

Attention Members of Willow Brook Estates Community

Association, Inc., Units 1, 2, 3,

ELECTION TIME IS HERE!

**Attached you will find your Election Ballot for the
2024-2025 two-year term. There are four
positions up for election for the 2024-2025 two-
year term.**

**Make sure to send your ballot in by Thursday
December 21, 2023, at 4:00 pm, if faxing or hand
delivering. You may also deliver your ballot to the
John Ebner Community Center on December 21,
2023 at 7:00 pm. *See the ballot for additional details.***



Active Residential Management Services, Inc.
935 W. 175th Street, Suite 101
Homewood, IL 60430
708-647-2826 - telephone

WILLOWBROOK ESTATES HOMEOWNER ASSOCIATION 1, 2, 3
GENERAL MEETING FOR THE ELECTION OF BOARD MEMBERS - 2022-2024

THURSDAY, December 21, 2023
OFFICIAL BALLOT – ELECTION of BOARD of DIRECTORS

Four (4) positions on the Association Board of Directors expire on December 31, 2023. These four seats will be filled at the Meeting of the Members scheduled for 7:00 PM Thursday, December 21, 2023, at the John E. Ebner Community Center. The positions are for a two-year term extending through December 31, 2025. Pursuant to the Declarations of the Association, Members who are present during the Election may be nominated from the floor during the Election. Consider serving your community.

You may cast your vote in person at the Ebner Community Center on the day of the meeting, or by delivering your ballot to ARMS at the address or fax number below. If mailing or hand delivering your ballot to the office of ARMS, it must be received by 4:00 pm on Thursday, December 21, 2023, to be counted.

BALLOT – BOARD OF DIRECTORS

Note: The owner(s) of each Association Lot may **vote for up to five candidates**. Only **one ballot per Lot** is allowed.

To vote for a candidate, please mark a **✓** in the box to the left of the candidate's name. ✓

CANDIDATES

- ☐ Ozzie Durrett, (***Incumbent***) – 2 years
- ☐ Dwight Dwornik (***Incumbent***) - 2 years
- ☐ Chris Ratuszny (***Incumbent***) – 2 years
- ☐ Deborah Tero (***Incumbent***)-2 years

2024 ANNUAL BUDGET

The Board of Directors held the annual Budget Planning Meeting on October 19, 2023, and the Budget Review Meeting on November 16, 2023 agreeing on a proposed Budget for 2024 which increases the annual assessment to \$400.00 with no special assessments.

- ☐ I *agree* with the 2024 Annual Budget ☐ I *disagree* with the 2024 Annual Budget

Lot Owner Name: _____
(ballot must be signed by homeowner – only one ballot per Lot will be accepted)

Street Address: _____

Date and Time of Day: _____ (example: 12/15/2023, 7:00 PM)

Current Board of Directors of Willow Brook Estates Homeowner Association Units 1, 2, 3

*Bonnye Johnson - Dwight Dwornik – Deborah Tero - Kathleen Singleton
Denise Gray – Bonnye Johnson – Reginald Faulkner – Chris Ratuszny*

Mail or deliver to:

Willow Brook Estates Homeowners Association 1, 2, 3 c/o ARMS

935 W. 175th Street, Suite 101, Homewood, Illinois 60430

The envelope must contain your return address and be clearly marked **BALLOT**.

Fax Ballot to:

708-647-2831