



2021 Association Meeting Dates

Our remaining quarterly meeting dates for 2021 are below. We encourage your attendance.

Thursday, June 10, 2021 – General Meeting Thursday, August 26, 2021 – General Meeting Thursday, November 11, 2021 – ANNUAL AND BUDGET MEETING
--

*****NOTICE: Due to the COVID-19 virus; this meeting will change to a conference call where owners can dial in remotely*****

The dedicated dial in number is **(312) 667-4792**
Conference code number: **588227#**
Time: **7PM**

We ask all owners who attend the conference call to hold all questions until the main order of business has been completed. Thank you in advance for your cooperation during this time.



Pet Waste Issues

Please continue to leash and immediately pick-up after your pets. Complaints have been received throughout the

property. There is no excuse for not picking up after your pets. If you have specific questions regarding pet rules, please refer to the Association's rules and regulations which are posted on the website.

Did you know...? If you are happy with a contractor that provided you a service such as deck staining, garage door repair, landscaping, etc. you may email management their info to be shared in a future newsletter.

May 2021 – Reflections Newsletter

Reflections “Happenings”

Below are a few property updates:

Deck Staining – Owners are responsible for the maintenance and replacement of their decks. If your deck is not in acceptable condition, you will hear from us. 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 all units must be in compliance. Owners may 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 spring clean-ups, common area mulching, and regular maintenance. Common areas include all beds that are not around the foundations/units.

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

Grounds Restoration – The Association is continuing with large scale restoration efforts throughout the property. Last year, Emerald Site Services completed more retaining walls and drainage projects. This year, the Association is completing two smaller retention walls, restoring the pond slope, cutting back drainage areas, and replacing dead shrubs around mailboxes. Note that grounds restoration is based on budget availability and priority. In the fall, large turf repairs

PO BOX 628

WESTERN SPRINGS, IL 60558

WWW.REFLECTIONSATHIDDENLAKE.COM

WWW.ELITEMGT.NET

DIRECT: (708) 352-2870

FAX: (708) 352-2871

and tree additions will be considered after all summer tree removals are completed.

Landscape Guidelines Reminder - The Association's current policy is that we will remove dead items throughout the landscape season. This is typically done on a work order basis with our landscaper and is handled during maintenance visits. These requests are not completed immediately but usually within two weeks/service visits.

Here is an outline of more detailed guidelines for removal of shrubs that are still alive. Our goal is for the Association to be fair and consistent with all owners. Also, enhanced landscaping translates to improved curb appeal. We want to encourage these efforts from owners.

The Association will pay for the cost of removal only if owners submit a variance form with their proposed landscape enhancements, obtain proper board approval, and replace the plantings per their approved variance within 90 days. If owner landscaping is not completed, the owner will be charged back the cost of removal plus an administrative fee.

Completely dead items will continue to be removed at no cost without other requirements.

A few more notes to consider:

- Depending on the size of the shrub, it may only be "flush cut" meaning that the stump will not be removed but cut to the ground level.
- Some owners may believe they have dead shrubs, while they have not allowed the shrubs to bud out for the spring. Many varieties have not bloomed this season and there are lots of shrubs that do not show new growth until May or June. Please be patient as you assess your landscaping needs.
- Lastly, if you are depending on Association assistance in your landscape removals, please understand that this cannot be expedited and will be done as the landscape schedule allows.

Other Items –Concrete walkway condition is also being assessed. Overall, concrete is in average condition throughout the property. We will perform mud jacking and caulking annually along with some minimal replacement. Asphalt maintenance and seal coating is scheduled for later this summer and notices will be posted prior to work taking place. There is currently no driveway replacement schedule, but deteriorated areas will be considered on a case by case basis.

Area Concerns

If you notice violations taking place on the property please send the information to brett@elitemgt.net. Common reports include owners not picking up after pets, speeding, and children playing by the pond. Please be sure to provide details including the unit number, date, and time. Supporting photos are also helpful to documenting and putting a stop to violations.

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



Elite Management Associates, Inc.

PO Box 628

Western Springs, IL 60558

Office: (708) 352-2870

Fax: (708) 352-2871

www.elitemgt.net

Brett Kovel
Property Manager
brett@elitemgt.net



[Follow us on twitter @elitemgtnet](https://twitter.com/elitemgtnet)

2021 Reflections at Hidden Lake Board of Directors

www.reflectionsathiddenlake.com

President
Vice President
Secretary
Treasurer
Director

Karen English
William Rome
Lynn Cihlar
Catherine Griffin
Patricia Van Meter