



October 14, 2013

Dear Homeowners,

At our November 20th meeting the board will vote on the 2014 budget (attached). This budget completes the roof-related assessment reduction one year earlier than promised in November of 2011 when we approved the temporary assessment. If this budget is approved by the board, the new assessment will be \$253, a decrease of 5.2% from the current year.

The painting project should be completed this week. We are very pleased with the results in spite of numerous small but troublesome issues which had to be resolved along the way. If you have any remaining concerns please bring them to our attention by Thursday of this week so that we can include them during a final inspection by our consultant which is likely to happen this Friday.

The asphalt project has been on hold while we wait for Palatine to complete a few sidewalk replacements adjacent to the guest parking spaces. The association paid Palatine 50% of the cost for these replacements in July, and have since been given various dates by which the work would be done, all missed. If the concrete is not replaced within a week or so it may be too cold to lay asphalt before next spring.

Once again the association will provide you with de-icing materials. If you have less than half a bucket left from last year please contact DD to request more.

In the next few weeks we will be repairing sod throughout the community. The landscaper will water the new sod at the time of installation. After this initial watering it is your responsibility to keep it watered. Any sod that dies because it was not watered will be replaced in the spring at your expense.

The last newsletter we sent contained a discussion of critter control responsibilities. While we did not mention mice in the first bullet, we consider them to be included in the common wildlife category, which we believe we can do little to control. Never-the-less management may have found a non-toxic, non-lethal mouse repellent which we will try at several addresses where owners have reported seeing mice outside their homes. Mice on the inside remain an owner responsibility.

We will vote on including by reference the majority of the content of that newsletter into our rules and regulations (attached).

As always, please contact us with any questions, issues, or suggestions. You can email us at info@desirablewellings.com or call us at 847-776-8222. Remember – we can't fix what we don't know about.

Thank you.
The Board of Directors