

Dear Neighbor:

June 21, 2019

This is an informational email to the homeowners of Willow Brook Estates 1, 2, 3 in order to update you electronically about our community. We will not be sharing your email address with any other entity, nor will this format be used for any purpose other than to inform you about what is going on in our subdivision.

We would like you to know that Willow Brook Estates 1, 2, 3 now has its own website:

<http://willowbrook123.com>

In designing the website, our aim was to make it as helpful and informational as possible to all homeowners. Among other things, you will find blank forms that can be printed for your use as well as meeting minutes, emergency phone numbers, financial reports, Crete weather, Rules & Regulations, Covenants & By-Laws, complaint procedures plus other items. The Photo Gallery was just added, and we are always looking for more pictures of our subdivision.

On Thursday March 21, 2019, at the John E. Ebner Community Center, the home owners elected four board members for 2019-2020. The newly elected board members are Dave Johnson, Denise Gray, Yulanda Johnson for a two year term, and Ray Peterlin was re-elected for another two-year term.

The board positions for 2019 are as follows:

Ray Peterlin	President
Johnnie Davis	Vice President
Dwight Dwornik	Treasurer
Deborah Tero	Secretary
Denise Gray	Rules & Regulations
Dave Johnson	Special Projects
Yulanda Johnson	Coordinator Special functions.

We still have two open board positions. How about joining the board?

We would like to extend a warm welcome to our new neighbors:

Nicole Collins of 24626 S. Willow Brook Trail

Theophalus Cooper of 24834 S. Willow Brook Trail

Mr. Eric Massey (The Lawn Guy) has been working on the common area of the subdivision; however, due to the amount of rain we had over the past few weeks, some of the common areas were not cut every week. Ninety-nine percent of the common area has been cut at least once. The park area has been cut a number of times and weed and feed services have been applied this month.

Your board members have been accepting and evaluating bids from contractors for needed work on new fencing for the subdivision. The board is still looking for ways to pay for the replacement of the split rail fence and is hopeful that, within a few months, we will be installing a section of a new fence along Klemme Road. At the present time, the board has not finalized a contractor for work on a new fencing for the subdivision. If there is section of split rail fencing along your property line in need of repair, we are asking you as the

homeowner to try to repair the section. Your efforts in this regard would be much appreciated since we do not have a maintenance personnel to repair or replace any problems you may have regarding the split rail fence.

ARMS has been working with Commonwealth Edison on the park lighting project. Commonwealth Edison has a plan for nonprofit organizations to provide high efficiency lighting at NO cost to Willow Brook 1, 2, 3. Commonwealth Edison has completed the new lighting in the park and at entrance ways, but ran into a number of small problems with the installation. The board is working with Commonwealth Edison to resolve these problems.

Branch (not twigs) pick-up guidelines have been issued by the Crete Township Highway Commissioner and have been added to our website under *General Information* on the *Documents* tab. The Highway Commissioner has stated that all *BRANCHES (not twigs)* must be placed in front of your property (not on the roadway); branches on either Burville Road or Klemme Road will not be picked up. Please check it out because our next pick-up is on Monday July 1st.

First of all the board would like to thank Lana Drmanic (not a homeowner) for volunteering her time in cleaning up the common areas, eliminating weeds, garbage, large branches and trimming the brush at all the entrances.

We also would like to thank the volunteers who helped to clean up the 20 dead trees in the park area. Once the dead material was eliminated, the board hired a contractor to remove the 48 tree stumps at the north park and around the lake. In September or November, we will purchase a couple of truck loads of black dirt to cover the bare spots in the north park, around the lake, and grass seed will be purchased to complete the job. If we work together with a few more volunteers, we can get more done over the next few months .

We were having problems with the geese in the park area and have rented two white swans to help take care of the problem. White swans also help to remove the algae and vegetation in the lake. Although homeowners have expressed that they just like to see swans swimming on the lake, the board will keep monitoring swans' progress to determine if they are worth the expense.

During the month of June, about 300 gold fish were added to the lake. In October, we will be purchasing six Triploid Grass Carp to further eliminate algae and vegetation from the lake.

We have hired an electrician to redo the lake pump and rewire the outside of the club house. Major safety issues were discovered and are being addressed before something happens.

Many of us walk our dogs in the park area around the lake. Please be reminded that pet owners are responsible for clean-up of any and all resulting "evidence" of your walks. There is still evidence that owners are not cleaning up after their pets. Mutt mitt dispensers have been refilled to help you in this regards.

The board is also looking for volunteers (one day per week) to adopt an area within Willow Brook (like adopt-a-high-way) to help clean up the common area on Burville Road, Klemme Road and within the subdivision. We have to take pride in Willow Brook Estates. Remember that it our subdivision, and it reflects the pride we take in living in Willow Brook Estates.

The road at the main entrance to Willow Brook (Cedar Lane) will be resurfaced by the highway department after July 4 weekend, weather permitting.

To help with the drainage problem within Willow Brook, the board is reminding you to clean out the culvert on your property. It is important that the culverts are free of leaves for proper drainage. Please reread the *Willow Brook - Covenants - Article IV - General Restrictions Number 7 - Natural Drainage Ways*. This document is available on our website at: <http://www.willowbrook123.com/files/Willow-Brook-Covenants.pdf>.

Willow Brook Estates 1, 2, 3 Association is looking for a handy man for general repairs. If someone is interested, contact any board member.

The Willow Brook Estates 1, 2, 3 Association has a Konica Minolta Bizhub C253 Color Copier, Storage shed, and five steel case file cabinets for sale. If you are interested in purchasing the copier, storage shed, and/or file cabinets, please contact any board member.

Please talk to your neighbors. Ask them if they are receiving our electronic newsletter. If not, they can visit our web-site at <http://www.willowbrook123.com>, click on the *Contact Us* tab, and submit their contact information. The board will add their email address to our files.

We very much want to keep you informed of local happenings and would hope to keep you on our email list. However, if you want to unsubscribe from receiving this type of email, please let us know. Simply reply to this electronic newsletter, indicate that you want to unsubscribe, and we will remove your email address from our list.

Sincerely,

The Willow Brook Estates 1, 2, 3 Board