

# Willow Brook Estates Community Association, Inc., Units 1, 2, 3 Tour Report/Notice of Violation

Name \_\_\_\_\_ Address \_\_\_\_\_ Lot \_\_\_\_\_ Inspection Date \_\_\_\_\_

## VIOLATION HEARINGS WILL NO LONGER BE CONDUCTED

- However, there will be limited time after the monthly General Meeting for you to address the indicated violation, voice concerns, seek help.
- Compliance will be checked on the next tour; if no improvements have been made and there has been no contact with the board or the management company a fine of \$50 will be administered and will be cumulative monthly until the violation is corrected and fines are paid in full.
- Nonpayment of assessments and fines can result in a lien being placed on your home.

**Monthly General Meetings are held the third Thursday of the month 7pm-8:30pm at the  
John E. Ebner Community Center at Cedar Lane & Willow Brook Trail.**

### Note to Residents

The Board conducts tours of the community to identify items which need to be improved/corrected. These tours are conducted monthly April through October. The purpose of these tours is to see that Willow Brook Estates is maintained at the high standards outlined in the Covenants. The objective is to keep the standards, and thereby the value of our community at a premium level. This is for the benefit of all Willow Brook 1, 2, 3 homeowners. Please be clear, we have no desire to offend you, but it is not fair to the residents who pay their assessments and fines as well as maintain their property for you not to.

If you are or not familiar with the Willow Brook 1, 2, 3 Covenants, By-laws, or Rules and Regulations, be sure to visit our website at [www.willowbrook123.com](http://www.willowbrook123.com). These documents are available on our website, along with much more information about our subdivision.

If you need additional help, please email our management company:

Mary Amador, Active Residential Management Services, Inc.  
935 W. 175th Street, Homewood, Illinois 60430  
Phone: 708-647-2826 Fax: 708-647-2831 Email: [mamador@activerms.com](mailto:mamador@activerms.com)

The following item(s) need your attention.

### LANDSCAPE MAINTENANCE

- Lawn needs to be cut. Please cut regularly, trim all edges, eliminate weeds and fertilize.
- Eliminate all weeds from planting beds, driveway, walks, fence lines, etc.
- Prune trees &/shrubs and remove dead branches.
- Cut grass &/or remove weeds in drainage ditch. Improve flow of water in drainage ditch; check entrance and discharge at driveway.
- All garbage must be in containers or firmly bundled. Store cans out of sight from street. Do not put out more than 24 hrs. before pickup.
- Do not leave grass clippings, leaves or other matter on street.
- Other: \_\_\_\_\_

### DRIVEWAY

- Remove any not properly licensed stored vehicle from driveway (**Will County Code Sect. 8.13**).
- Straighten/repair/replace lamp post &/or repair/replace light fixture(s) on lamp post.
- Repair driveway surface &/or coat driveway with sealer.
- No commercial vehicle may be parked in driveway overnight.
- Other: \_\_\_\_\_

### BUILDINGS

- Paint all wooded surfaces on house/shed.
- House needs repair \_\_\_\_\_
- Make house number more visible. This is important if you should need emergency services such as fire trucks, ambulance, etc.
- Roof needs repair.
- Clean gutters &/or repair/replace gutters.
- Other: \_\_\_\_\_

### MISCELLANEOUS

- Reduce noise level.
- Keep your animals contained on your property. No more than two (2) animals allowed on one lot.
- No off-road vehicles allowed on streets or common areas.
- Other: \_\_\_\_\_

### OVERALL APPEARANCE

The overall appearance of your property as compared to Willow Brook standards:

- Great  Good but needs work  Fair; Needs lots of work  Poor; please come talk to us about it. Please refer to hearing date above.