



2013 Association Meeting Dates

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

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.

Remember to send in your proxies! Failure to send in your proxies will cost the association money. If we do not get a quorum (20%), all annual meeting information must be printed and mailed out again. Please do your part and show your support for the current board members.



2014 Budget

The Board and management were pleased to present the 2014 budget. We hope the letter and supporting documentation was helpful in clarifying the association's future planning and financial position. This budget is scheduled to be passed at the upcoming November meeting.



Snow Removal

Please keep in mind that our snow clearing contract comes into effect only when snow accumulation is 2" or greater. Owners are advised to keep a shovel on hand and calcium chloride to maintain walks for those times when snow accumulation is less than 2", and for treatment of moderate ice. Please use snow melts wisely! Avoid excessive use of ice and snow melts, which may cause damage to concrete and kills vegetation. Similar to previous seasons, due to the rising costs and potential damages caused by salt, the Association has not budgeted for this service.

Other notes:

- Owners with decks should clear snow so that it does not drain onto the patio below
- The Village plows and salts all Association roads



Reflections "Happenings"

Lots of work has been taking place around the property:

Landscaping – BPM is starting their fall clean-ups and has completed the turf aeration.

Roofing – Adams Roofing is progressing towards completion of Phase III of the roof replacement program.

Pond work – Emerald Site Services has completed Phase II of the pond restoration project. The channel has been lined with cobble stone and the spill-way under the road has been cleaned. Damage from the spring flood was also restored. The Association is discussing doing some of the shoreline restoration in the winter to minimize turf damage from heavy equipment. This is dependent on cash flow. We will keep you posted.

Gutter Cleaning – Gutter cleaning is currently being performed at select buildings due to their proximity to mature trees. Seasonal gutter cleaning includes 19 buildings.

Other Items and Reminders

Pets: Please continue to leash and immediately pick-up after your pets. If you have specific questions regarding pet rules, please refer to Section 3, Part A of the Association's rules and regulations which are posted on the website.

No Crisscrossing on Driveways: Under no circumstances should residents drive across each other's driveways, the rock beds, or the lawn in order to access garages. Fines will be issued when this behavior is observed.

No feeding wildlife – Please do not feed the wildlife. The geese and other animals do enough damage to the property without being enticed. Additionally, an owner recently reported a goose that had Angel Wing, which is a syndrome that affects aquatic birds, primarily geese and ducks, in which the last joint of the wing is twisted with the wing feathers pointing out laterally, instead of lying against the body. Angel Wing is generally observed in waterfowl residing near humans, and the disease can often be observed in areas where geese or ducks are excessively fed bread. We appreciate your cooperation!

Parking – Please do not block sidewalks or have part of the vehicle out in the street. This will be ticketed by the Darien Police.

Garbage – Garbage rules must be strictly adhered to. Details are in Section III, Part B of the Association's rules and regulations. Most recently, the biggest issues has been owner's placing garbage and/or large items too early, not storing containers in the garage, and storing pet waste in containers outside. All of these result in immediate violations and fines. Lastly, if you are completing a clean-out project, please contact management prior to putting out a dumpster in order to provide details and obtain approval for the request.

Rules Committee

The revised rules will be up for approval at the first meeting of 2014. After legal review, we will upload the rules to the website and sent out a notice that the rules are ready for owner review.

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.

Important Contact Information



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2013 Reflections at Hidden Lake Board of Directors

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