

spring acres hills digest

Springacreshillshoa.com

Spring 2006

Quarterly Newsletter



Board Sets Goals for 2006

Board of Directors

President
Paul Lanspa

Vice President
Sherry Dobson

Treasurer
Sean Ramsey

Secretary
Juan Juarez

Director
Adam Ruiz

Property Manager
Don Rage
847-742-5555

Editors
Sherry Dobson
Juan Juarez

2006 is a new year, and with it comes a new Board of Directors for our Homeowners' Association. At the April 19th Board of Directors meeting, the newly elected Board, with input from homeowners, discussed what they want to accomplish over the next year. Although there are some new ideas, many items are a continuation of efforts started by prior Boards. Those goals include (in no particular order):

- ◇ Landscaping the cul-de-sac islands throughout the development
- ◇ Installation of our third and final pond aerator in the "Pine Woods" pond
- ◇ Pre-work to best assess the placement and possible reconstruction of the Oak Knoll entry monument
- ◇ Assessment of the perimeter landscaping – preparing us to replace landscaping stock in the fall
- ◇ Inclusion of four new lots into the HOA (once known as Unit 7), which are located on the East side of the Oak Knoll entry
- ◇ Facilitating the creation of a Neighborhood Watch program throughout the Spring Acres Hills development
- ◇ Assess the possibility of adding a sign and bench to the Sleepy Hollow pond
- ◇ Survey the community to gauge interest in any other improvements

Some of the items above will require the input of homeowners and we look forward to your participation in this process. Please watch this publication and our web site (Newsletter / FAQ page) for additional information.

3rd Annual Picnic
Saturday, June 24th, 11:30am
Rolling Hills Park.



A special **Thank You** to those whom have completed terms on the Board of Directors:

Michael Cranston, three years
Don Erickson, one year
Vikki Giacalone, two years

Wzlcómę to the new Board members:

Juan Juarez, two year term
Sean Ramsey, two year term
Adam Ruiz, one year term



Local Beat...The Scoop...Communiqué



In an effort to better communicate information to our neighbor's, we will now include approved HOA General Meeting Minutes. A synopsis of the February minutes include:

During the Open Forum, the following questions were raised from the audience -

How frequently does our Property Manager drive through the neighborhood assessing violations? Don Rage explained that he drives through about once per week, and is looking for major violations.

How do we address homeowners who still have Christmas decorations up, neighbors who allow their garbage to blow around, and a huge tree branch lying in their parkway? President Lanspa responded that decorations are an item we look to the Village to address.

A homeowner, who lives adjacent to a pond, inquired whether he could install 'Private Property' signs due to issues he is having with vandalism and trespassing. He was advised to submit an architectural approval form.

Don Rage was asked if the \$240/year annual assessment was reasonable. He responded that we should be able to get a lot more for our money and felt that \$240/year was at the high-end of his expectations.

Can the names of delinquent accounts be posted in the newsletter or web site? The Property Manager responded, no as the HOA is bound by the Fair Debt Collection Act.

Do we always accept the lowest contract when bidding for work such as landscaping? No we look at both the cost and what services are promised with the bid to assess what is in the best interest of the HOA.

Does the HOA need to approve the replacement of driveways? Yes.

Topics the Board discussed—

Delinquent Homeowner Accounts: We had several homeowner's that were delinquent in paying their annual assessment one to two years. The Board unanimously agreed to create a Delinquent Account Policy. Invoices are mailed in December, payments due January 31 of proceeding year; Full payment expected, partial not accepted; First Late Notice mailed February 1 with \$25 late fee; Last Notice mailed March 1 explaining that a lien will be filed against home and that all fees, which could total well above \$700, are the sole responsibility of the offending homeowner. Any account with a balance greater than two years of assessments or \$480, will be brought forward into court action

Perform audit on HOA books—An audit has never been performed in the four years of the HOA existence. The Board requested the Property Manager to obtain quotes on performing a one year audit.

HOA Taxes—Cantey & Associates are fulfilling a two year contract to complete the 2005 taxes.

Lot 231 / Chestnut Detention area (west of the park) - Don Rage reported a Certificate of Error was filed with the Kane County Assessor's Office. If this is approved, we will receive a refund of taxes paid for 2004.

Newsletter Advertising—Approved and now accepting advertising. Check out the website for further details.

Neumann Homes' Section 6 Construction / Miller Road Update

The replacement driveways are in the process of being installed, if not completed. The tree & bush replacement process is under negotiations between Neumann and J&L Nursery. We're hopeful that a resolution will be available soon. Miller Road construction will begin the week of May 15th. Previously, phase 2, Oak Knoll East to City limits, was going to remain open during construction. However, the contractor has deemed it too dangerous and, therefore, it will be closed. The detour shall run onto Parsons North into Dundee Township.



Neighborhood Watch Program—Volunteers Needed

In response to several recent robberies in the Neumann section of our neighborhood, a group of folks has been discussing the creation of a Neighborhood Watch Program. Block Captains for each block, or section of a block, are required. So please, if you're interested in becoming involved, please contact Adam Ruiz at 847-428-6730. Thank you.

Common Area Information

A Landscape Nursery has been chosen to provide three designs for our cul-de-sac islands. These should be available on our website for review on or about June 5. If you have any questions or would like to voice your opinion on a particular design, email the BOD.

The large tree that has fallen partially into the common area near the park will be removed by Dundee Township. They will also burn off brush nearby.

Pond News—Help Requested

As you may know, there are several ponds within SAH. The ponds in the custom section are on private property and not for general use. The Sleepy Hollow pond, however, is available for the enjoyment of all. Unfortunately, someone has been throwing the "wash stone" into the water causing soil erosion around the storm water pipes which then drain into the water. At least 50 rocks were recently retrieved which should alleviate problems but please, let's respect the pond & not enter.

Protecting your PC

5 Tips: Ways to make your computer more secure

How seriously are you taking your own PC security? If even the government and corporations can't keep themselves from being hacked, how can we PC-users protect ourselves?

1. Patch and Update—Make sure you get all the appropriate patches that your operating system needs. If you're a Microsoft Windows user, get your monthly updates at www.Microsoft.com/security. If you use a Mac, check out updates at www.Mac.com/support. On top of that you need anti-virus software to fight the viruses and worms that come creeping in from the Internet and a firewall to keep out the weirdos.

2. Watch your WI-FI—You may have heard about the "evil twins" that often attack over wi-fi. If not, here's how it works. "Basically, an evil twin is someone who masquerades as a hot spot. They send out a stronger signal, so instead of connecting to the Internet via the hot spot, your computer connects to the evil twin. He can take all your information directly," says Richard Rushing, chief security officer at AirDefense, a wireless security software company. In other words, it's not always the best idea to take your show on the road. Avoid using your laptop in public places where it may be easy for an evil twin to attack and steal passwords and other personal information saved on your computer.

3. Back that Up—Don't risk losing it all. Experts recommend you buy an external hard drive and some automated backup software to copy the data from your computer regularly.

4. Be Suspicious—The Department of Homeland Security recommends computer users, "Don't download, install or run a program unless you know it's been written by a person or company that you trust." Be wary of opening any unexpected attachments in e-mail and clicking on any URLs in instant messages. If you have children using your computer, make sure they understand these guidelines.

5. Don't Share—File-sharing is not just for teenagers. People of all ages are swapping music, movie and other entertainment files over the internet. Aside from being illegal most of the time, file-sharing also puts you in hacker harm's way. "Using this technology makes you susceptible to risks such as infection, attack, or exposure of personal information," DHS advises. There is really no way to know whether the individual you are sharing files with is trustworthy. File-sharers might tack spyware, viruses, and worms onto the files without your knowing. You're best off avoiding the practice altogether. ...source: Gerri Willis, CNN Money; http://money.cnn.com/2005/05/11/pf/saving/willis_tips/index.htm



NOTEWORTHY



Community Events



May 19 & 20— 2nd annual SAH Garage Sale
8:00am—4:00pm

June 24— 3rd annual SAH Picnic (see flyer inside)

July 1—Carpentersville Fireworks

Upcoming General Meeting Schedule

Wednesday's

**July 26 and October 25 2006
January 24, 2007**

ATTITUDE—The Winning Edge

Are you interested in writing an article for our Newsletter? Or maybe you have an idea of something you'd like to share with your neighbors? Please email the Editors via the website with your suggestions. Thank You.

CHICAGO WHITE SOX WORLD SERIES TROPHY

Appearing Tuesday, June 6
at the Village Hall

11:00am-2:00pm



**D300 Schools last day:
Friday, June 2nd!**

**Please, watch for Children
playing around the neighborhood
and keep your driving speed to the
limit or lower.**



Rage Property Management
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Elgin, IL 60123

Mailing
Address
Goes
Here