



September 30, 2013

Dear Homeowners,

In response to comments from a few owners, the board has again considered the issue of insect and wildlife control. We have discussed it with management, our exterminator, and our animal control contractor. We have come to these conclusions...

- Common wildlife such as chipmunks, birds and squirrels usually pose no health, safety, or structural threat to the owners or our property. They are virtually impossible to control or get rid of. Money spent relocating or euthanizing these animals, which is very expensive, will not eliminate them. Further, new state laws are very restrictive and generally don't allow this anymore. Building underground fences (even more costly) will not work either. The critters will just move to another address and we will have to build another underground fence. Or, as has already happened, they will figure out how to get around such a fence.
- Skunks, rats, raccoons, opossums, and other more dangerous wildlife pose a health and safety issue. To the extent deemed possible and affordable by the board the association will have them professionally removed.
- Because of the risks involved, the association will have any dangerous animal that gets inside a home professionally removed with the exception of the next bullet. However any costs incurred to open up walls for this purpose will be a homeowner responsibility.
- Owners are responsible for the interior control of insects and mice. The association will attempt to control insects on the outside of your home when reported in an effort to prevent them from getting inside.
- The repair or replacement of any interior or exterior structures directly damaged by pests shall be a homeowner responsibility, with the exception of the repair or replacement of wood trim or the elimination of a breach through which an animal entered your home.
- As always, any situation or circumstance not specifically assigned as an association responsibility in the rules is an owner responsibility.
- The association will not address the control of stray cats or dogs. Please do not feed wild animals with the exception of off-the-ground bird feeders.

The board will edit and amend the rules to reflect this policy.

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