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## May 2023 – Reflections Newsletter

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### 2023 Association Meeting Dates

Our quarterly meeting dates for 2023 are below. All meetings begin at 7PM. We encourage your attendance.

Thursday, June 8 – General Meeting (In-Person) Thursday, August 24 – General Meeting (In-Person) Thursday, November 9 – <b>ANNUAL AND BUDGET MEETING (ZOOM)</b>
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### Meeting Location

Our Lady of Mount Carmel Church  
8404 S Cass Ave  
Darien, IL 60561

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

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### FINAL NOTICE – Annual Fire Alarm Testing

We have attached an updated schedule for those owners that were unable to make the first round. It is very important that all remaining units get this completed. Owners that miss the second appointment will be responsible for re-inspection fees from ADS. Please check the schedule and make sure that someone is available at your unit to let ADS enter to inspect the devices.

If there are any questions regarding your inspection, please email [ilinspections@adsalarm.com](mailto:ilinspections@adsalarm.com). Thank you in advance.

Note: The Association covers alarm monitoring fees along with replacement and repairs of the main panel. All interior devices are the responsibility of the owner.

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### Community Safety

We were notified that there was an attempt to steal a vehicle in the community. The police have been notified and a full investigation is taking place. It appears the targeted vehicle is on the list of common thefts. Please check out this article and video for more information on this topic:

<https://www.nbcchicago.com/consumer/hyundai-kia-thefts-attorney-general-illinois/3099497/>

Regardless of vehicle type, the police encourage everyone to always lock your doors and never leave your keys in the car. Additionally, make sure garage door openers are not left in the car, which could give access to the garage. As another safety measure, always lock the door between your garage and home.

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### Property Reminders

Attached to this newsletter owners will find a special one-page insert dedicated to garbage management and keeping the grounds clean. Below we have compiled a list of other important items:

- With the summer here, we ask that all owners take 10 minutes over the next few days to walk around their property and remove items such as salt buckets, snow shovels, empty pots, and so on. We will be performing follow-up inspections and issuing letters to owners that fail to keep their outsides neat.
  - Feeding wildlife is prohibited. Additionally, please leave the wildlife alone. No throwing objects at the wildlife or disturbing them.
  - Noise: Remember that your home is connected to your neighbors. Please be respectful when using stereos, surround sound, or when out on the patios/decks. If you are planning a party, please notify your neighbors as a courtesy.
  - Speeding: Please be safe when driving in the community and keep your speed down. We do not want anyone to get hurt, particularly children.
  - Children must be supervised at all times. Pond areas and surrounding rock channels are off limits.
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## Attention Pet Owners

Please remember to leash and clean up after your pet. Take along a baggie with you to pick up waste and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of Reflections, but also towards the elimination of one of the most irritating nuisances in the community. Additionally, unleashed pets pose a threat to other pets and owners. Always have your pet attended and on a leash. Thank you for your cooperation!

## 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 chart:

PRODUCT	COLOR
Deck Stain	Cedar Bark SW 3511 (Semi)
Deck Stain	English Walnut SW3574SS (Solid)

\*\*\* Can be purchased at Sherwin Williams store in Woodridge (630) 910-3350

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

\*\*\*Note: Shrub pruning will take place in late May/June and a 2<sup>nd</sup> round in August. 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. This spring, the Association completed a five-year program to replace all common area retaining walls. 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 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 late 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.

Building Maintenance – The Association continues to negotiate an insurance settlement. With that said, we currently intend to replace the siding on another eight buildings this summer. We are working with Adams to determine the worst condition buildings. Additionally, we plan to make temporary soffit and fascia repairs to any remaining buildings that were damaged.

When siding is replaced, the Association is swapping out window trim for a low-maintenance Azek product. Other paintable areas not replaced such as columns, front doors, garage doors/trim and other areas non-adjacent to siding will be placed on a future painting schedule.

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## Facebook Page and Community Events

Association Board member Annie DeVries has created a Facebook Page for the community. For those interested in joining, please click the link below:

[Join the RHL Community Facebook Page](#)

<https://www.facebook.com/groups/reflectionsathiddenlake>

Some community members have notified us that they will be at Chuck's following the meeting. Feel free to join them if you are interested!

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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, 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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**FOR RENT**

### Renting your townhome?

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 XI 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.*
- 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.*
- 4. The Management Company must be notified of tenants moving in and out and this is subject to the \$75 inspection fee noted in the Unit Sales/Moving Section.*



## Contact Information

Is your contact information on file with the management company current? Are you receiving email communications from the property manager? If not, please send a quick email to [bkovel@elitemgt.net](mailto:bkovel@elitemgt.net) with the updated info. Additionally, if you are renting your unit, please ask your tenants to submit their email address and we can add them to the distribution list.

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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.

### Important Contact Information



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