd. An installation date has not yet been set.

A speed sensor was placed in the 5800 block of Weymouth Dr from 6/22 to 6/25. A total of 800 vehicles were clocked during this period. The vast majority were in the 30 to 35 MPH range. However 45 vehicles were clocked at between 36 – 39 MPH and 10 were clocked at 40 and above with one vehicle clocked at 51 MPH!! Where could you possibly be going that you need to go that fast on a residential street? At the beginning of summer, a neighborhood child was riding his bicycle on Montlake near Weymouth when a car came whizzing around the corner barely missing him. The child crashed into a mail box, sustaining minor injuries. The car, of course, DID NOT STOP! Please be a responsible driver!

Please plan on attending the Board meeting on Tuesday, August 21st.

Bob

President: Bob Neumann

E-mail: r_neumann@insightbb.com

Phone: 815-282-4635

BOARD MEMBERS

OFFICERS:

President:

Bob Neumann
815-282-4635

r_neumann@insightbb.com

Vice-President:

Chuck Hummel
815-636-9322

Treasurer:

James Stewart
815-637-2785

Secretary:

Dixie Simons
815-877-6549

CLASS A:

Tom McNeany
815-282-4016

Ray Nilles
815-633-0836

Richard Gassmann
815-633-9882

Pam Long
815-282-2083

CLASS B:

James Stewart
815-637-2785

Dixie Simons
815-877-6549

POND CHAIR

Paula Reiter
815-877-8601
preiter1228@yahoo.com

GARAGE SALE CHAIR

OPEN

NEWSLETTER

Carol Neumann
815-282-4635
ceneum@insightbb.com

ALDERMAN – FOURTH WARD

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

COMMUNITY SERVICE OFFICER

Officer Matt Gibbons
815-987-8276
matthew.gibbons@ci.rockford.il.us

ADDITIONAL POLICE NUMBERS

Emergency 911
Non-emergency 815-966-2900
Community Standards 815-987-5566
(Property and neighborhood violations, ask for Melissa)

BLOCK CHAIRPERSONS

AREA 1

Chandler/Youngfield/Thatcher
Susan & Ray Nilles
5950 Thatcher
815-633-0836
nillesrockford@aol.com

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@insightbb.com

AREA 4

Fawnridge
Terri & Patti Bomkamp
3333 Fawnridge
815-282-4758
pbomkamprd@insightbb.com

AREA 5

Haddon (E of Fawnridge)
Joyce Zartman
3571 Montlake
815-877-3615
joyce.m.z@juno.com

AREA 6

Lansdale
Melissa Johnston
3422 Lansdale
815-633-2554
xmasbaby@insightbb.com

AREA 7

Montlake (N of Weymouth)/Chadbourne
Paula Reiter
5702 Chadbourne
815-877-8601
preiter1228@yahoo.com

AREA 8

Montlake (S of Weymouth)
Ed Cunningham
3259 Montlake
815-282-6154
lgcunningham@worldnet.att.net

AREA 9

Old Millstone/Suffolk
Wendy Higgins
5855 Old Millstone
815-282-3988
higginsdoobiz@higginshomeinspection.com

AREA 10

Springbrook – Condos
Jim Stewart
5548 Springbrook #206
815-637-2785
jcstw1@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@insightbb.com

AREA 13

Twin Orchard/Snowberry
Susan & Ray Nilles
5950 Thatcher
815-633-0836
nillesrockford@aol.com

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@insightbb.com

BLOCKCHAIR COORDINATOR

Carol Neumann
5898 Weymouth
815-282-4635
ceneum@insightbb.com



POND

Rave reviews have been received regarding the pond facilities.

The new filtration system has been very successful both in keeping the pond clean and saving money as fewer chemicals were needed.

The water pipe housing has been rebuilt replacing the dangerous flagstones with smooth boulders.

New playground and water toys were purchased.

It has been a safe and successful swimming season! However, the end of the season is at hand. **Monday, September 3 is the last day the pond will be open.**

LAKE

George and Judy Goldman have volunteered to form a committee to explore options for bringing the lake back to health. A preliminary meeting was held on August 12th and a report on the meeting will be read at the Board Meeting on August 21st. Please call George or Judy at 654-1288 if you are interested in serving on this committee. The health of the lake is important for the entire community. Get involved!!!

A second lake committee, in the form of a lake patrol, has been formed by Matt Macias. He has been walking the lake and requesting association IDs from those he sees fishing or boating. If you would like to aid in this, call Matt at 282-3556.

BOARD MEETINGS AND NEWSLETTERS

NOTICE: A vote was taken at the May 8th meeting to move the Board Meetings from the 2nd Tuesday to the 3rd Tuesday of the month. This was a request by the Treasurer to ensure that he had the current bank statement for his financial report. The revised schedule for the remainder of the year is as follows:

Tuesday, Aug 21

Tuesday, Nov 20 (tentative)

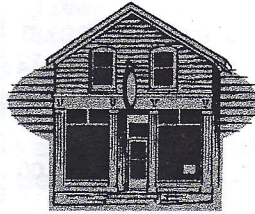
Saturday, Feb 23, 2008 Annual Meeting
(tentative)

The meetings will all be held at Rock Valley College, but you need to check the newsletter for the room assignment as the same room is not guaranteed for each meeting.

The newsletters will also be published quarterly and will be issued prior to each Board Meeting.



WANTED: Neighborhood person to watch 2 boys ages 5 and 1 on occasional evenings during the week or weekends. In my home only. Salary is negotiable. Call Dalia Lerma at (815) 633-0717.



TRADING POST

4 SALE: HO scale trains and Bachman track with turnouts. These are high end pieces and includes a DCC system. Please call Bob at 282-4635

4 SALE: Schwinn Paper Boy Special. This is the bike you wanted as a kid...balloon tires, "springer" front end, padded seat, the works. Actually ridden 5 times. Serious inquires only. \$400.00 or best offer. Call Bob at 282-4635



WELCOME TO OUR NEW NEIGHBORS

Garrett & Kristie Cliff	3386 Conover
Ben & Brenda Compagnoni	5641 Weymouth
Roger Hergert	3320 Lansdale
Douglas & Kwang Mi Turner	3368 Lansdale
Hilda Carrillo	5760 Haddon
John Hallock	5548 Spring Brook #101
Lois Boyd	5548 Spring Brook #209



SOLD YOUR HOUSE?

When selling your property, it is your responsibility at the time of closing to turn over to the new owner your copy of the Association Declaration and By-Laws (which are included in the Association Directory) and the current Activity Pass. These documents are the text of the covenant which accompanies the property being sold. Failure to turn over these documents is failure to fully disclose and leaves the seller open to a lawsuit by the buyer.

FINANCIALS AS OF JUNE 30, 2007

Spring Lake Estates Homes Association Profit & Loss January through June 2007		Spring Lake Estates Homes Association Balance Sheet As of June 30, 2007	
	Jan - Jun 07		Jun 30, 07
Ordinary Income/Expense		ASSETS	
Income		Current Assets	
Reimbursed Expenses	593.00	Checking/Savings	
Dues Income	65,893.97	Alpine-Money Market	4,744.69
Interest	590.72	Alpine Checking	
Total Income	67,077.69	CIP 2002 Assessment	-1,488.65
Expense		Alpine Checking - O...	35,470.65
Licenses and Fees	55.00	Total Alpine Checking	33,982.00
BUSINESS OFFICE		CD # 041097	10,000.00
Communications	1,534.81	Total Checking/Savings	48,726.69
Insurance	50.00	Accounts Receivable	
Office Expense	110.23	Accounts Receivable	19,674.08
Professional	1,745.00	Total Accounts Receiva...	19,674.08
Total BUSINESS OFFICE	3,440.04	Other Current Assets	
MAINTENANCE		Petty Cash	200.00
Lake Maintenance	8,124.00	Total Other Current Ass...	200.00
Pond Maintenance	4,925.83	Total Current Assets	68,600.77
Park Maintenance	9,265.63	TOTAL ASSETS	68,600.77
Total MAINTENANCE	22,315.46	LIABILITIES & EQUITY	
Utilities		Equity	
Utilities 3531 Montlake	55.19	Opening Bal Equity	11,849.27
Utilities 3369 Montlake	109.73	Retained Earnings	22,545.21
Telephone Pond	86.42	Net Income	34,206.29
Utilities 5983 Weymouth	294.75	Total Equity	68,600.77
Utilities 5965 Twin Orc...	62.35	TOTAL LIABILITIES & EQUI...	68,600.77
Utilities 3201 Montlake	93.36		
Total Utilities	701.80		
Capital Expense	5,554.00		
Total Expense	32,066.30		
Net Ordinary Income	35,011.39		
Other Income/Expense			
Other Expense			
Bad Debt	805.10		
Total Other Expense	805.10		
Net Other Income	-805.10		
Net Income	34,206.29		

***** YOUR AD HERE *****

Would there be any interest in placing ads for your family/neighborhood business? It could be as simple as a business card or as creative as you like. A nominal fee would apply to help defray printing costs for the newsletter. Call Carol at 282-4635 if interested.

You don't want to see all this white space in your newsletter, do you? Come on folks.....let's fill it up with **NEIGHBORHOOD NEWS!!!** Block Chairs - how about taking the lead in submitting stories about:

New families / neighbors
Announcements
Ads
Human interest
Good things to know
People to know

The next newsletter will be published in November..... Start collecting stories now!