

Dear Neighbor:

October 4, 2019

This is an informational email to the homeowners of Willow Brook Estates Community Association 1,2,3 (WBECA 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.

First and foremost, we extend a warm and heartfelt welcome to our new neighbors:

Nicole Collins of 24626 S. Willow Brook Trail

Theophalus Cooper of 24834 S. Willow Brook Trail

Tyrone R. Jordan of 24717 Chestnut

Sam Jolly of 24563 S Mulberry

Please feel free to call upon us for information and/or help.

We would like everyone to know that WBECA 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, Create 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 homeowners 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 for this year (2019). In addition, three current board members' two-year commitments will expire on December 31, 2019. How about joining the board? We would welcome your ideas and your help.

Mr. Eric Massey (The Lawn Guy) has been working on the common area of the subdivision; however, due to the amount of rain we have had over the past few months, some parts of the common area could not be cut every week. The common area has been cut a number of times and weed and feed services have been applied.

The Lawn Guy has stated that his company is willing to work with WBECA 1,2,3 homeowners to do one or two applications of weed and feed services to individual properties without requiring a full year contract. If you are interested, please contact him at [ericlawnGuy@comcast.net](mailto:ericlawnGuy@comcast.net).

Your board members have been accepting and evaluating bids from contractors for needed work on new fencing for the subdivision. The board has approved a three-phase project to replace split rail fencing within our subdivision.

#### Phase I - Klemme Road and Burville Road:

During the month of November 2019, this phase of the project will entail removal of the split rail fencing along Klemme Road and Burville Road. In preparation for the fence removal, the WBECA 1,2,3 members who live along Klemme Road and Burville Road are asked to clean plantings, tree branches and shrub branches along the existing fences. This will enable the contractor to remove the fence in a timely manner. The contractor will be saving the better material for future repairs around the lake. The split rail sections that are in poor shape will be removed by the contractor for disposal.

#### Phase II - Park Area:

If there is section of split rail fencing along your property line around the lake in need of repair, we are asking you as the homeowner to try to repair the section(s). We do not have maintenance personnel to repair or replace split rail fencing problems in the area along property lines. Your efforts in this regard would be much appreciated. The WBECA 1,2,3 board members are still looking for a contractor who will repair the split rail sections around the lake.

#### Phase III - WBECA 1,2,3 Common Area:

The new split rail fence for the WBECA 1,2,3 common area will be started as soon as funds are available. The WBECA 1,2,3 board members are working on funding for this

phase and, once completed, will update the WBECA 1,2,3 members on the special assessments for this project and a number of other major projects.

Here is a list of other special projects that the WBECA 1,2,3 board members are considering:

1. Resurfacing the walkway around the lake;
2. Replacing the fifty (50 trees in the park area that were removed during the past twenty years; and,
3. Upgrading the lake's aerator system.

If you as a home owner would like to submit any other special projects, please visit our website at <http://willowbrook123.com>, click on the **Contact Us** tab, and submit your suggestion.

Commonwealth Edison has completed the new lighting in the park and at entrance ways but ran into a number of small problems with installation. The WBECA 1,2,3 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.

**This is a reminder that Crete Township Road District have only two (2) more dates this year for branch pick up: Monday October 7th and October 21st.** Please keep these dates in mind because the Crete Township Highway Department will not be able to pick up any branches after the October 21st. After that date, the township chipper will be going in for routine maintenance and will not be available.

Contact with the Crete Township Highway Commissioner resulted in two upgrades to our area, with new blacktop to the entrance on Cedar Lane and major repairs on Poplar Lane, Spruce Court and Cherry Lane.

We also would like once again to thank the volunteers who helped to clean up the park area this past summer. In October and November, we will purchase a couple of truckloads of black dirt to cover bare spots in the north park and 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 weeks.

We are still having small 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 the swans' progress to determine if they are worth the expense. We need your comments on this matter.

On October 6, we will be purchasing six Triploid Grass Carp to further eliminate algae and vegetation from the lake.

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 regard.

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 WBECA 1,2,3. Remember that it our subdivision, and it reflects the pride we take in living in WBECA 1,2,3.

To help with the drainage problem within Willow Brook, the board is reminding you to clean out culverts 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>.

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

WBECA 1,2,3 has a Konica Minolta Bizhub C253 Color Copier, a 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 website 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.

**NOTICE TO ALL HOME OWNERS WHO OWE YEARLY ASSESSMENT(S) OR FEES OR FINES TO WBECA 1,2,3:**

As of June 30, 2019, there were thirty-six homeowners who owe our neighborhood association money for yearly assessments and/or fines and/or violation fees. There have been several notices mailed to WBECA 1,2,3 homeowners with outstanding assessments, fees, and/or fines. Still, as of September 9, 2019, no owed funds have been collected from those members. All outstanding money owed to WBECA 1,2,3 is added to the homeowners' continuous liens against their property. However, to maintain our community, the WBECA 1,2,3 needs these funds now, not at a later date.

The current balance of funds outstanding to WBECA 1,2,3 is over \$72,000.00, minus the \$12,000 plus dollars which will be collected from the members' security deposit accounts. **(Take note of information below regarding the collection of owed fees**

**from security deposit accounts.)** These funds then will be used to further improve our community, our common property, and to keep the appearance of WBECA 1,2,3 at its highest level.

Most homeowners in our community do pay assessments, fees, and fines. Therefore, in the interest of fair and equal community contribution, the WBECA 1,2,3 board members will be voting on a proposal to increase fines for all WBECA 1,2,3 homeowners who owe monies to WBECA 1,2,3. The new proposal to increase fines is needed only because some WBECA 1,2,3 members fail to keep their balance owed to the WBECA 1,2,3 at zero dollars.

**NOTICE TO ALL WBECA 1,2,3 HOMEOWNERS WHO HAVE MONEY IN THE MEMBERS SECURITY DEPOSIT ACCOUNT:**

The WBECA 1,2,3 board has voted unanimously on a proposal to deduct from delinquent members' security deposit accounts of seven hundred and fifty dollars (\$750.00) the actual amount of monies owed to WBECA 1,2,3 for non-payment of fees, assessments, and/or fines. This comes after several notices were mailed to WBECA 1,2,3 members about outstanding monies owed, with no funds collected from those members as of September 9, 2019.

All outstanding money owed to WBECA 1,2,3 is added to the members' continuous lien against their property. However, this does not help us to maintain our community. As indicated above, WBECA 1,2,3 needs these funds now and not at a later date.

To prevent this problem now and in the future, the WBECA 1,2,3 board has elected to deduct from their security deposit account those funds owed to WBECA 1,2,3. This deduction will be made on November 30, 2019.

**Once the funds have been deducted from the respective WBECA 1,2,3 member's security deposit account, it will be the responsibility of the member to reimburse the security deposit account within thirty (30) days of notice of deduction. Please note: The account must be reimbursed back to the full seven hundred and fifty dollars (\$750.00) plus interest fee and billing charges to cover the expense of the cost.**

Failure to meet this deadline will result in billing to the respective WBECA 1,2,3 homeowner a one percent (1%) interest fee on the outstanding balance each month and a five dollar (\$5.00) per billing charge to cover the expense of the accounting cost. This cost will continue until the security deposit account is returned to the seven hundred fifty (\$750.00) dollar amount.

Again, and it bears repeating, this new regulation is needed only because some WBECA 1,2,3 members fail to keep their balance owed to the WBECA 1,2,3 at zero dollars. Current outstanding funds owed to WBECA 1,2,3 total over \$12,657.12. These owed funds are what will be collected from the security deposit accounts. These funds

then will be used to further improve our community common property and keep the appearance of WBECA 1,2,3 at its highest level.

The WBECA 1,2,3 board respects your cooperation in the financial change to reduce WBECA 1,2,3's overhead, to keep all members current with their obligations to WBECA 1,2,3, and to have the funds available to maintain our community.

Following is a statement from our WBECA 1,2,3 Attorney on the policy regarding deposit upon purchase of property within the Association. (You can review the full report on our website.):

*Whereas, Association has incurred substantial costs and losses as a mortgages being foreclosed; and be it further resolved that Association may draw upon the Deposit and pay amounts to the Association in the following circumstances and in the following amounts:*

- 1. All amounts due Association in the event an Owner fails to pay Assessments when due and after a late charge is incurred.*
- 2. The amount of a fine or a continuing fine in the event a fine or a continuing fine is assessed by the Board of Directors for violation of Declaration, Bylaws, Rules and Regulations and/or Resolution, but only after Owner has had an opportunity for a hearing regarding the alleged violation.*
- 5. Amounts due Association as a result of Association incurring any costs in maintaining lots of owners.*
- 6. All costs, including attorney's fees, incurred by the Association in enforcing the Illinois Compiled Status, and the Association Declaration, Bylaws, Rules and Regulations and/or Resolutions as to the Owner.*

*Be it further resolved that in the event that any amounts are paid out of the Deposit to Association, Owner shall replenish all amounts paid out within thirty (30) days of notice being sent by regular mail by Association requesting payment, in the event Owner fails to replenish such amount within thirty (30) days, Association may pursue collection of same in the manner allowed by status for collection of unpaid assessments for common interest communities such as Association.*

*Be it further resolved that management company for Association shall obtain a copy of this Resolution signed by all prospective Purchasers prior to closing and prior to management company issuing a closing assessment letter. Said signing shall be an acknowledgment by Purchaser that they are aware of this Deposit and the provisions hereof--*

Approved and accepted on August 30, 2005 by the WBECA board members.

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 WBECA 1,2,3 Board  
Reply Reply All Forward