



## January 2015 – Reflections Newsletter

### 2015 Association Meeting Dates

Our quarterly meeting dates for 2015 are below. We encourage your attendance.

Thursday, February 19, 2015 – Board Meeting  
Thursday, June 4, 2015 – Board Meeting  
Thursday, August 27, 2015 – Board Meeting  
Thursday, November 12, 2015 – **ANNUAL AND BUDGET MEETING**

As always, the meetings will be held at the Darien Police Department building at 1710 Plainfield Road and begin at 7:00 PM.

Owners are encouraged to attend these meetings whenever possible. **Please note that these meetings are for Homeowners, not renters or guests.** Time will be allotted to address residents' concerns at the end of each meeting.

To help conduct the business of the Association in a timely and effective manner, the Board asks those residents in attendance to keep in mind that once the meeting has started, comments from the residents are discouraged.



### 2015 Coupon Books

Coupon Booklets have been distributed to unit owners.

Remember to pass these on to new owners in the event of a transfer of ownership. If you are signed up for automatic payment, you will not be receiving coupon books for 2015. We do encourage owners to sign up for auto-pay to save the association on administrative costs.

### 2014 Financials



The Association's financial performance in 2014 has been attached. Included are a balance sheet as of December 31, 2014 and a profit & loss statement through December 31, 2014. We find it very important that the owners understand the financial position of the Association.

### 2015 Budget



The Board approved the 2015 budget that was sent out to all owners prior to the final meeting of 2014. If you have any further questions regarding the Association's budget, contact Elite Management at (708) 352-2870.

### Reminders

For your March calendars ... don't forget to "spring ahead" with your clocks 1 hour before you go to bed on Saturday, March 7<sup>th</sup>. Daylight Saving Time starts on the 8<sup>th</sup>.

- Also, spring starts on March 20<sup>th</sup> – Now that's something to be hopeful for!
- Please remember to check the batteries in your smoke and carbon monoxide detectors when you change your clocks. Replacing these batteries could save your life.
- Christmas decorations, like any holiday decorations, need to be removed within 30 days after the holiday.
- Remember to visit the Association's website at [www.reflectionsathiddenlake.com](http://www.reflectionsathiddenlake.com) for detailed association information such as financials, electronic newsletter, and board minutes.

PO BOX 628

WESTERN SPRINGS, IL 60558

[WWW.REFLECTIONSATHIDDENLAKE.COM](http://WWW.REFLECTIONSATHIDDENLAKE.COM)

[WWW.ELITEMGT.NET](http://WWW.ELITEMGT.NET)

DIRECT: (708) 352-2870

FAX: (708) 352-2871



## 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 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.

## Association Bulletin

In the next newsletter, we will be posting the following maintenance schedules: Roof replacement 2015-2017 and Painting 2015-2018. Please keep an eye out for your unit.

If you have had your roof replaced, please note that the Association is accessing all attic spaces during roof replacement to add insulation and properly connect bathroom and dryer exhausts to new roof vents. If you access your attic, watch for falling insulation as the new insulation is blown into the attic spaces. Also, we have had a few reports of furnace condensation issues after roof replacements. We asked Waldman Engineering to investigate and we found out this could be caused by newer HVAC systems (see below). Adams Roofing is not making changes to these flues other than painting.

*A new furnace connected to an old flue can cause condensation. The gas going up the chimney or exhaust pipe includes a large quantity of water vapor. When everything is working properly, the vapor is pushed up out of the end of the pipe and into the atmosphere before it condenses. If something is awry, the vapor cools before it exits the flue and condenses right then and there. A flue that is too large allows too much air to circulate, making it difficult for the warm gas and vapors exiting the furnace to create a strong updraft up and out of the vent. Instead, cold air from the top pushes the warm air down and traps it in the flue. As the vapor sits in the flue it cools, creating condensation. New furnaces hooked up to existing flues can result in condensation problems because they are more efficient than old models. While much of the heat produced by older heaters was lost out the flue, this heat prevented condensation by keeping the chimney or vent pipe warm so that air moved upward. Newer models keep most of the heat moving into the home, which results in a cooler flue. This means that the vapor has a much greater*

*chance of cooling and condensing in the flue than it did with the old furnace.*

*Each owner is advised to have their HVAC contractor look into this since the exhaust flue is the responsibility of the owner. Please let us know if you need any additional information.*

## 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, satellite dishes, 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.

Please save yourself the expense and hassle by clearing any major changes with management first.

## Newsletters

The Association's quarterly newsletter is designed to update you of community news and other important events. If you have something you would like included in the next newsletter, please send the information to [bkovel@elitemgt.net](mailto:bkovel@elitemgt.net).

### Important Contact Information



**Elite Management Associates, Inc.**

PO Box 628

Western Springs, IL 60558

Office: (708) 352-2870

Fax: (708) 352-2871

[www.elitemgt.net](http://www.elitemgt.net)

Brett Kovel

Property Manager

[bkovel@elitemgt.net](mailto:bkovel@elitemgt.net)



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**2015 Reflections at Hidden Lake Board of Directors**

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