



November 2014 – Reflections Newsletter

2014 Association Meeting Dates

Our quarterly meeting dates for 2014 are below. We encourage your attendance.

Thursday, November 20, 2014 – **ANNUAL AND BUDGET MEETING**

PLEASE SEND IN YOUR PROXY (ATTACHED)

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.

New Management Website

We are excited to announce the launch of our new management services website. It is a major upgrade from our previous site in terms of content and design. It highlights our properties, logo, differentiators, and keeps it simple. Please visit us at www.elitemgt.net to check it out! Also, remember to follow us on twitter using the handle @elitemgtnet. We send out articles related to condo and townhome associations on a regular basis. Also, remember that the Association has its own website at www.reflectionsathiddenlake.com.

2015 Budget



The Board and management were pleased to present the 2015 budget. We hope the letter and supporting documentation were 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 does not provide 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 pruning touch ups. Beary Landscaping is planning to plant 4 new trees. Emerald Site Maintenance has completed turf repairs. Brookfield Tree Service completed over 20 tree removals and select pruning along the forest.

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

Pond work – Emerald Site Services has completed the pond restoration project. We have ongoing maintenance to the pond budgeted for 2015.

Brickwork – All scheduled brick work for the property has been completed.

Gutter Cleaning – Gutter cleaning is currently being performed at select buildings due to their proximity to mature trees. Seasonal gutter cleaning currently includes 19 buildings and more are added as needed.



Other Items and Reminders

General Safety –Please make sure garage doors are closed at all times. With the recent auto thefts in the area, this is a recommended safety measure. It also keeps rodents and other undesired visitors out of your garages.

If you can, pull your car inside your garage. If you can't, lock it and take all contents and put them into your trunk. GPS systems, money, cell phones, garage door openers, laptops/computers – are all tempting to these intruders. Keep them out of site. Additionally, remember to report suspicious activity to the police department immediately. Better safe than sorry.

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.

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 have been owner's placing garbage and/or large items out too early, not storing all containers in the garage, and storing pet waste in containers or baggies outside. All of these result in immediate 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.

No feeding wildlife – Please do not feed the wildlife. The geese and coyotes do enough damage to the property without being enticed. Reports of feeding the wildlife will result in immediate fines from the Association. We appreciate your cooperation!

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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2014 Reflections at Hidden Lake Board of Directors

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