



# Prestbury News

Official Publication of the Prestbury Citizens Association

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## *Annual Meeting Minutes*

President Angie Smith called the January 8, 2008 meeting to order at 7:30 PM following the Dessert and Coffee Reception compliments of CT Services. Angie announced the presence of a quorum and introduced the Board of Directors: Gary Bannister, Al Kent, Cheryl Bolland, Lee Boergadine, Kappie Swanson and herself. Linda Kusek and Nick Moore were not present. Angie also introduced Theresa Brick from PSI, Manager Connie Schultz from PSI and our PSI Liaison Nicki Leroy.

A motion was made, seconded and carried approving the minutes from the January 2007 annual meeting.

### **PRESIDENT'S COMMENTS**

President Angie welcomed all present and thanked the residents for taking the time to attend the meeting. She expressed her thanks to PSI for their professionalism and the present and past Board members for their dedication. She also welcomed our Attorney. Angie also expressed that she was glad to have been part of the board for the past three years. She is proud of how all the citizens of Prestbury really care about the community.

Regarding the budget, there is one item still unresolved – that of the Waste Management contract. Our contract was to end December 31, 2007, however, with the issue of WM raising the rates from \$12 to \$17 we thought it prudent to research another refuse company and WM granted us an extension until January 31, 2008. She explained that this is a pass-through expense. We are seeking quotes from at least 3 other companies. If we find that WM is the best deal, WM has indicated they will provide the

large bins to any resident who wants one. If you choose not to have the large bin, the price will still be the same.

Also, she reminded the community that this year there will be 2 elections, so please be aware of the extra traffic that is anticipated around the Clubhouse. Please drive carefully!!!

### **TREASURER'S REPORT**

Gary Bannister reviewed and explained the budget (the numbers are through the end of November). *(To see his detail, go to the end of this newsletter.)* Gary thanked Al for his efforts in obtaining the whole amount of the Grant - \$100,000 which was put in reserves. Gary also mentioned that the Board has never come to the residents for an emergency assessment. He also commented that we will be assisting Heather Ridge with the dollars necessary to resurface the road leading to the tennis courts. These tennis courts will ultimately be the only ones in Prestbury and the road that belongs to Heather Ridge will get a lot more traffic. The Board feels it only fair to help with the resurfacing expense.

### **COMMITTEE REPORTS**

#### **Architectural Standards**

Rod Eggleston related that he was new to the Board – just a few months. He and his committee try to be as responsive as possible. He also announced he is looking for a volunteer for the Architectural Committee. Anyone interested, please contact Rod.

## **Clubhouse & Office Building**

### **2007 Annual Report**

2007 has been a different kind of activity year for my committee. Although we were able to suggest some minor changes to the Clubhouse Rental Form and we saw an increase in our cleaning expenses, we were in a holding pattern as far as projects were concerned.

That didn't last long. The committee of Laura Fulton, Wendy Hirsh, Sue Judd, Peggy Nevland, Jo Meisenger and Cheryl Bolland put together a 40<sup>th</sup> Anniversary Celebration of Prestbury that was certainly appreciated by all those that attended.

A complete inventory of both the Clubhouse and the Office Building was conducted over the past year and at the same time discussion began regarding better use of space, especially in the Office Building.

For the coming year, the committee recommended to the Board, and received approval on a major overhaul of the Office building space. Work will begin within the next few months. The long term goal will be that, upon approval of the residents of Prestbury, the Office Building will become more accessible to the many active activity groups that have formed over the past few years. By doing so, we will reduce, for the Clubhouse, general wear and tear, heating, cooling and cleaning costs.

The committee also recommended and received approval to install ceiling fans in the Clubhouse along with updating the look of the portable bar and replacing the flooring. Some of this work has already begun.

2008 looks to be an excited year of change.

A huge thank you to this wonderful group of ladies, that has been, and continues to be very involved in the betterment of Prestbury.

Respectfully, Kappie Swanson – Clubhouse and Office Building Chair

## **Adult Activities**

The Adult Activities Committee, coordinated by Laura Fulton, had a busy second year.

Prestbury residents had the opportunity to participate in various games, needle work, gardening, book club and Bible study activities, as well as great exercise like walking, line-dancing and tennis. The Adult Activities group hosted a Spring Luncheon in June, enjoyed by about 90 residents. Also, at the suggestion of this group, water aerobics was offered again this summer. Beginning in January 2008 the first Wednesday of each month will be game night at the Clubhouse at 7 pm.

Members of the Adult Activities Committee include Ron Banazak, Nancy Bensen, Lee Boergadine, Marty Boergadine, Elsie Ann Cole, Doris Czarowski, Shirley Frasca, Sue Judd, Dottie Landgraf, Peggy Nevland, Carolyn Sackett, and Joann Verdeyen.

Prestbury residents may call Laura Fulton for information or watch for announcements and updates in the Prestbury Newsletter. Many thanks to Laura and her committee members for the time they all put into offering the variety of activities to the adults in Prestbury.

## **Holiday Decorating**

Announcement of the 2007 winners will be made at the meeting.

And the winner is: CEDAR GATE CIRCLE!!!

Cedargate Circle won for the best street in 2006, and they had a picnic this past summer to celebrate. The entire circle was invited and it served as a conduit for neighbors to get together, meet new neighbors, explain the event and talk about the history of Prestbury. This year Cedargate Circle had about 75% of their homes decorated.

We hope everyone has the opportunity to drive through Prestbury to see the wonderful decorations our neighbors display at this time of the year. Many homes besides the winners this year were quite nice, including homes on

Walnut Circle, Winthrop New, Windwood Drive, Yorkshire and Birchwood.

We have also noticed that many residents do a fantastic job of decorating for Halloween, so we thought this year we would have a similar contest for decorating in October. As with the winter holiday decorating contest that is done by street, having 2 decorated houses on a street would qualify that street for the contest. We'll remind everyone of the new contest in the newsletter and on the Prestbury website late this summer.

### **Helping Hands Program**

An off-shoot of this group I'd like to recognize is Prestbury Helping Hands (PHH), coordinated by Nancy Benson. Many in our community benefit from the great work done by Nancy and her team of volunteers. Below is a summary Nancy has prepared of PHH's work this past year:

*Prestbury Helping Hands have helped approximately 35 of our residents over the past year. We have 20 volunteers who have made meals for shut-ins, transported residents to doctor or other appointments, shopped for others who could not get out for one reason or another, walked dogs, and run other errands. We have some volunteers who have done repeated calls and others who have not yet been called upon depending on the time and place needed and for what type of help the volunteer signed up.*

*Nancy Benson, coordinator of our Helping Hands Program, also has two assistants, Bob Forbes and Marsha Marzo, both of whom take calls if Nancy is unavailable.*

*We can always use more people, especially those willing to cook a meal or help transport residents locally. With all the snow this winter it has also come to mind that it would be nice if we could get a group of teens together who would VOLUNTEER their time and effort to clear walks and driveways for some of our residents who are unable to do that for themselves. If anyone thinks this is feasible or would help Nancy organize some teens to do that, please call her at 466-1494.*

*This program is working and has proven to benefit both the volunteers and those receiving services. We are so fortunate to live in this community with so many "caring" people. Prestbury is truly a wonderful place to live, raise children, and/or to enjoy during retirement. We have many amenities, the best of which happens to be those who live here!*

*Submitted by Nancy L. Benson*

*Coordinator, Prestbury Helping Hands.*

Our sincere thanks to Nancy and her volunteers for all their work.

**Maintenance** – Al Kent reported on the following: A list of activities for 2007 has been prepared and is available here with other meeting reports. I will not be reading them here.

There are, however, a few items worthy of special note:

1. The first is the shoreline restoration. Last year I reported that the construction was finished and that we were entering into a maintenance phase. This year I'm happy to report PCA has received \$100,000, the full amount of the pledge by the Chicago Metropolitan Agency for Planning, formerly known as the Northeastern Illinois Planning Commission. Senator Chris Lauzen's office promised \$50,000 for the outflow area and the wetlands but with the freeze of funds by the governor, it's uncertain if that pledge will ever be met.

As part of the original contract with the Chicago Metropolitan Agency for Planning, PCA agreed to a ten-year maintenance plan. The plan includes:

- a. Inspecting the shoreline twice weekly from the second week in March until November 1 and monthly from November 1 until the second week in March. The shoreline will be inspected after

each rain of two inches or greater. Inspections must be documented and kept on file in the office.

- b.** A firm with expertise in shoreline stabilization and management will be contracted on a yearly basis to inspect the project from an engineering and horticultural perspective in the spring and fall, making written recommendations to the designated member of the PCA Board.
- c.** A wild animal management firm will be contracted to manage muskrats, beaver or other animals that must be removed in order to preserve the restoration work. The contract will cover a 12 consecutive month period. The firm will be licensed by the appropriate regulating bodies.
- d.** Each year the property management firm will obtain a permit for goose egg depredation, carry out the work, send a report to the appropriate government agency and report to the Board the outcome.

The funds came with some strings attached. The strings will ensure the Illinois Environmental Protection Agency has spent their funds well and that PCA will maintain the restored areas.

- 2.** The second is the sidewalk on Hankes Road from the park to the Church of the Latter Day Saints. About four years ago, that portion of Hankes Road from Winthrop New Road to Bliss Road was turned over to Sugar Grove Township. The road consisted of not only the pavement but included right-of-way, which is defined as 40 feet from the center of the road on either side. In the

summer of 2006, Sugar Grove Township installed sidewalk from the existing sidewalk in front of the Townes of Prestbury to the area in front of the park. Prestbury's Master Plan called for a walking-biking path of 8 feet wide and material other than cement. However, the Township was not willing to use the suggested width or materials because of costs. So a 5 foot, cement sidewalk was installed on their property at their cost.

This year the Township planned to continue the sidewalk to the Church of the Latter Day Saints. I was told all of the trees were in the way and would have to be cut down. Leonard Dreas and Associates were hired to survey the area and come up with a plan for the sidewalk that would save the trees. This was completed, presented to Sugar Grove Township Supervisor, Greg Huggins, who agreed to the plan. This is a win for Prestbury and a win for Sugar Grove Township.

- 3.** Part of Maintenance is road repair and re-surfacing. This area is just not part of my knowledge base. I recognize a puddle of water standing on the road when I see it. But I don't know if the problem is the road, the manner in which it collects or drains or if it's a problem with the curb. In past years, Bill Gain was my consultant and partner on these areas but Bill completed his term last January. I knew I needed help and sought out Tom Stefancic because of his building/construction background. I learned Tom knows the work that needs to be done on our roads like the back of his hand. You and I are very fortunate to have had Tom Stefancic volunteer to work with me on this project. Tom worked with the consulting engineer from Leonard Dreas and Associates to ensure Prestbury got the quality of work for which it deserves and pays. This was

not a one-time job but one that started in April and concluded at the end of September. Yes, the paving was done by the end of May but the corrections to the job, the parts that had to be re-done weren't completed until the end of September. So publically, I want to thank Tom Stefancic for all of his help and we're all grateful to him for his knowledge, time and effort.

4. The Beautification Committee wasn't active this year for a number of reasons. There was a well-attended meeting in the spring but, there wasn't an appointed leader and I don't have the time. Plans for the various areas were drawn but the number of plants, the costs and then the early draught brought me to the conclusion that the best thing for this year was to wait until the next.

Over the summer, I kept thinking about who could take this position and do a great job. I came up with the name of Sandy Andry and approached her. She asked for time to think about it. After thinking the job, her abilities at management and her love of Prestbury, Sandy agreed to take the job. I'm thrilled as I'm sure all of you will be too. Sandy brings new energy and fresh, creative ideas. Sandy and a small committee did the fall planting of the sign in the Common this fall. She's already spent countless hours working on the Christmas decorations with me and planning for this next year. Sandy please come up and share some of your ideas for this next year.

*Sandy Andry's comments:*

*Our big gardening plan for Prestbury in 2008 will be different than it's been in the past. I believe that by recruiting volunteers to care for our planting areas we'll have a better-looking community. I'm looking for volunteers who have a*

*heart for how Prestbury looks. We have mailbox planting areas, areas at the pool and clubhouse and also our sign areas that all need volunteers to sign up to care for them. I'm asking volunteers to sign up for a one-year commitment to care for their assigned area. Each area would need to be weeded, deadheaded and if appropriate, planted with annuals and watered. I have a list with me tonight of all the beds we still have available that need a volunteer. Please see me after the meeting or email me at [sandy@sandyandry.com](mailto:sandy@sandyandry.com) to sign up for your garden area. I already have a strong list of volunteers going. We'll be having an organizational meeting in April to discuss specifically what needs to be done. I know that by working together we can make Prestbury even more beautiful than it already is.*

This concludes my report.

Allen J Kent, Vice President and Director of Maintenance

**Public Safety** – Lee Boergadine spoke to two major issues: The success of the Neighborhood Watch Program which is now the leading program in the county. Thanks to Tina DeChaud and Wendy Hirsch and they are to be commended on a job well done. There are 899 homes in Prestbury with 528 part of the program and 35 more signed on this past year. Security is an on-going endeavor that will require good communication and dynamics. It is a process that is constantly evolving. The second issue is the new security camera system. It was in the budget to purchase a new security system. It will be installed in the spring and will have 8 cameras versus the 3 we currently have. This will give us much better coverage.

**Tennis & Pool** –Nick Moore was not present. Angie spoke to the success of hiring a Pool Management Company this year and that we have hired them again for 2008. The heater for

the pool has been replaced, as it could not be repaired. New pool furniture was purchased this year.

Youth – Once again this year PCA was happy to sponsor events for the children and grandchildren of Prestbury. It is great to see the kids getting together and having a good time. We had 6 organized activities this year:

- In the spring we hosted an Easter Egg Hunt at the Winthrop New Park. Over 40 children braved the 25 degree weather. One thousand plastic eggs filled with candy and coins were literally gone in 5 minutes.
- In June we held the Fishing Derby, in conjunction with the Fishing Club. Though it rained the whole time, the 17 children who did attend had lots of fun catching fish. Prizes were awarded for those who caught the largest and smallest fish and the one who caught the most fish. Our sincere thanks to George Hauser and his members for providing their expertise.
- The Fourth of July parade was also held again this year, with adults and children alike decked out in their red, white and blue during the march from Cedar Gate to the Clubhouse. This year, in addition to the Sugar Grove fire department trucks, the Kane County police department car and their police dog Jetta also helped lead the march. After the parade refreshments were served and the kids got to take a look at the emergency vehicles and meet Jetta, while her handler explained how she was trained to work with the police.
- In August we hosted the Prestbury Olympics. Thirty five athletes ranging from 3 to 12 years of age participated. Each participant received a ribbon and enjoyed ice cream after the event. A big thank you goes out to all the volunteers who helped set up and run the event and who provided snacks.
- The annual Halloween party at the Clubhouse was attended by many children and their parents/grandparents. The kids

enjoyed the games, received prizes and had snacks. Thanks to all the volunteers who helped with the games and provided snacks.

- We ended the year with the “Breakfast with Santa”. Santa listened to each child’s “wish list” and gave each one a Beanie Baby and a candy cane. Parents and grandparents took pictures and all enjoyed a light breakfast.

These events would not be possible without the help of the many volunteers who gave their time, so a big “thank you” to all who have helped this year. I would like to recognize 2 of my fellow Board members:

- Angie Smith, who was so generous with her time and helped me with each of the events this year, as it was all totally new to me;
- Cheryl Bolland and her husband John, who also were there to help prepare for, and help run, several of the events – a huge thank you to them both.

In general we have noticed a drop in attendance at all events, especially the Olympics. With summer vacations, camps and school activities it appears many of our children and grandchildren are just very busy with all that is going on. With the dwindling numbers participating in the Olympics in particular, it is getting difficult to have age-appropriate groups once you split the kids into boy/girl groups, so we will likely replace the Olympics with another activity or activities this summer. A “pool closing party” with pizza and pop has been suggested for late summer, but other ideas are welcomed. We have noticed that many of the events are attended by more grandchildren than children, so we would like input from parents and grandparents alike. Please contact me at [Youth@prestbury.org](mailto:Youth@prestbury.org) with any ideas.

Linda Kusek, Chair, Adult Activities and Youth Committees

January 4, 2008.

**Web** –Cheryl Bolland reported the following: The committee consists of: Dave Cox, Joe Golab, Gail Golab and is chaired by Cheryl Bolland. As the committee generally communicates via e-mail, it does not feel the need to meet physically on a regular basis.

The Office computer has been upgraded from a dial-up access to Mediacom High Speed Internet. Dave Cox has evaluated the requirements of the computer to be sure it is adequate to handle anything we want to add to the computer. We now have the capability to put photographs from our digital camera into the computer. In 2008 we will be looking to possibly make our computer wireless, so the residents will be able to access the internet from the Clubhouse or possibly the pool.

Dave has also met with one of the sub-associations, The Townes, to assist them in getting the format, etc. established so they can have a link on the Prestbury.org website. This should be complete in the very near future. Thanks to Dave for his assistance.

My thanks also to Gail and Joe Golab for their continued support. It is greatly appreciated.

## COMMUNITY COMMENTS

The floor was opened up for Comments by Angie Smith. Tina DeChaud thanked the Board for the Youth activities this year, thanked also for the tree replacement on Briar Gate and for addressing the problem with the creek near the Hankes Road Park. It is much appreciated. She also asked for the status on the proposed building at Hankes and Norris. Angie responded that nothing has been done yet other than the grading. Clare Schultz asked about the Lost and Found. *RESIDENTS....Please know that you are encouraged to turn in anything found in the community to the Office. Nicki will keep it for a period of time – so if you or your guests have lost something – check with Nicki at the office!!* She also asked about smoking at the pool. With the new NO SMOKING laws how

does that affect the pool area? This will be looked into and reported in the next newsletter.

The results were announced. The 2008 Budget was passed with 653 votes for and 96 votes opposed.

The results of the election was also announced. Tom Stefancic, Marlene Deck are the 2 new board members and Kappie was re-elected. Congratulations to all!!!

The meeting adjourned at 9:07PM

Respectfully submitted,  
Cheryl Bolland  
Secretary

## *January 2008 Monthly Meeting Minutes*

The meeting was called to order by Vice President Al Kent. Board members present were Gary Bannister, Lee Boergadine, Cheryl Bolland, Al Kent, Marlene Deck, Rod Eggleston and Kappie Swanson. Also present were Manager Connie Shultz and liaison Nicki Leroy. Nominations were made, seconded and passed to fill the Board positions for the year. The results are as follows:

President:	Lee Boergadine
Vice President:	Al Kent
Treasurer:	Gary Bannister
Secretary:	Cheryl Bolland

Committees:	
Long Range Planning	Lee Boergadine
Architectural Standards:	Rod Eggleston
Clubhouse and Office	Kappie Swanson
Pool & Safety	Marlene Deck
Maintenance&Tennis	Al Kent & Tom Stefancic
Youth	Linda Kusek

Newly elected President Lee Boergadine asked for consensus from the Board on a monthly meeting date. After much discussion, the board made the decision to change the day of the monthly meeting:

***The board will now meet monthly on the 2nd Tuesday at 6:30 p.m. in the office building.***

With no other business to conduct the meeting adjourned at 9:30 p.m.

Respectfully submitted,  
Cheryl Bolland – Secretary

PCA OFFICE HOURS:  
M,TU,W,TH,FRI – 8:30 am to 1:30 pm  
Office Contact: Nicki Leroy at 630-466-1576  
Or Liaison@prestbury.org

**PRESTBURY HELPING HANDS (PHH)  
IS READY TO HELP YOU!!**

Need information, transportation,  
errands run, a wellness check?  
Call PHH coordinator Nancy Benson  
at 630-466-1494.  
Alternate coordinators:  
Bob Forbes at 630-466-8031 or  
Marsha Marza at 630-466-3726

We can Help!!  
Neighbor Helping Neighbor!!

**ADULT ACTIVITIES GROUP**

Looking for something to do? Why not join  
Us at the Clubhouse on the FIRST Wednesday  
Of the month for games, fun and socializing!  
See you there!!!

**MARK YOUR CALENDARS!!**

The Youth Committee will be hosting:  
The annual Easter Egg Hunt on Saturday, March  
22 at 10:00 a.m. More information to come in  
the next newsletter!!!

**ATTENTION PRESTBURY RESIDENTS**

*Do you need drywall repairs due to water damage or settlement cracks? Want to finish your garage or basement? I have 30 years experience and live in Prestbury. Prestbury references available upon request. Call **MIKE NORTON at 1-630-466-9707** for an estimate!!*

**Many thanks to those who helped set up for the Annual meeting, helped with the serving of dessert and coffee and the clean-up. It is most appreciated. And of course, we don't want to forget to thank CT Services for providing refreshments this evening. It was enjoyed by all!**

**Sandy Andry, ABR, E-Pro, CNS, CSC**

**#1 in Prestbury Sales 9 straight years!**

**1999-2007**

**630-434-4958**

**Log onto [www.prestbury.biz](http://www.prestbury.biz)**

**Check Prestbury closed sales for 2008 & 2007**

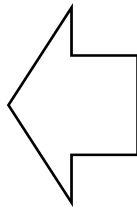
**Search Northern Illinois MLS**

**Sandy@sandyandry.com**

**See photos, open house schedule and VT for all featured homes**



***“The Prestbury Specialist”***



**Tell your friends about this One!**

**127 Fairfax—\$300,000**

3 bedrooms and loft, over 2500 sq ft. Larger than many homes! Perfect condition, too. LR, DR, FR, big eat-in kitchen with center island. See-thru fireplace. Full sized lookout basement. So much space and value here!

**Prestbury Sales Statistics**

**2007**

Single Family Homes—15 homes sold-average market time 156 days-average sales price \$365,650  
Townhomes—4 sold—AMT 365 days—ASP \$279,200

**2006**

Single Family Homes—12 sold—AMT 142 days—ASP \$317,421  
Townhomes—14 sold—AMT 119 days—ASP \$239,719

**2005**

Single Family Homes—34 sold—AMT 144 days—ASP \$365,538  
Townhomes—30 sold—AMT 191 days—ASP \$288,536

Sandy Andry sold more Prestbury single family and townhomes in 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006 & 2007 than any other Realtor. Information obtained from MLSNI. MLSNI neither guarantees nor is responsible for the data herein. MLSNI data may not reflect all sales in the marketplace.

2007 Operating Expenditure  
(Dashboard)

**PRESTBURY ASSOCIATION**  
**KEY PERFORMANCE INDICATORS (Dashboard)**

Month: Nov-07  
Date: January 2008 Meeting

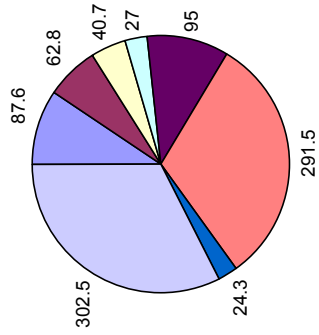
Operating EXPENDITURE	ACTUALS 2007	BUDGET 2007	VARIANCE
Income	1113.9	969.7	144.2
Admin ex security	87.6	94.1	-6.5
Pool	62.8	67.7	-4.9
Security	40.7	38.9	1.8
Clubhouse	27	19.9	7.1
operating maintenance	95	94	1
Taxes & insurance	291.5	309	-17.5
<b>Move to Reserves</b>	<b>302.5</b>	<b>302.5</b>	<b>0</b>
Total expenses	<b>931.4</b>	<b>950.4</b>	<b>-19</b>
net income	<b>182.5</b>	<b>19.3</b>	<b>163.2</b>

Replacement Reserves	
2006 BFD	\$82.50
2007	\$302.50
2007 Release	(\$301.70)
2007 grants	\$100.00
2007 profit	\$82.50
2007 CFD	\$265.80

KEY INDICATORS	Value
Cash in Bank	\$463.5
No of delinquents 90 days>\$100	27
% Total Delinquents 90 days to Homes	3.0%
No of Serious Delinquents >\$400	12
\$ Value of Serious Delinquents	\$21.2
Replacement RES BAL	\$265.8

DELINQUENT REPORT	Value
current	\$5.3
30 days	\$0.6
60 days	\$2.9
90 days	\$22.7
Total	\$31.5

Operating 2007 \$931.4

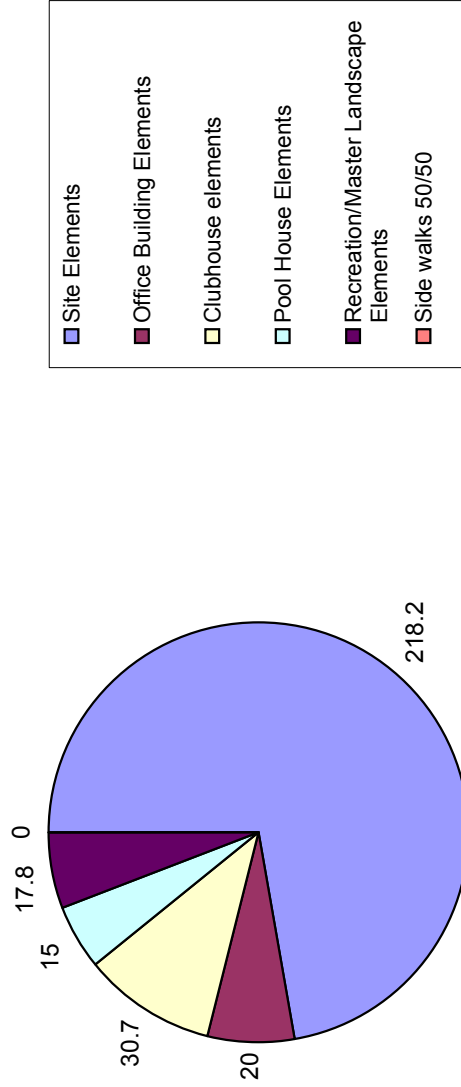


- Admin ex security
- Pool
- Security
- Clubhouse
- operating
- maintenance
- Taxes & insurance
- Move to Reserves

2007 Reserve Spending (Capital)

CAPITAL EXPENDITURE	ACTUALS YTD 2007	BUDGET 2007	Capital Balance
Site Elements	218.2	271.5	-53.3
Office Building Elements	20	0	20
Clubhouse elements	30.7	0	30.7
Pool House Elements	15	0	15
recreation/master Landscape Elements	17.8	26.7	-8.9
Side walks 50/50	0	0	0
<b>Total CAPEX</b>	<b>301.7</b>	<b>298.2</b>	<b>3.5</b>

2007 Projects - Reserve Release

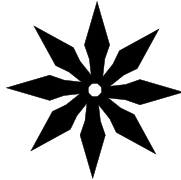


## Bliss Woods Forest Preserve Workday

Do you enjoy visiting Bliss Woods via the trail on the south boundary of Prestbury? Perhaps you jog there, walk with friends or your dog or just stroll for the enjoyment of being in a beautiful forest. If so you might be interested in attending the first work day at Bliss Woods.

Bliss Woods Forest Preserve is one of the finest remaining remnants of Kane County's natural forests. Unfortunately it is now threatened by plant species that have been imported from other continents. Without natural controls, plants such as buckthorn, garlic mustard and honeysuckle invade and crowd out the beautiful native trees and wildflowers that provide good habitat for native birds, butterflies and mammals.

The Kane County Forest Preserve is sponsoring a workday to combat invasive species on Saturday, January 26, 2008 from 9 to noon. If you love Bliss Woods, want to help protect it, could use the exercise, and enjoy being with other people who share your interest in nature please plan to attend this event. Be sure to dress warmly and bring a hand saw or loppers if you have them.. Refreshments will be provided. Meet in the parking lot on Bliss Road. For more information call Mary Ochsenschlager at 630-466-4922 or Julia Bourque at the Kane County Forest Preserve offices, 630 232-5980.



We're starting the New Year  
with a new name

Prairie Home Repair  
is now

**Prairie Home Improvement**

Offering our Prestbury neighbors  
a full range of residential services

Design • Build • Remodel • Repair

Steve Keierleber

630-466-5601 • 630-373-2325

[www.prairiehomeimprovement.com](http://www.prairiehomeimprovement.com)

Insured  
Free Estimates



Gutter Protection • Airduct Cleaning  
Awning Sales & Installation  
Interior & Exterior Painting  
Window Blind Removal & Installation

[www.aboutthehouseservices.com](http://www.aboutthehouseservices.com)  
E-mail: [tony@aboutthehouseservices.com](mailto:tony@aboutthehouseservices.com)

Tony Lewis  
Owner/Operator  
Office: 815-498-3296

# Green Beans With Shallots & Lemon Dill Butter

- 1 lb. fresh green beans, trimmed
- 2 tbsp. butter
- 2 shallots, finely chopped
- 1/2 tsp. sugar
- 1 tsp. lemon juice
- 1 tbsp. fresh chopped dill weed
- 1/4 tsp. salt



Bring 2 inches of water to a boil in a 4-quart Dutch oven. Add beans, and boil uncovered 8 to 10 minutes, until tender. Meanwhile, melt butter in a large skillet over medium heat. Add shallots, and cook 3 to 4 minutes, until tender. Add sugar, stirring occasionally for another 2 to 4 minutes, until shallots are glazed and brown. Add lemon juice, dill weed and salt. Drain green beans, and toss with shallot mixture.

## Real Estate 101

### What does “buyer’s market” really mean?

A buyer’s market happens whenever a supply of something exceeds demand. When the term is applied to real estate, it means that a six-month or greater supply of inventory is available.

Right now in **Prestbury** there are 22 properties for sale in the MLS. They range in price from \$189,900 to \$619,900 with an average of 271 days on the market. 20 other homes closed in 2007 (155 days avg. market time).

### WHAT DOES THIS MEAN TO YOU AS A PROSPECTIVE SELLER?

It means that if you are considering selling your home, you need to meet specific marketability factors to get the price, terms and timing you need to realize your financial goals.

### WHAT DOES THIS MEAN TO YOU AS A PROSPECTIVE BUYER?

It means that the number of homes you have to choose from is larger than it has been for years. And, with interest rates still low (5.875% on 1/7/08), the odds of finding your dream home—and facing less competition for it when you do—also are better than they have been in years.

Effectively listing and selling homes in today’s market requires an educated approach. If you would like to learn more about how today’s trends affect your buying and selling strategies, please feel free to call us. **Woody and Eric** have the answers you are looking for.

Call Today For Free Information!

Mortgage Calculator  
Real Estate Resources  
Refinancing Options  
Mortgage How-Tos  
Credit Repair

Comparative Market Analysis  
Local Trends  
New Listings  
Prestbury Homes Activity  
Questions & Answers



**WOODY DILTS**  
**Broker/Manager**

Sugar Grove Office  
**630.802.8080**

[woody.homes@sbcglobal.net](mailto:woody.homes@sbcglobal.net)

Call me to find out  
what’s cooking with  
homes in Prestbury.



**ERIC KLEIN**  
**Mortgage Specialist**  
Illinois Residential  
Mortgage Licensee  
**630.781.4054**

**-10 years experience**  
**-Free loan pre-qual-**  
**ification.**



## PRESTBURY RESIDENTS

Are you looking for something to do with your time?

Want to make a difference in someone's life?

Why not consider contacting David Gray?

Who is David Gray you ask??



David is co-founder of TRIPLE THREAT; [www.Triple-Threat.info](http://www.Triple-Threat.info), a not-for-profit

Organization that provide urban youth a safe place  
to gain confidence and life skills through sports and mentoring.

David and his family are new residents in Prestbury. If you think you have something to offer this endeavor please contact David at: 630-409-5092

*Best  
Wishes  
for  
2008*

*from  
**The Prestbury Board***

**2008 ELECTION RESULTS**

President	Lee Boergadine
Vice President	Al Kent
Treasurer	Gary Bannister
Secretary	Cheryl Bolland

**COMMITTEES:**

Safety & Pool	Marlene Deck
Long Range Planning	Lee Boergadine
Architectural Standards:	Rod Eggleston
Clubhouse and Office	Kappie Swanson
Maintenance & Tennis	Al Kent and Tom Stefancic
Youth	Linda Kusek

**PCA BOARD MEETINGS:** Second Tuesday of the month at 6:30 p.m. at the Office Building. Please note the change!!

PRESTBURY CITIZENS ASSOCIATION  
15 WINTHROP NEW RD  
Sugar Grove, IL 60554-8104

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