



August 2023 – Reflections Newsletter

2023 Association Meeting Dates

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

Thursday, August 24 – General Meeting (In-Person)
Thursday, November 9 – **ANNUAL AND BUDGET MEETING (LOCATION TBD)**

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.



Annual Fire Alarm Testing Update

For our 2023 inspections, 95% of the community was able to have their inspections completed within the first two visits. Owners requiring a third date for a test have been contacted and will owe \$220.00 to ADS for the inspection.

If there are any questions regarding your inspection, please email 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. Owners' that had device deficiencies during their inspection will receive quotes from ADS. Please have the work scheduled and repaired promptly.

Community Safety

Last newsletter we notified the community of an attempted vehicle theft on the property. Below is a list of safety recommendations:

- Always lock your doors and never leave your keys in the car.
- Make sure garage door openers are not left in the car, which could give access to the garage.
- Always lock the door between your garage and home.
- Periodically change your garage keypad code. Owners have reported seeing the covers flipped up on these. Criminals could be looking for worn out buttons to guess the code.
- Contact the police if there is any suspicious activity. Better safe than sorry!
- Speeding: Please be safe when driving in the community and keep your speed down. We do not want anyone to get hurt, particularly children.
- Owners can request special traffic enforcement at this link: <https://darien.il.us/reference-desk/forms-and-permits/police/form-requestfortrafficenforcement>

Insurance Update

Administrative Update: The Association has retained an attorney and a public adjuster to assist us as we navigate this complex issue. We are currently in the final stages of negotiation and are awaiting the next damage estimate from our attorney. We will keep you posted.

Work Update: The Association is planning to complete siding replacement on an additional eleven buildings this summer. The following buildings are scheduled in 2023: 8, 10, 12, 17, 18, 22, 26, 27, 28, 30, 32 (site map

attached). Adams will be posting notices when this work will begin. 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.

At the conclusion of 2023, we will have 19 of 49 buildings completed. The future schedule is to be determined.

Project Notes:

Important note for all owners: A project of this size will have various factors and unforeseen issues. One thing we have noted in pre-construction meetings is that some owners have wiring run on the outside of the building. We recommend that all owners review the outside of their units. Owners with wiring run on the outside should meet with a qualified company to properly run all wiring through the walls. Any costs related to having to repair or remove new siding will be charged to the unit owner.



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, we have been working with Sherwin Williams and they have updated their color deck. The chart below is the final list of approved stains which has been

simplified. Please reference the chart and take into your Sherwin Dealer prior to your staining project:

PRODUCT	COLOR
Deck Stain	Cedar Bark SW 3511 (Semi-Trans)
Deck Stain	Cedar Bark SW 3511SS (Semi-Solid)

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

Landscaping – Hartman has been on site completing common area mulching and regular weekly 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: Final round of shrub pruning will take place in late August / September. 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. Summer tree removals, drainage area mowing, and prairie area maintenance have also been completed.

Note that grounds restoration is based on budget availability and priority. In the fall, turf repairs and tree additions will be considered and reviewed.

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)

<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!

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. Violation issues can also be submitted here: <http://elitemgt.net/violation-complaint>

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 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.

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.

Upcoming Observances & Some History Behind Them

Saturday August 19th – *National Aviation Day is observed in the United States to celebrate the history and development of the aviation. It coincides with the birthday of Orville Wright who, together with his brother Wilbur, made significant contributions to powered flight.*

Saturday, August 26th - *Women's Equality Day celebrates the anniversary of the adoption of the 19th Amendment to the United States' Constitution on August 26, 1920.*

Saturday September 6th - *Labor Day is a federal holiday on the first Monday of September every year. It has its roots in the American labor movement.*

Important Contact Information



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