



November 14, 2011

Dear Homeowners,

Twenty-four owners attended the special meeting of the Association, held on November 9th, either in person or by proxy. Several options to finance the roof replacement were presented and discussed. 87% of the members attending voted to approve a plan which increases assessments in 2012 by 28%... then by 3% in each of the following two years... and then drops the amount back down to what it would have been without the initial 28% increase. This will allow us to complete the roofing replacement in 2012, and to perform other needed repairs in 2013 and 2014, such as painting, partial asphalt replacement, seal coating as needed, and landscaping repairs. The board has approved updating our Reserve Study so that we will have an up-to-date cash flow analysis that we can use to plan for the next 30 years.

We will replace the roofs with architectural grade shingles. In addition to having a much better dimensional appearance as compared to standard 3-tab asphalt shingles, these new shingles should have a life expectancy of from 30 to 40 years, saving us a considerable amount of money by eliminating one roof replacement over the next 30 years.

We have attached the proposed 2012 budget, which includes the new assessment amount approved by the owners at the special Association meeting. The board will meet on December 14th at 7:15pm to approve this budget. This meeting will be held at the Palatine Library, 700 N. North Court, room 2.

We would like to clarify your assessment payment options. PSI allowed a transaction type known as direct debit, or ACH. In an ACH transaction, the payer provides a voided check to set up the payments, and the payee – sometimes through a third party processor – "reaches" into your checking account and withdraws the money. There can be one or more service charges to Charter Hall and/or you for this service – from the payee, from the processor, and/or from the bank – and this can add up fast. For that reason, Desirable Dwellings does not utilize ACH transactions. So you can pay your assessment either by check, using the coupons we will provide, or set up an online automatic payment from your bank to Charter Hall (c/o DD), which is usually free to you and will cost Charter Hall nothing.

Finally, if you have used more than 50% of your de-icing material, please let us know by calling DD by December 1st to receive another bucket.

As always, please contact us with any questions, issues, or suggestions. You may email us at [info@desirableddwellings.com](mailto:info@desirableddwellings.com) or [charterhall@comcast.net](mailto:charterhall@comcast.net), or you can call DD at 847-776-8222. Remember – we can't fix what we don't know about.

Thank you.  
The Board of Directors