



May 2017 – Reflections Newsletter

2017 Association Meeting Dates

Our remaining quarterly meeting dates for 2017 are below. We encourage your attendance.

Thursday, June 1, 2017 – General Meeting
Thursday, August 24, 2017 – General Meeting
Thursday, November 9, 2017
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.

Reflections “Happenings”

Below are a few property updates:

Roofing Update – The final 6 buildings!

Replacement in 2017:

- Building No. 17 (8387-8397 Mystic Trace)
- Building No. 26 (967-979 Ripple Ridge Cove)
- Building No. 29 (8117-8129 Ripple Ridge)
- Building No. 30 (984-994 Spring Court)
- Building No. 31 (996-1006 Spring Court)
- Building No. 42 (8191-8199 Ripple Ridge)

****Projected start: August/September 2017.*

Please remember that the Association is accessing all attic spaces during roof replacement to add insulation and properly connect bathroom and dryer exhausts to new roof vents. If you access your attic, watch for falling insulation as the new insulation is blown into the attic spaces.

Painting – The Association will be painting 14 buildings this year and the painters are already hard at work. Buildings 18-22 and 24-32 are being completed in 2017 and the balance of the property is scheduled to be completed next year. Notices will be posted prior to work taking place. If you need to confirm your building number the Association's site map is on the website at www.reflectionsathiddenlake.com.

Landscaping – Hartman has been on site completing spring clean-ups, focal point mulching, and regular maintenance. We are currently working on various special projects. There are a couple of drainage projects to take place this summer. Lastly, there are a number of dead trees that will need to be removed in the fall. We will assess the budget as the year continues and plan any landscaping projects accordingly.

****Note: Shrub pruning will take place in June. If there are any shrubs you do not want pruned, please mark clearly with red ribbon.*

Review the New Proposed Rule

The Association has noticed owner's struggling to fit all of their outdoor items onto their patio. This has resulted in grills and other items in the mulch beds, which are clear violations of the rules. The Association has decided to propose a new rule that would allow a small section of pavers to account for a grill or bench only. Any requests pavers must be approved by the board prior to completing. Requests must include exact dimensions and products. Additionally, these areas must be maintained by the owners. Failure to do so will result in having to remove the patio blocks or paving stones.

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Deck Maintenance

Owners' are required to maintain their decks, including wood replacement and staining. Here are some important items to remember:

1. The approved deck stain color is Cedar Bark SW 3511, Sherwin Williams Deckscapes semi-transparent stain. We have noted a few owners that have stained their deck the wrong color. This will have to be changed to the correct color.
2. Please review the rules and regulations for other information regarding deck maintenance and/or replacement.

Speeding Issues

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. Additionally, we have requested that the police have additional patrols in the community.

Garbage Day

As you all know, those windy garbage days make it difficult to keep the community free of litter. Even with good containers, the winds can still blow these cans over and make a mess. Also, try to write your house number on your container and lid. Lastly, if you recycle paper or other light weight items, please make sure they are weighted down and all cardboard items are flattened out. Thanks for helping keep the community clean and keeping costs down.

A couple important notes on Garbage:

Garbage and recycling may be placed outside for collection after 4pm on the day prior to collection. This includes oversized items or trash from work being done in the home, for example: carpeting, appliances, furniture, etc. A call to the garbage collection company must be made prior to pickup of oversized items.

Currently, Thursday is the normal collection day. Collection may be a day later if there is a holiday preceding the regular Thursday collection.

Please refer to the rules and regulations for other information regarding garbage and trash disposal.

Parking Reminders

Two major items here that we observe regularly:

1. Do not block the sidewalks, this will be ticketed by the Darien Police.
2. Please do not criss-cross the drives to get around a car in the driveway. Make the effort to properly move your other car prior to exiting.

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 brett@elitemgt.net.

Important Contact Information



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