

# Windstone Community News

## Windstone & Black Walnut Trails Units 6 & 7

### 2010 Assessments

At its December 2009 Board meeting, the Board adopted the 2010 budget which left the annual assessment fee at \$400.00 per year. By now you should have received your 2010 Assessment invoice. The full \$400.00 payment or an installment payment of \$200.00 is due on or before March 1, 2010. The second installment payment is due on or before April 15, 2010. Should you choose to pay in installments it is your responsibility to remember to pay the second installment of your payments on or before April 15, 2010 to avoid late charges. Late fees will be \$50.00. This year the Board is offering an additional payment option for you: PayPal. Go to the website at [www.windstonehoa.com](http://www.windstonehoa.com) and click on Assessment Payment Info to make your payment by PayPal. As always, if you require additional time to pay your assessments please contact the Board and we will be more than happy to work out a mutually-agreeable payment plan with you.

### Design Modification Guidelines

Modifications to the outside of your home MUST be pre-approved by the Design/Modification Review Committee PRIOR to starting any project.

All guidelines and forms are available online at [www.windstonehoa.com](http://www.windstonehoa.com). Click on *Docs and Forms*. Forms can be submitted through the website or via email to [dmrc@windstonehoa.com](mailto:dmrc@windstonehoa.com) or via fax to 630-466-0290.

Any project started without prior approval from the DMRC may be subject to a \$500 fine. Approval times are shortened by the use of the internet and submission of all forms online.

### Tennis Court

The Board received several emails regarding our inquiry as to whether or not we should keep the tennis court on Merrill New at Stamford Place. Starting this spring we will form a committee to review the different options for the tennis court. The Board wishes to determine which option is best: replacing the entire court and fence or having it repaired again. The tennis courts were resurfaced over five years ago but we are thinking it may be necessary to completely overhaul one if not both of them depending on the cost. This would be a capital budget project utilizing reserve fund monies. Please contact the Board at [manager@windstonehoa.com](mailto:manager@windstonehoa.com) if you are interested in being on the committee.

### February 2010

#### 1st Quarter

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## New Signs

Hopefully by now you have noticed the new signs around the Community. The Board commissioned Signs Fx of Sugar Grove to design and install Private Property signs at the lake entrances, the tennis courts and the 5-acre drainage area in the Black Walnut Trails Unit 7 section. The lake and tennis court signs also provide the rules for those areas. This spring we will have plants put around the posts to make them more decorative. Posting of private property signs makes it easier for the police to arrest trespassers on the property.

Interested in serving on the  
Association's Board of Directors?

Please contact the Board at  
[manager@windstonehoa.com](mailto:manager@windstonehoa.com)



Only a few of you have heeded our request for email addresses. In an effort to control costs in 2010, the Board plans to use email and the Association's website exclusively for communications to members—if we get all members' email addresses. To assure we have your email address, simply send an email to the Board at [manager@windstonehoa.com](mailto:manager@windstonehoa.com) and include your name in the message. There is an Association Questionnaire under *Docs and Forms* on the website that you can complete and submit online, too. Keep up on Association news; send us your email address today!

## BOARD MEETING

TUESDAY, MARCH 2, 2010

SUGAR GROVE FIRE DEPT.

MUNICIPAL DRIVE AT RT. 30

6:45 pm



References Available  
Fully Insured

**DOGS R ANGELS**  
Pet Sitting & Dog Walking

Loving care for your angel

Pets' own environment

Mid-day, single or multiple daily visits

Business Travel, Emergencies, Long Weekends, Vacations, Holidays

**Lauri Schultz**

630-466-4246

Cell 630-801-1037

## Pets

Be courteous! Pick up after your pet. Complaints are pouring in about pet owners not picking up after their pets. Anyone who does not clean up after their pet will be subject to a \$50.00 fine. Neighbors are upset by this issue and the only way to stop it is to take down names and/or take pictures and send them to the Board.

## E-MAIL ADDRESSES

**INCOME**

Homeowner Assessments	89,810.00
Bank Interest Income	0.00
Other Income	0.00
Reserve Fund Assessments	31,000.00

**Total Income** 120,810

**EXPENSES**

**Administrative Expenses:**

Office Expenses	4,230
Website	370
Printing (& Postage)	2,250
Social Activities	1,000
Legal Fees	5,000
Legal Collections Fees	1,200
Accounting Service	2,000
Bookkeeping services	6,000
Bank Service Charges	200
Miscellaneous	200

**Total Administrative Expenses** 22,450

**Operating Expenses**

Electricity	1,300
Water	1,400

**Total Operating Expenses** 2,700

**Maintenance Expenses**

Repairs/Maintenance Contract	
Grounds:	
Landscape Maintenance	28,000
Supplies & Replacements	15,600
Pond Maintenance	14,000
Holiday Decorations	260

**Total Maintenance Expenses** 57,860

**Taxes & Insurance**

Income Taxes	1,000
Insurance- Liability, E&O, Work Comp	5,800

**Total Taxes & Insurance** 6,800

**Total Operating Expenses** 89,810

Assessments Required per 302 lots 297

**Capital Expenditures**

Updated Reserve Study	
Tree Care & Maintenance	15,000
Signage BWT & Common Areas	10,000
Tennis Court Repairs	15,000
Other	1,000

**Total Capital Expenditures** 41,000

**Reserves**

Reserve Deposit	31,000
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**Total Reserve Requirements** 31,000

Assessments Required per 302 lots 103

Total Operating Expenses 89,810

Total Reserve Deposit 31,000

Total Cash Required 120,810

Assessment Required per 302 lots 400

Adopted 2010 Budget

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**Windstone Community  
Association II, Inc.**

P.O. Box 860  
Sugar Grove, IL 60554

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Fax: 630-466-0290  
E-mail:  
manager@windstonehoa.com  
Website:  
[windstonehoa.com](http://windstonehoa.com)

This is our first online newsletter for 2010. Please pass it on and be sure to check the website regularly for updates.

Tell your neighbors, too!

Thank you.  
Board of Directors

**BOARD MEETING**

**March 2, 2010 6:45 PM**

**SG FIRE DEPT.**

**MUNICIPAL DRIVE**

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## Association Info and Important Numbers

Vivian E Porretto, President <a href="mailto:jvporretto@mchsi.com">jvporretto@mchsi.com</a>	Mailing address: P.O. Box 860 Sugar Grove, IL 60554	Village of Sugar Grove 630-466-4507
Tim Dyer, Vice President <a href="mailto:dyers4@mchsi.com">dyers4@mchsi.com</a>	Telephone numbers: 630-409-3142 Office 630-466-0290 Fax	Police 911 Non-emergency 630-466-4526
Mary Ott, Treasurer <a href="mailto:bott60@aim.com">bott60@aim.com</a>	Website: <a href="http://www.windstonehoa.com">www.windstonehoa.com</a>	Fire 911 Non-emergency 630-466-4513
Debbie Tellschow, Secretary <a href="mailto:debilou82@sbcglobal.net">debilou82@sbcglobal.net</a>	Email: <a href="mailto:manager@windstonehoa.com">manager@windstonehoa.com</a> <a href="mailto:dmmc@windstonehoa.com">dmmc@windstonehoa.com</a>	Public Works 630-466-7508 Building Division 630-466-8954 Julie (48 hrs prior to digging) 811 Airport Noise 630-466-7085
		SG Library 630-466-4686 SG Post Office 630-466-4386 Waste Management 800-796-9696 Mediacom 800-824-6047

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