



May 20, 2013

Dear Homeowners,

Please find enclosed our auditor's annual statement of revenues and expenses for 2012, which were in line with the budget.

As a reminder, Charter Hall will hold its annual homeowners' meeting on Wednesday, June 12th at the Palatine Library, Room 2. We have enclosed an invitation with the details and a proxy. The dates for the next six board meetings will be, in 2013... August 14th, October 9th, November 20th, and in 2014... February 12th (Room 1), April 9th, and June 11th (our 2014 annual meeting). Please make a note of these dates. We will continue to meet at the library in Room 2 except as noted.

We are pleased with the condition of the grass that was laid in November. Installing it so late in the year allowed it to quickly go dormant, and, as a result, it needed very little water. In the future we will continue to replace sod late in the year because it worked so well. But we will continue to do other landscape repairs in the late spring or early summer. There was very little plow-related sod damage this year. That damage has been replaced but is not doing very well. There was also damage to our sod last year when ComEd made underground cable upgrades at Deer Run. We will seek the advice of our landscaper as to how to address these issues. Please remember that when landscaping replacements are made it is the homeowners' responsibility to water.

We will be voting on a few changes to our Rules and Regulations at our June meeting. These changes are highlighted in red in the attached document, and are mostly intended to clarify Association vs. homeowner responsibilities. Please send any comments you may have about these changes to Desirable Dwellings.

We would like to remind you again that clean dryer vents reduce the risk of fire. Vent cleaning is an owner responsibility, but we can arrange to have it done for you by our maintenance contractor who will bill you directly. As a part of the roofing project we replaced the dryer vents located on roofs (red doors) with ones that have no screen or mesh. Instead there is a flap that opens when the dryer is exhausting, and closes when not needed. You might recall we installed the screens many years ago to prevent birds from nesting.

Please return the attached comment card if you have any issues to share with us.

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