



July 2019 – Reflections Newsletter

2019 Association Meeting Dates

Our remaining quarterly meeting dates for 2019 are below. We encourage your attendance.

Thursday, August 15, 2019 – General Meeting
Thursday, November 21, 2019 – **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:

Painting – Last year, the Association completed a 4-year painting schedule that covered the entire property. This project, combined with new roofs over the last 7 years, has improved curb appeal and lowered ongoing exterior maintenance and repair expenses.

Painting will take place on an approximately 5-7 year rotation depending on existing conditions. Currently, we are in process of painting supplemental items such as Com Ed meter boxes attached to the homes and roofing soil stacks.

Deck Staining – Owners are responsible for the maintenance and replacement of their decks. If your deck is not in acceptable condition, you will hear directly from management. However, we encourage each owner to properly maintain and keep up the appearance of their deck. Lastly, there are only two approved deck colors and we will be getting all units into compliance. Owners may only use the following:

COLOR	NOTES
Cedar Bark SW 3511	Sherwin Williams DeckScapes Semi-Transparent Stain
Cedar Bark Custom Solid	Sherwin Williams Super Deck Solid Stain

If switching to the solid color option, please call the Sherwin Williams store in Woodridge at (630) 910-3350. They have Reflections on file with a custom solid to closely match the cedar bark semi-transparent. Please do not use any other colors than those listed above.

Landscaping – Hartman has been on site completing regular maintenance, snow turf repairs, and the first complete round of pruning.

Grounds Restoration – In the coming weeks, Emerald Site will begin replacement of the large retaining wall behind buildings 8191-8217 (odds) Ripple Ridge. They are also completing drainage repairs behind 8304-8310 (evens) Sweetwater court. Note that grounds restoration is based on budget availability and priority. Large turf repairs and tree additions will be considered each fall.

Other Items – Mudjacking and caulking has been performed. Concrete walkway condition is also being assessed. Overall, concrete is in average condition throughout the property but we will complete some minimal replacement. The Association is also reviewing the condition of the asphalt drives in Ripple Ridge Cove. This area may require (earlier than projected) replacement due to deterioration. Lastly, we are in the beginning stages of planning a siding replacement project. The specifications are drawn up and we will begin looking at cost estimates.

Trees – In July, we will perform our annual inspection for dead trees. Dead trees will be removed in August. We may plant some new trees in select areas using the City of Darien’s tree replacement contractor. They provide the best pricing available.

Rules – Please review the attached new rules that will take effect immediately after the next Board meeting.



News and Updates from the City of Darien

Be sure to continue to visit the City’s website for regular updates at www.darien.il.us. They provide press releases and regular updates on all city projects. Also, Darien Direct Connect is the city’s newsletter. You can sign up directly on the website.

Upcoming Observances

Labor Day (Monday, September 2, 2019): Labor Day is on the first Monday of September every year. It was originally organized to celebrate various labor unions' strengths of and contributions to the United States' economy. Labor Day is a day of rest or the last chance for many people to go on trips before the summer ends. For students, it is the last chance to organize parties before school starts again. In some neighborhoods, people organize fireworks displays, barbecues and public arts or sports events. The American football season starts on or around Labor Day and many teams play their first game of the season during Labor Day weekend.

Patriot Day (Wednesday, September 11, 2019): Patriot Day is an annual observance on September 11 to remember those who were injured or died during the terrorist attacks in the United States on September 11, 2001. Many Americans refer to Patriot Day as 9/11 or September 11. On the direction of the President, the flag of the United States of America should be displayed on the homes of Americans, the White House and all United States government buildings in the whole world. The flag should be flown at half-staff as a mark of respect to those who died on September 11, 2001. Many people observe a moment of silence at 8:46 AM (Eastern Daylight Time). This marks the time that the first plane flew into the World Trade Center. Some communities, particularly in the areas directly affected by the attacks, hold special church services or prayer meetings. People who personally experienced the events in 2001 or lost loved ones in them, may lay flowers or visit memorials.

Newsletters

The Association’s quarterly newsletter is designed to update you of community news and other important events. If you have interesting news to share about upcoming events, personal milestones or issues of community interest please email the property manager and we will be sure to include it in our next Newsletter!

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.

Important Contact Information



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