

LETTER TO WILLOW BROOK ESTATES 1, 2 & 3 MEMBERSHIP

The Board wishes to thank our membership for all their support last year and ask that you continue this spirit of our rebuilding plans for 2022 and the future.

As we all know, updating our homes is a must to protect our families and to increase the value of the most important asset that we own and enjoy. We have a unique setting in the southern suburbs, with well-built, uniquely styled and spacious homes, on large lots that are far and few between compared to many of the communities that surround Willow Brook Estates. The Chicago Tribune listed our community as a *SOUTHERN GEM SUBURB*, with country living close to Chicago. Will County Forest Preserve, with land purchasing, was a major part of protecting us from overbuilding developments in our Crete area.

In the last 3 years, our current Board has established a plan to update the facilities in our community and to focus on using materials that will endure time and save money on yearly maintenance. This plan needs funds, which will take time to accrue, to enable us to continue on our path to protect the value of our whole community. Phase 3 of the entrance renovations will be completed this year with the Cedar Lane completion. We will also improve the lighting at each entrance with new fixtures and materials aligned with our cost-saving goals.

Our second plan is to continue the protection of our lake and park areas. Careful selection and negotiation with reputable vendors have enabled us to make major improvements on the grass areas, trees and condition of the lake. To enhance the beauty of this area, we will be adding a fountain to assist in water treatment and overall appearance of our park area.

The special assessment for this year will help us in funding these plans. With your financial support of our goals, we will be able to replace the decking at the clubhouse with materials that also support our rebuilding goals. Our street signs also need attention, and we are working with vendors for recycled plastic materials that will keep our costs down and keep the future of our community going in the right direction.

We ask for your support in another area that is very time consuming to the Board--keeping your homes in good repair, updated and in compliance with the Rules, Regulations, Covenants and By Laws of our community. The Board appreciates the vast majority of members who take excellent care of their property each and every year. However, it is time for those members who do not take care of their property to get on board.

Keeping your property updated and in good repair is your responsibility. Not doing so costs you money and lowers the value of your home. Following are just some of the areas that need diligent attention:

- Landscaping, including weed control in grass and planting areas, dead tree and bush removal, etc.;
- Updating and painting the exterior of your home; and,

- Parking of commercial vehicles and trailers, small boats and enclosed trailers. Such vehicles and storage units must be removed.

Please take time to review the Declaration of Protective Covenants of Willow Brook Estates, the By-Laws of Willow Brook Estates Community Association, Inc., Units 1-2-3, the Willow Brook Estates Community Association Rules and Regulations. These documents have been with our subdivision since its inception in 1973. These are the documents that set forth standards that keep Willow Brook Estates the community in which all of our families have chosen to invest and the community where we have chosen to raise our loved ones.

This Board commits time and effort to protect our community values by monitoring our neighbors' compliance with regulations and guidelines. We ask that you respond in kind by keeping your homes and property in compliance with those rules and guidelines.

We hope to see you at our next meeting. Please visit our website at <http://willowbrook123.com> for more information. And, please feel free to send suggestions to help our community.

Ray Peterlin, President Willow Brook Estates Community Association 1, 2 & 3