



## May 2022 – Reflections Newsletter

### 2022 Association Meeting Dates

Our quarterly meeting dates for 2022 are below. We encourage your attendance.

Thursday, June 9, 2022 – General Meeting  
Thursday, August 25, 2022 – General Meeting  
Thursday, November 10, 2022 – **ANNUAL AND BUDGET MEETING**

The June meeting 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.



### 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.*

### 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. Please reference the attached sheet and do not use any other colors than those listed.

**Landscaping** – Hartman has been on site completing spring clean-ups, focal point mulching, and regular maintenance. Owners may wish to mulch around their foundations. If you choose to do so, please use a hardwood brown mulch that matches the Association.

**\*\*\*Note: Shrub pruning will take place in June. If there are any shrubs you do not want pruned, please mark clearly with red ribbon. Hartman can also provide do not touch flags to place in the bed if requested.**

**Grounds Restoration** – The Association is continuing with large scale restoration efforts throughout the property. Last year, Emerald Site Services completed more retaining walls. This year, the Association is completing three more retaining walls and removing dead trees as needed. Note that grounds restoration is based on budget availability and priority. In the fall, large turf repairs 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

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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/summer. 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 periodically along with some minimal replacement.

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## Area Concerns

If you notice violations taking place on the property please send the information to [brett@elitemgt.net](mailto:brett@elitemgt.net). Common reports include owners not picking up after pets, speeding, leaving out trash bins, 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.

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## 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.

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## Tornado Damage Update

The Association is hoping to address tornado damage repairs this summer and fall. We will keep you posted as more information comes available. We appreciate your patience as we work through this complex matter.

### Important Contact Information



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**2022 Reflections at Hidden Lake Board of Directors**

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