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## 2012 Association Meeting Dates

Our quarterly meeting dates for 2012 are below. We encourage your attendance.

Thursday, May 17, 2012 – Board Meeting  
Thursday, August 16, 2012 – Board Meeting  
Thursday, November 15, 2012 – 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.

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## Reflections “Happenings”



Although it is early in the year, there is much happening on the property. See below for a few of the items:

Landscaping – Green-up has completed the spring clean-ups. Additionally, all parkway trees and focal points were mulched and turf repairs were completed throughout the property. I noticed some new grass is already popping through and the new plantings from 2011 are looking good. *Note: Please help with watering whenever possible. A separate email blast was sent out to owners with watering instructions.*

Drainage and Enhancements – The Association is having a drainage project completed behind 8157-8167 Ripple Ridge. Landscape enhancements will be completed at various locations including 1065-1073 Ripple Ridge, 1082 Ripple Ridge, and 1085 Ripple Ridge. We understand there are other areas that may have needs, but after walking the grounds; management and the board considered these to be the highest priority projects that will work within the budget. The Association will allocate dollars annually for grounds improvements.



Concrete and Mudjacking – Mudjacking will be completed at approximately 17 locations on the property. After this is complete, we will complete another concrete walk through to see if any squares require complete replacement.

Roofing – The Association has contracted with Adams Roofing for Phase II of the roof replacement program. The following buildings will be completed in 2012:

- Building 8 (1065-1073 Ripple Ridge)
- Building 12 (1017-1027 Ripple Ridge)
- Building 13 (1005-1015 Ripple Ridge)
- Building 21 (1060-1072 Ripple Ridge)
- Building 27 (953-965 Ripple Ridge Cove)
- Building 33 (8331-8343 Ripple Ridge)
- Building 34 (8319-8329 Ripple Ridge)
- Building 41 (8205-8217 Ripple Ridge)

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## Leasing Amendment

Due to the declining real estate values in the past 4-5 years, the amount of leased units has continued to increase at the property. We currently have about a 13% rental ratio. Although the Association board does not have an issue with rentals, they also feel the original purpose of the property was to have owner occupied condominium units. Additionally, the ability to refinance or purchase at the property can be affected if

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rental percentages continue to climb. Therefore, we have had an amendment drafted that would limit the rental percentage to 20%, or sixty (60) units.

Given that an amendment takes 75% approval (225 units) of the Association, this process may take a significant amount of time. We are trying to address this issue before the number of rentals reaches too high of a level. The process will be as follows:

1. *The Amendment must be approved by Owners representing at least three-fourths (3/4) of the Association. This may be accomplished by either having a ballot or proxy signed by the individual Unit Owners. Both forms are attached. Ballots and proxies must be on white paper of at least 20 pound weight. **Please return to us so we can get this process started. We need originals so please mail.***
2. *After the required percentage of written signatures is obtained, the Board would approve the Amendment at a meeting of the Board and the President and Secretary should sign the Amendment.*
3. *In addition, a copy of the Amendment must be sent via certified mail to all mortgagees having bona fide liens of record against any Unit. Space has been provided on the ballot and proxy forms for Owners to insert this information.*
4. *Return to attorney the original Amendment, the Exhibits and all the ballots and proxies containing the original signatures of the homeowners.*
5. *When everything is completed, the document will then be sent to the Recorder's Office for filing. The Amendment is effective as of the date the Recorder accepts the document for filing. As soon as the attorney receives the recorded original from the Recorder's Office, the original document will be sent to the Association for retention in their permanent files.*

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## Other Items

Turf Repair chargebacks – As previously noted, turf repairs were completed throughout the property. Moving forward if the common area turf is damaged by a unit owner or their guests, the repairs will be made and charged back to the unit owner. The most common damage is caused by owners driving over the corners as they pull into and out of their drives.

No feeding wildlife – Please do not feed the wildlife. The geese and other animals do enough damage to the property without being enticed. We appreciate your cooperation!

Parking – Please do not block sidewalks or have part of the vehicle out in the street.

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## Spring Maintenance Tips



1. Check outside hose faucets for freeze damage. Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.
2. Have a qualified heating and cooling contractor clean and service the outside unit of the air conditioning system. Clean coils operate more efficiently, and an annual service call will keep the system working at peak performance levels. Change interior filters on a regular basis.
3. Check smoke detectors: Daylight Savings Time snuck up early again this year, and that's usually the semi-annual reminder to check your smoke alarms. So if you haven't already done it, now's the time. Replace the batteries, clean the covers, and test the detector's operation before it's too late.
4. If you have gas-fired appliances in the house, add a carbon monoxide detector as well (or check the operation of your existing one). CO2 detectors are inexpensive and easy to install, and are available at most home centers and other retailers of electrical parts and supplies.

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## Rules Committee

The Association is currently establishing a rules committee. The mission of the committee will be to:

1. Clean-up the rules and eliminate any outdated language and/or information.
2. Improve/clarify any problematic areas that have proven to be unclear over the years.
3. Change/amend current rules that are in need of improvement.

If you are interested in joining the committee, please email Sandra Starck at [sandstars41@gmail.com](mailto:sandstars41@gmail.com).



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## Garage Light Bulb Changing

After the last newsletter, no one has sent emails regarding burnt out bulbs. Although we intend to change bulbs once per month, we cannot without owners reporting this. All that we ask is the following:

1. If you have a bulb that is out, please email Laura at [lsneed@elitemgt.net](mailto:lsneed@elitemgt.net)

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- If you would like to change the bulb yourself, please use an A15 appliance lamp, 40W. These are smaller bulbs that work well with the sensor and size of the fixture.
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## Contractor Sheet

Last newsletter we provided a full sheet of contractors that provide miscellaneous services. This information was received mainly from owners that have had positive experiences. As owners continue to have positive experiences and they report these, we will pass the info along in a newsletter. Below are the recent submittals.

### Garage Doors

AR-BE Garage Doors (708) 458-2345

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## Community Garage Sale

Remember the first annual community wide garage sale will be on Friday and Saturday, June 1<sup>st</sup> and 2<sup>nd</sup>. The association will pay for the advertising and “attention getter” flare! You just need to open your garage doors and prepare to depart from your wares. Advertised hours will be from 8 am to 3 pm. For those participating, please go to City Hall (across the parking lot from the police station) to get your permit. There is no charge – all they need is your name and address. If you are not able to go there due to the city’s hours (8:30 am to 5 pm), a neighbor, friend, or relative can go for you.

*PS – Please make sure you keep you back doors locked while you are in the driveways and always watch your money and goods during these types of events.*

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## 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.

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### Important Contact Information

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