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| **Lawn Service: Weekly mowing, yearly fertilizing, weed control, trimming, pruning, reseeding as necessary, grub control, treatment of ash trees against ash borers, raking leaves, and disposal of leaves, grass and limb debris. (All other landscaping costs are the responsibility of the unit owner. )****ALL CHANGES MUST BE PRE-APPROVED; CONTACT THE LANDSCAPE AND GROUNDS COMMITTEE BEFORE MAKING ANY CHANGES TO THE LANDSCAPING OR GROUNDS.****The Board will not pay for any changes made without approval. Any changes made without Board approval may be changed back by the Board at the owner’s expense.)****Irrigation/Sprinkler Systems: Yearly check and permit qualifications for irrigation systems to satisfy city regulations, set up on and off at beginning and end of watering season, repair and or re-aiming of sprinkler heads, repairs of controllers due to lightning strikes. (Contact the Landscape and Grounds Committee if you notice any problems with the system. Additional sprinkler heads may be added at the owner’s expense contact the Committee before requesting any changes.)****Snow removal: All driveways and sidewalks to the front door only are shoveled by hand if feasible to ensure as little snow/ice is remaining as possible. Plowing of streets at HOA expense (even though they are city streets) to ensure an earlier and better clearing that a city crew would. Apply snow/ice melt applications. We remove all snowfall, there is not an accumulation limit. The HOA budgets for a reasonable snowfall season. If we exceed the budget, the Board will approve a special, one-time per annum, assessment to keep us on budget.****(The snow removal contractor determines the order of the snow removal, please do not make special requests. Contact the Landscape and Grounds Committee for any problems.)****Exterior building repairs: Painting of all trim, care/replacement of problem area of trim or chimney sidings, repairs of guttering, cement replacement of walkways from the driveway to the front stoop when a safety hazard, badly cracked, repair or replacement of driveways on a rotating basis if deteriorated, resealing of driveways and paintings exterior lights, repair of wood decks, deck stairs, mailboxes, porch posts, exterior lights, repairs for leaking or damaged roofs and chimney caps, repair/removal of damaged/loose shutters, re-staining of wooden decks on a rotating basis.****ALL CHANGES TO BUILDINGS OR ANYTHING ATTACHED TO THE BUILDINGS MUST BE PRE-APPROVED BY THE BOARD; CONTACT THE BUILDING/MAINTENANCE COMMITTEE BEFORE MAKING ANY CHANGES WHETHER YOU WANT THE ASSOCIATION TO COVER THE COSTS OR YOU INTEND TO PAY FOR THE CHANGES. THE BOARD WILL NOT PAY FOR ANY CHANGES MADE WITHOUT APPROVAL. ANY CHANGES MADE WITHOUT BOARD APPROVAL MAY BE CHARGED BACK TO THE HOMEOWNER BY THE BOARD AT THE HOMEOWNER’S EXPENSE.****Insurance: The Association pays for the umbrella insurance coverage for all of our twenty-seven buildings and common areas. Coverage is purchased to comply with the requirements in the Springbrook Homeowner’s Declaration and the Illinois Condo Act. This cost is expected to significantly increase in 2024 and beyond. It is the responsibility of the homeowner to carry loss assessment coverage at a minimum of $10,000 to cover your unit’s portion of a possible high deductible on a hail or wind claim.****INSURANCE HAS BECOME OUR MOST QUICKLY INCREASING AND VARIABLE EXPENSE DUE TO INCREASED HAIL AND WIND CLAIMS IN OUR AREA.****The homeowner is responsible for interior and personal insurance coverage. These are standard policies, contact your insurance agent with questions.****Various:  The Association pays taxes and maintains the five double lots at the west of Northcliffe Lane; repairs and maintenance of the two signs at Troon Ct. and Northcliffe Lane; permits required for work done by the Association, legal fees, monthly electric bill, corporation paperwork required by the state, fees to maintain the “doing business as”, annual POB fees, postage for mailings and meeting room fees.****Reserves: The Reserve Fund is required by the Illinois Condo Act. The recommendations include adding to the reserve fund every year with an amount equal to about 10%. This amount complies with FNMA/FHLMC lending guidelines for condominiums. (10% is required by resolution of the Board of Directors.) The Reserve Fund pays for capital repairs to and replacement of the major components of the common areas. Major components include the overlays/replacements of roofs, driveways, gutters, chimney re-siding and some tree costs as they reach the end of their useful lives. Increasing dues and good stewardship of funds has grown the Reserve Fund each year. The Fund is reviewed during every annual budget process. The reserve worksheet indicates how many driveways, roofs, costs of chimney or tree repairs are specified for the upcoming years so that we can accurately project our reserve needs. Currently, the reserve fund is projected until 2052. In 2020, every roof was replaced, and the cost covered by our insurance company. This was a result of a severe hailstorm. In 2021, we replaced five driveways. In 2022, we replaced six driveways. In 2023, we replaced four driveways. For 2024, we are planning to replace four driveways. The Reserve Fund is not used for our regular operating and maintenance expenses, such as snow removal and painting. It is intended to cover capital expenses only. It is like an IRA or 401K, all expenses are pre-planned. Funding it is not only required by Illinois law and our declaration, it helps us meet our financial responsibilities for the future. It preserves and increases the value of each of our homes. We take great pride in our neighborhood and our homes and know that, if we sell, we will receive fair market value for them.**[**Rules and Regulations:**](http://tomclabough.com/Condominiums_SB/pages/RulesRegulations.html)**Every homeowner’s association operates within its own Rules and Regulations. These vary widely from one neighborhood to another. Please be sure to read ours carefully.****As an example, our pet rules were changed in the last few years.****PETS CANNOT EXCEED 40 LBS and ONLY TWO ARE ALLOWED. THIS RULE APPLIES TO BOTH RESIDENT AND VISITING PETS. THERE ARE NO EXCEPTIONS.****The Illinois Condominium Property Act, Condominiums of Springbrook Declaration and Bylaws, and Rules and Regulations serve as the foundation for our governance. We encourage all homeowners and prospective homeowners to become familiar with these documents. Updates are made periodically and are sent to the Association residents. In order to achieve our purpose as stated below, it is expected that residents in our community will adhere to the Springbrook Homeowners Bylaws and Rules and Regulations. There are fifty-four units in the Association and no rentals are allowed. All vehicles must be parked in the garage at night. Cars are only allowed overnight in the driveways with prior notice to a board member. We are a non-for-profit organization. Every unit owner is eligible to serve on the board or as a committee member. We encourage to take your turn on the board to ensure that we are always getting fresh input and share the responsibilities of maintaining our neighborhood.****Miscellaneous notes change annually:****Please keep the pole lamp and two garage lights on at night. You can purchase sensors that will turn the lights off and on according to night or day.Garbage pick-up is Monday. Lawn mowing is Wednesday unless there is rain.Monthly board meetings are usually held the second Monday of the month, April through November.The HOA Annual Owners’ Meeting is every August, this year on 8-19-2024.FYI: All green space in the neighborhood is common space.** |
| **The IL Condominium Property Act, Springbrook Association Bylaws and Rules & Regulations serve as the foundation for our governance.  We encourage all current and prospective residents of Springbrook Condominiums to read these documents.  Updates are made periodically and are sent to Association residents.  In order to achieve our purpose stated above, it is expected that residents in our community will adhere to the Springbrook Homeowners’ Association Bylaws and Rules & Regulations.****There are 54 units in the Association and no rentals are allowed. All vehicles in garage at night.****No cars in the driveway over night .     We are not-for-profit organization.** |