



2024 Association Meeting Dates

Our quarterly meeting dates for 2024 are below.
We encourage your attendance.

Thursday, March 14 – General Meeting (ZOOM)
Thursday, June 6 – General Meeting (In-Person)
Thursday, August 29 – General Meeting (In-Person)
Thursday, November 7 – ANNUAL AND BUDGET MEETING (In-Person)

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.

*Please note that 2024 in-person meetings will take place at Our Lady of Mount Carmel Church, 8404 S Cass Ave, Darien, IL 60561



IMPORTANT – Annual Fire Alarm Testing

An updated schedule has been mailed separately to all owners that missed the first round of testing. 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. If you missed your appointment, please check the schedule that was mailed and emailed 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 liinspections@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.

Property Reminders

Below we have compiled a list of important items:

- With spring 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.
- Lastly, remember our garbage procedures! Those windy days can be rough on our community's grounds. The two most effective things you can do as an owner are to put trash out the morning of and secure your cans and loose items as much as possible.

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, approved deck colors are below and all units must be in compliance. Please reference the chart:

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 spring clean-ups 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 late May/June and a 2nd 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. Owners can email Janelle at janellef@hartmanlandscape.net to request flags.

Grounds Restoration – Last year, 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 – Siding replacement is underway so watch for notices to be posted by Adams Roofing. Please read the notices carefully as instructions and expectations are provided. Here are the 10 buildings slated for 2024:

2024 Siding Replacement

Building 7 - 1075-1085 Ripple Ridge
 Building 9 - 1053-1063 Ripple Ridge
 Building 11 - 1029-1039 Ripple Ridge
 Building 21 - 1060-1072 Ripple Ridge
 Building 23 - 1049-1057 Hinswood Dr
 Building 29 - 8117-8129 Ripple Ridge
 Building 31 - 996-1006 Spring Ct
 Building 43 - 8183-8189 Ripple Ridge
 Building 44 - 8169-8179 Ripple Ridge
 Building 45 - 8157-8167 Ripple Ridge

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. The painting will typically trail the siding project by one year. Last year's buildings are currently being painted and the contractor is posting notices as he proceeds.

Insurance Update

1. Updated Certificates for Mortgage Holders – The updated certificate is posted on the Association's website and is also available through www.certsender.com.
2. Reflections Insurance Challenges – Due to recent losses and a rapidly changing insurance market, our insurance has entered the non-standard market. Initially, we will see our annual insurance costs spike from \$147K to \$742K. For 2024, the increase will be handled through reserves. This situation will create a need for an increase in assessments. However,

future budget discussions will determine all funding decisions. Additionally, we will continue to investigate any other options that come available.



This Year's Cicadas

What's Happening:

- This May and June, the 13-year brood and the 17-year brood of cicadas will emerge for the first time since 1803. The two broods will only overlap in North Central Illinois.

- These broods will result in billions of harmless bugs who will be part of a phenomenon the entire state will be talking about!
- Male cicadas will start singing after they emerge from the ground. They will gather in trees and sing together to attract females.

How will the cicadas affect your plants:

- Female cicadas lay eggs in trees and prefer twigs about the size of a pencil. The female makes a small slit in the branch to deposit her eggs. These cause small wounds that will not impact the overall health of most trees.
- Very small trees, like the whips you see planted on Arbor Day, are most at risk from damage caused by egg laying by female cicadas. Plants installed by landscape crews are generally large enough to survive these small cuts. Small trees can be wrapped in tulle or netting to play it safe.
- Larger trees are resilient and don't require any help from you or your landscape crews. Well-maintained trees are watered regularly, mulched properly, and checked routinely for pests and diseases.

How will the cicadas impact your turf:

- Adult cicadas live for 4-6 weeks. Upon death, cicadas will be eaten by wildlife or ground-up during mowing.
- Dead cicadas may accumulate under trees and smell unpleasant, but they add nutrients to the soil as they decompose.
- Cicadas do not respond to pesticides and insecticides so be leery of any company attempting to sell this service.

How does it all end?

- Cicada eggs will hatch 6 to 10 weeks after they are laid.
- The tiny cicada nymphs will drop from tree branches to the ground and begin feeding on grass roots without causing damage.

-
- Over time, the nymphs will dig 8-12 inches into the soil, and feed on tree roots for the next 13 or 17 years.
-

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.

Association Website

Remember to check out the Association's website for updated financials and budget information.

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

2024 Reflections at Hidden Lake Board of Directors

www.reflectionsathiddenlake.com

Karen English – President

Lynn Cihlar – Vice President

Bill Rome – Treasurer

Anthony Dirks – Secretary

Annie DeVries – Director