



August 2024 – Reflections Newsletter

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



Annual Fire Alarm Testing Update

For our 2024 inspections, 90% 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 via email and will pay ADS directly 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

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>
-

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 (do not dispose into other owners' trash receptacles). 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 and only walk on the parkways. Lastly, pet waste cannot be stored in small containers outside of the unit. 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 focal point mulching, pruning, 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. Last year, the Association completed a five-year program to replace all common area retaining walls. Summer tree removals 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>

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.

Budget Concerns

Due to budget constraints raised from increased insurance premiums, projects such as sealcoating and concrete replacement have been put on hold. Budget discussions for 2025 will begin soon and we will provide owners with as much detail as possible including the overall thought process for any decisions made.

Insurance premiums skyrocketed from \$147K to \$742K in one year. We are continuing to work at finding insurance alternatives that can bring the Association's cost down. In the short term, we have some financial flexibility due to the tornado claim payout. However, the longer these extreme expenses stay in place the larger the effect on the Association's financial future. We are fighting for every penny, but this is going to be a long battle.

August Fun Facts

The old ten-month Roman calendar, known as Sextilis, which translates to "the sixth month" in Latin, used to place August as the sixth month of the year. Yet, when January and February were introduced to the calendar around 700 BC, August became the eighth month of the year.

The first sandwich was allegedly made on August 6, 1762, and was given the Lord of Sandwich's name. The dish consisted of meat placed between two slices of bread, which he requested because he was in the middle of a [gambling game](#) and did not want to interrupt it.

August is an essential month for vegetable harvesting, with many vegetables reaching their peak flavor and nutrition levels. The most popular vegetables harvested during this month include tomatoes, peppers, cucumbers, and peas, which are all available in abundance and at their freshest

The first name August is common in many nations. August routinely ranks among the top 50 boys' names in Sweden each year.

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.

FRIENDLY REMINDER – Do not throw your garbage into other owners' cans. If garbage cans are overfilled, they can allow access for critters and make a mess.

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