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## 2011 Association Meeting Dates

Our quarterly meeting dates for 2011 have been set. We encourage your attendance.

Thursday, November 10, 2011 – ANNUAL MEETING

As always, the meetings will be held at the Darien Police Department building at 1710 Plainfield Road and begin at 7:00 PM. **IF YOU CANNOT ATTEND THE MEETING, PLEASE RETURN YOUR PROXY TO ELITE MANAGEMENT.** We have attached another proxy to the newsletter with an updated slate of nominees.

Important agenda topics will include the annual election, passage of the 2012 budget, update on roof replacement project, mailbox landscaping, and pond drainage work.

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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## Mailbox Project Update

We are happy to report that the mailbox project is complete. This was a multi-phase program that required on going effort from the board, management, multiple vendors, the post office, and the Village. Thanks to all those involved in making the project a success.



The final phase was installing a paver walkway and some plantings. We look forward to seeing these plantings fill in next summer. By completing enhancement work at the mailbox stations, signs, and cul de sacs; many focal areas throughout the property were given a nice makeover.

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## Renting your townhome?

**FOR RENT**

Management has been reaching out to all known rental properties within the Association to make sure that we have updated leases and tenant contact information. We

understand that in the current real estate market, renting may be a viable option for an owner. However, please be mindful that there are specific guidelines in the rules and regulations that must be followed in order to rent your unit. Full details are provided in Section V of the rules which are available on the Association's website. Here are a few of the key points:

1. *The Unit Owner shall be responsible for providing his or her tenants with a copy of the Association Rules and Regulations. In addition, the Association shall be given a signed, original lease prior to the occupancy date on the lease. Any expenses incurred by the Association in obtaining these documents shall be assessed to the Unit Owner responsible as a common expense.*
2. *If a tenant violates any provision of the Declaration, Bylaws or Rules and Regulations, the Board at its discretion shall determine what action or actions should be taken against the Unit Owner and/or tenant, as the case may be. When the Board, in its discretion, determines that a violation or series of violations warrant termination of the lease, the Board may take whatever action or actions are necessary to terminate the lease.*
3. *No Unit Owner may lease less than the entire unit, nor may the unit be leased for transient or hotel purposes. Every lease must be for a period of at least one year. The "rider to lease" located in the rules and regulations must be completed and turned in.*

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## Street Dedication



We are happy to announce that the city has accepted to take ownership of Spring Court and Ripple Ridge Cove. Once a property tax issue is settled, the new plat can be recorded with the county. Once finalized, the Association will no longer have to

pay for operating costs such as plowing, salting, and road repairs. Most importantly, the Association will not have to provide future capital funding for road, curb, and sewer replacement on these cul-de-sacs. The street dedications were approved at the 10/3/11 City Council meeting.

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## Buildings Update – Roof Replacement



Although the board and management were confident that the right decision was made in choosing Adam's Roofing for the job, this has only been reaffirmed over the past two months. The project is near completion and we received less than a handful of minor complaints. All

engineering reports/visitations reported that the work was being done according to specifications. We are all very pleased to have pulled this project off in a limited time frame. Nine buildings were completed this year. Prior to determining how many buildings to complete in 2012, we are going to see how the winter goes. We are projecting to complete anywhere from 6 to 9 buildings and are hopeful to complete all 49 buildings over the course of the next 6 years.

*Note that prior to starting the project, the Association had Waldman Engineering conduct a condition analysis on all 49 buildings. The 9 buildings that were considered the highest priority were completed this year. There were 18 buildings considered moderate priority and 22 buildings considered low priority. We will look to have the next highest priority buildings worked on in 2012.*

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## Grounds Update – Lake Drainage

As previously noted, the Association had a drainage analysis completed by an engineering firm. They made recommendations in order to help facilitate improved pond drainage. Step one was to clear the pipe and take a video to ensure there is no damage to the pipe. This analysis is currently taking place. If there is a collapse in the pipe, the Association will have to commit significant dollars towards its repair. If not, the Association will continue on its mission to provide adequate drainage. We have hit numerous road blocks, which includes the need for expensive permits in order to complete any work in the wetlands. At this time, we cannot make any guarantees or promises in terms of what will be done in 2012. However, we can commit to saying that the board and management will work diligently until the pond is restored. This will take multiple years and lots of hours.

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## Rules and Regulations Reminders

**Speeding:** Please note that the speed limit is 25 MPH throughout the property. Failure to follow this guideline will result in one warning followed by immediate fines from the Association.

**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.

### A Few Fun Halloween Facts

1. According to the National Confectioner's Association, the average American gobbles up 24 pounds (10.8 kilograms) of candy every year. As one might guess, Halloween tops the list as the sweetest day of the year, followed by Easter and Christmas.

2. Because the movie *Halloween* (1978) was on such a tight budget, they had to use the cheapest mask they could find for the character Michael Meyers, which turned out to be a William Shatner *Star Trek* mask. Shatner initially didn't

know the mask was in his likeness, but when he found out years later, he said he was honored.

3. The first Jack O'Lanterns were actually made from turnips.



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### Important Contact Information

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### **2011 Reflections at Hidden Lake Board of Directors**

[www.reflectionsathiddenlake.com](http://www.reflectionsathiddenlake.com)

President  
Vice President  
Secretary  
Treasurer  
Director

Karen English  
Catherine Griffin  
Joanne Blattner  
Steve Lekas  
Derek Ahlborn