



---

### Annual Meeting Reminder

The annual meeting of the Reflections at Hidden Lake Homeowner's Association will be on:

**Thursday, Nov. 18 at 7:00 p.m.**

As always, the meeting will be held at the Darien Police Department building at 1710 Plainfield Road.

Please plan on attending this very important meeting and help elect your 2011 Board of Directors.

If you cannot attend, please mail your proxy ballot to the MC Property Management Company office prior to the meeting, or have a neighbor bring it to the meeting. An additional copy of the proxy has been included in this mailing for your convenience.

By law, the Association is required to have an Annual Meeting. If we cannot establish quorum and need to reschedule, there is an extra cost to the Association because of required additional mailings. Please do your part to ensure the proper management of your Association! ■

---

### New Property Management News

Our new property management company, Elite Management Associates, Inc., begins management responsibilities on **Saturday, Jan. 1, 2011**. Until that time, please continue to contact MC Property Management Company (MCPMC) for any emergencies. The MCPMC office phone number is 630.985.2500.

Beginning January 1, you will need to contact Elite Management for any Association-related business. They can be reached at 708.352.2870. Additional information about the company is available on their Web site: [www.elitemgt.net](http://www.elitemgt.net).

In a December mailing, Elite Management will be sending out to the community introduction packets

along with the 2011 coupon books for Association assessments. ■

---

### 2011 Budget Notes

All owners should have received a copy of the proposed 2011 budget in the October bill mailing. If you did not receive your October bill or a copy of the proposed budget, please contact MCPMC immediately.

The Board has proposed an eight percent increase in assessments for 2011. This will allow the Association to concentrate on building our reserves. It will also allow us to complete the restoration of our pond and replace our mailboxes.

The breakdown in monthly assessments per unit is as follows:

Model	Monthly Assessments		
	2010	2011	Increase
Night Fall (end-unit)	\$173.47	\$187.35	\$13.88
Morning Star (interior 2-story)	\$155.63	\$168.08	\$12.45
Day Spring (upstairs ranch)	\$156.85	\$169.40	\$12.55
Evening Song (downstairs ranch)	\$133.37	\$144.04	\$10.67

---

### Holiday Decorations

With the holiday season fast approaching, now is a good time to revisit some decorating basics.

- Decorations should not be installed earlier than 30 days before the holiday, and should be removed no later than 30 days after the holiday.
- Decorations are not allowed on the common areas, this includes the grass, driveways and front walkways.

- Large, inflatable decorations are not allowed anywhere on the property.
- Decorations are allowed on a unit's entrance door and patio. Decorations beyond these areas may be allowed at the Board's discretion, as long as they do not create a safety hazard.
- Under no circumstances should anything be placed around the light fixtures (this includes wreaths).
- Under no circumstances should anything be nailed, screwed or attached to the building exterior such that it causes damage.

Please refer to *Section III: E. Seasonal/Holiday Decorations* of your Rules book for more information. ■

---

### Getting Ready for Winter Weather

With cold weather around the corner, there are a few things you should do to help get your unit ready for winter. These will not only protect the building but can also help you heat your home more efficiently and reduce heat loss. Below are a few helpful tips.

- **Remove and store your garden hose.** This allows the outside spigot to drain of any excess water and helps prevent the pipe from freezing. You may also want to cover the spigot with an insulating cover.
- **Have your furnace cleaned.** It is recommended that this be done at least once a year. While you're at it, also have your air ducts cleaned. It is recommended that you do this once every five years.
- **Buy a programmable thermostat.** Set it to automatically lower the temperature while you're away. Just don't let it drop below 60 degrees, or you'll risk having your pipes freeze.
- **Close the chimney flue.** If you own a unit with a fireplace, you should keep the flue closed whenever you are not using the fireplace.
- **Clean or replace your furnace filter.** It is recommended you do this once a month during heating season.

- **Check windows and doors for leaks.** Check the caulking around doors and windows to make sure there is no cracking or peeling. Recaulking, if needed, prevents cold air from entering your home. Why pay a higher heating bill if you don't have to?
- **Insulate your windows.** Inexpensive window insulating kits can be found at most home improvement stores and can significantly reduce heat loss. These kits must to be installed on the inside of windows only.
- **Keep the house warm.** The temperature in the home should be at least 60 degrees. The temperature inside the walls, where the pipes are located, is substantially colder than the walls themselves. A temperature lower than 60 degrees will not keep the pipes from freezing. ■

---

### Daylight-Saving Time

Daylight-saving time ends on Sunday, Nov. 7 this year. 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. ■

---

### Garbage Day Reminders

Just a reminder that the upcoming holiday will affect our garbage pick-up schedule. Thanksgiving is Thursday, Nov. 25 and garbage pick up will be on:

- **Friday, Nov. 26**

Please do not put your garbage out on Wednesday evening and let it sit for two days. ■

---

*Reflections* is a publication of the association board of  
Reflections at Hidden Lake.  
Darien, Illinois

President  
Vice President  
Secretary  
Treasurer  
Director

Karen English  
Catherine Griffin  
Barbara Brisky  
Maria Stavrakos  
Derek Ahlborn

MC Property Management Corporation

Michaelene Conrad  
Property Manager  
Michaelene@mcpmc.com  
630.985.2500

Sandy DeMoor  
Assistant Property Manager  
SDeMoor@mcpmc.com  
630.985.2500 x6610