



November 2, 2012

Dear Homeowners,

Yippee! As you know, our new roofs are now fully installed. Our architect has inspected and approved the quality of the materials and installation throughout the project, and will now make one final inspection after a handful of items on a punch list have been addressed. We are very pleased with both the product and the workmanship. Many owners have complimented the color and the look of the architectural shingles. The crew entered each attic and corrected dozens of incidences of faulty venting which should prevent mold problems caused by warm moisture improperly venting into the attic space. The new larger gutters and downspouts should vastly improve the shedding of water. All flashing was replaced and new waterproof underlayment was added which should help prevent leaks. New ridge vents were installed which should provide proper ventilation in the attics and could reduce energy use. All of this and yet we still finished on schedule and under budget. It was a long road, but we think that we can be very proud of the results. Our new roofs dramatically improve our curb appeal and the value of our homes, and should last 30 to 40 years. This was a huge project. Kudos to our property manager who advised and counseled, our architect who evaluated, designed, specified, inspected and approved the work, our attorney who protected our financial interests, our contractor who provided and supervised a world-class crew, and the installers themselves who worked so very hard for nearly 3 months... 93,000 square feet of old roofing removed and recycled, and 50,000 new shingles installed using a quarter million nails.

We were under budget because of the favorable base pricing that we were able to negotiate, and the good fortune of needing very few unit-priced (beyond the base price) repairs or replacements such as plywood sheathing or wood trim. While we have not yet received the final invoice, we believe that the amount we budgeted for those unknown costs will exceed the amount needed, putting us in good financial condition as we enter 2013. We were also able to convince Palatine that installing \$50,000-plus of additional insulation – which they had insisted was required by state law – was in fact not required. Our architect estimated that this expense would have had a payback of greater than 50 years.

The deal that was approved last November by the owners to finance the roofs without a loan included a 28% assessment increase in 2012, followed by two years of 3% increases, after which, in 2015, the assessments would be lowered to what they would have been without the initial 28% increase.

But because of how well things went for us this year, the board is proposing a 10.1% reduction in next year's assessments. This represents 55.6% of the approved increase through year 3, and comes 2 years early. While we can't promise anything until next year when we consider the 2014 budget, we believe that we should be able to eliminate the remainder of the extra assessment in that year... again ahead of schedule.

The attached proposed 2013 budget includes a monthly assessment of \$267, which is a reduction of \$30 per month from this year, and \$39 lower than the amount previously approved for next year. The board will meet on December 5th at the Palatine Library (7pm, Room 2) to hear comments and approve this budget. This budget proposes several possible capital projects for next year, most importantly exterior painting, which is now 7 years old. We had previously anticipated not being able to afford this until 2014. The other capital items in the budget will be evaluated at the time based on available resources and priorities.

Congratulations to all of us!

As in years past, if you have less than 50% of the de-icing material left and want another bucket please contact DD by November 23rd and we will deliver one.

We will be making landscaping repairs during November, primarily sod replacement. We have been advised that this is the best time of the year to do this because one or two waterings of the new sod (a homeowner responsibility) should be enough before the grass goes dormant for the winter and then comes back to life in the spring when it will need little if any watering.

We want to remind you that assessments are due on the 1st of each month, with a grace period of 15 days, after which we will assess a \$50 dollar penalty per month if there is any balance due. To make it clear that we do not want to collect late fees – only the budgeted assessment amount – we have removed late fees as a source of income from the budget.

During the re-roofing we replaced the red door dryer vents on the roofs with a style that has a "flapper" – when hot dryer air is venting it opens to allow it to escape. But when the dryer is not in use the flap closes. Because of this we removed the mesh screens that we had installed many years ago to prevent birds from building nests. Nevertheless it remains a homeowner responsibility to have these vents cleaned periodically. Bob from DD points out that 15,000 homes catch fire yearly because of clogged dryer vents. Green and blue door owners must also clean their vents – it's just easier because they are not on the roofs.

Lastly we would like to remind you that any exterior building changes or additions such as replacing windows or altering landscaping require board approval. Please remember to submit an A&A to the board before beginning any work.

As always, please contact us with any questions, issues, or suggestions. You may email us at [info@desirabledwellings.com](mailto:info@desirabledwellings.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

# *Desirable Dwellings Corp.*

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To Homeowners:

With the roofing project complete, we, the staff of Desirable Dwellings, would like to express our appreciation of the excellent and in-depth participation of the Board in this complicated project, because most Boards would not have been able to do so!

Thank you.

Desirable Dwellings

