



May 2013 – Reflections Newsletter

2013 Association Meeting Dates

Our quarterly meeting dates for 2013 are below. We encourage your attendance.

Thursday, May 16, 2013 – Board Meeting
Thursday, August 15, 2013 – Board Meeting
Thursday, November 21, 2013 – **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.



Association Website

Since the newsletter goes out hard copy to all residents, I would like to take this opportunity to encourage all residents to utilize the Association's website. It is a great resource for all things "Reflections". You can review minutes, financials, budgets, reserve study data, electronic newsletters, important reminders, and much more!

Keep in mind that if your mortgage company contacts you for an updated master policy certificate, this is also on the website. If additional insurance information is needed, please contact DCI Insurance at (708) 478-2770.

Some Important Dates



Sunday, May 12 – Mother's Day.
Monday, May 27 – Memorial Day.
Sunday, June 16 – Father's Day.



Reflections "Happenings"

Below are a few property updates:

Landscaping – BPM has completed spring clean-ups, spade edging, and common area mulching. We are planning some additional turf repairs and stone replacement between drives for later in the season. Additionally, there are a couple of drainage / erosion projects scheduled to take place.

Roofing Reminder – The Association has contracted with Adams Roofing for Phase III of the roof replacement program. The following buildings will be completed in 2013:

Building 2 (1046-1054 Hinswood)
Building 3 (8301-8309 Sweetwater)
Building 7 (1075-1085 Ripple Ridge)
Building 9 (1053-1063 Ripple Ridge)
Building 20 (1046-1058 Ripple Ridge)
Building 22 (1074-1082 Ripple Ridge)
Building 45 (8157-8167 Ripple Ridge)
Building 49 (8150-8162 Ripple Ridge)

****Roofing is projected to start in August or September*

Pond – We continue to work on improving the pond. Last year the drainage project was very successful. The pond is now releasing drainage water quickly, which is necessary to prevent shoreline erosion. In late summer / early fall the Association will begin some shoreline restoration; including re-grading, turf repair, and adding cobblestone along the shoreline. We are currently obtaining bids for the work, but fully expect this project to take place over the next 2-4 years.

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Over the winter months, we were notified by a homeowner and the Darien Police Department that a car was broken into on the property. Reflections is a quiet and safe neighborhood, but you never know where a criminal might try his hand.

Here are some safety tips that we recommend:

- All entrances should be well lit at night.
- Close garage doors when not in use.
- Keep the service door from the garage to the house locked, especially at night.
- Do not leave keys in cars while they are parked in the garage.
- All vehicles parked outside should be locked with the windows up.
- Remove keys and garage door openers from vehicles parked outside.
- Do not leave any valuables in cars parked inside or outside such as purses, wallets, briefcases, tools, credit cards, money, removable stereo face plates, cell phones, CDs, iPods, radar detectors, GPS units, laptops, etc.
- Remove all mounting brackets and wiring for GPS, radar detectors, cells and other electronic devices. And clean any residue on your window shield from the rubber mounting from these areas. Empty mounting brackets and left over residue are signs that the electronic items are in the center console or glove box.
- Use a tote, bag or container to take electronic items with you when parking the vehicle outside of your closed and secure garage.
- The most secure location in a passenger car is the trunk. SUVs and minivans may have other hidden compartments to secure your valuables away from searching eyes.

Assessment Payment Options



The Association offers multiple payment options to owners. Reflections currently has over 20% of the Association on auto payment (ACH). Forms are available at www.elitemgt.net. This is a great option and we hope that you participate. It decreases association costs, saves you time and money, stabilizes association cash flow, and is one less thing to do!

Additionally, we have added the ability to accept credit card payments for assessments. All you have to do is visit our website and click the "PAY ONLINE" tab. Then create your account and pay. The service accepts all major credit cards (convenience fees do apply).



Pride of Ownership

Please make your best efforts to take pride in the community and your individual ownership at Reflections at

Hidden Lake. We are making our best efforts to help make the community a great place to be, but we need all owners to contribute and play a part. What this means is that you should be courteous to your neighbors by keeping the outside of your unit free of clutter, leashing and picking up after your pets, helping beautify your landscaped areas around your foundation, and generally be a good neighbor.

We ask that all owners take five minutes over the next few days to walk around their property and remove items such as screens, empty pots, snow shovels, etc. Thank you in advance for helping make Reflections a great place.

Lastly, the board will be holding a few hearings at the upcoming board meeting for violations related to pets and parking. All of these common violations are sent out in newsletters, but are still disregarded. These hearings are not an efficient use of time for management and the board. Please make sure to abide by the Association's rules at all times.

Important Contact Information

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