



Prestbury News

Official Publication of the Prestbury Citizens Association

February Meeting Minutes

President Lee Boergadine called the February 19, 2008 meeting to order at 6:30 PM. Lee announced the presence of a quorum. Board members present were: Gary Bannister, Al Kent, Cheryl Bolland, Kappie Swanson and Marlene Deck. Tom Stefancic was not in attendance. Also present were Connie Schultz from PSI and our PSI Liaison Nicki Leroy.

A motion was made, seconded and carried to approve the minutes from the January 8, 2008 meeting.

COMMUNITY COMMENTS

Gary Scott, President of The Townes sub-association expressed his concern about the garbage fees and when will a decision be made. Connie addressed his concerns as follows. She had 3 people answering calls about the trash and the coupon books. Coupon Books are at the printer and should be in the mail very soon, the garbage contract has been signed and will be ratified at this meeting by the Board. The fees for trash pickup are as follows: For January and February there will be no increase, starting in March the fee for the balance of 2008 is: \$16.90, for 2009 - \$17.74 and for 2010 - \$18.62 (these amounts are per month). These fees reflect the best rate we could secure. THERE WILL BE NO LATE FEES for dues since the coupon books were not ready until now.

SPECIAL PRESENTATION

Dan Stillwell and Bill Ohlhaber of Card Smart were invited to present an overview of their card system for use at the pool and/or the community as a whole. Dan went through the

process of the who, what and how the system works, citing the benefits of the system. They explained that they would provide everything we need except the laptop computer. Connie from PSI has the proposals from this company.

A motion was made by Cheryl Bolland and seconded to accept the proposal that included the maintenance. Motion carried and Connie will notify Card Smart of our acceptance of their system.

MANAGEMENT REPORT – Connie reported the following: Financial report for December was given to Gary Bannister for review. Also Gary and Connie reviewed the delinquency report and determined what action needed to be taken. An eviction was averted with the homeowner paying the amount in arrears. The budget has been finalized with the coupon books being done in 2 weeks. Envelopes with the appropriate addressee will be included with the coupons. PSI is still receiving calls regarding the fencing being removed from certain locations. Fencing work will continue when the weather warms up. Al Kent and Mangement will be meeting with the landscape contractors. They are going out to bid with different companies to make certain that the specifications are understood by all those bidding. This will start the end of February. The subject of mailbox keys came up. After much discussion, it was decided to investigate alternatives to the current plan – which is if a resident loses a key or cannot get into their box, at no charge to the homeowner we remedy the

situation. Further discussion and decision will be made at the March meeting. The garbage removal contract is now set for the next 3 years. See the COMMUNITY COMMENTS for the breakdown.

PCA Office Manager Report – The PCA office manager has a new email address: pcamanager@mchsi.com. Nicki has fielded many calls about the coupon books, calls about golf carts or other unlicensed vehicles on the road ways – are they legal?? She forwarded one application for a fence to the Architectural Standards committee on 1-21-08 and AT&T struck one of the banks of mailboxes on Windwood Court and we are waiting for the quote for repairs. The proper authorities were called, report filed and the post office notified.

TREASURER'S REPORT

Gary reviewed the February report. Please see the full report later in this newsletter. We are now waiting for Calvary to pay the dollars owed. He also mentioned that the snow removal company now wants to go from Flat Rate contract to an hourly contract. This is due to the snow fall we have had this year. Al said that the reason that we overspent on the tree maintenance was due to the bad storms and winds that caused significant damage to some of the trees.

COMMITTEE REPORTS

Architectural Standards - No report. Rod Eggeston resigned due to a change in job responsibilities. Good Luck to you Rod! A motion to approve Cynthia Miller to the board as his replacement was made, seconded and passed.

Clubhouse & Office Building - Kappie reported that her committee met in January to discuss options for wrapping the portable bar and choosing two new fans that will be installed in the Cheshire clubhouse. The fans are presently on order and should be available for installation on or around the 15th of the month. Laminate for the portable bar has been ordered and

installation should also take place this month. Quotes for replacing the carpeting and wooden dance floor have been received and will be reviewed at the next committee meeting. They will meet when the quotes for the work to be done in the Office building are received. No Smoking signs have been purchased and placed in both the Cheshire Clubhouse and Office Building. Smoking restrictions at the pool are being investigated.

Maintenance – Al reported the following:

1. Lake Prestbury – The \$50,000 that was pledged by Senator Chris Lauzen will be paid sometime in the future when funds are released. Pledges are paid chronologically with the oldest ones first. Bio-Technical Erosion Control Ltd settled out of court for 22% less than his claim.
2. Landscaping - a meeting was held with Tom Stefancic and Greg Martin to discuss the Master Plan and the affect the rebuilding of the tennis courts in the park on Merrill New Road.
3. Fencing – On the night of the Primary election, someone hit the fence adjacent to the mailboxes in the common. The impact was such that the first post was shattered and 2 sections were taken out. This is one of several incidents in the past 112 months where an accident has happened, property damage was done and no one came forward to accept responsibility.
4. Mailboxes –See Management Report.

Tennis, Streets and Street Lights – Tom reported that he has received 3 bids for the reconstruction and improvement of the tennis court and is waiting to receive approval from our attorney on the vendor who will do the work. Once approved, construction will take approximately 4 weeks – once the weather breaks! In March, Tom will be meeting with Al Kent and the engineer to determine street, curb

and sidewalk improvements for the year. They will also be meeting with the lighting engineer to begin implementing the replacement process budgeted.

Youth – The annual Easter Egg Hunt will be held on Saturday March 22, 2008 – see flyer later in the newsletter.

Web – The Townes is now online with a link on the Prestbury.org website. Good Luck!

Sub-Association Liaisons were appointed:

Heather Ridge – Gary Bannister

The Townes – Kappie Swanson

Swanbrooke – Al Kent

1 Normandie – Tom Stefancic

Turtle Cove – Marlene Deck

Blackberie – Cheryl Bolland

The meeting adjourned, by motion, at 9:07 p.m. to executive session, reconvened to regular session at 9:23 p.m. and adjourned at 9:25 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

LOST & FOUND

Blue Arctic Zone insulated lunch box
Brown Woolrich Gloves (left after meeting in PCA building)
Blue Blanket
Call the office 630-466-1576 to claim!!!

**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!!

*Helping Hands is an independent group of community
volunteers and not sponsored by Prestbury*

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!!!

SUMMER IS COMING!!!!

*Motivation – Information – Friendly Competition
Come join your neighbors and LOSE WEIGHT!
Join the group of “PRESTBURY LOSERS”
March 31st at 7:00 p.m. at the Cheshire Club
For information call: Shirley Frasca
630-466-0842*

PRESTBURY YACHT CLUB

*Annual Membership Meeting
Saturday, April 19, 2008
9:00 a.m. at Colonial Café
West Plaza – Aurora
COME JOIN THE FUN!!!*

HELP WANTED.....

Someone to shovel my driveway when it snows less than 3 inches.

If interested, please call Marion Dodd at 630-466-0064.

FOR SALE.....

Washer and Gas Dryer – Matched Pair

Purchased in 2003 for adult family of 2

Top of the Line – Whirlpool Gold Ultimate Care II

Cream/Silver Color

High Capacity Washer with many wash options

Dryell (dry clean) function

\$400 for the set - Call Anita Mitchell at 630-466-0655

HELP.....*Has anyone taken in a Black male cat??? He has lived in the wild for 6 years or more.....I have been feeding him for 2 years. I had him neutered in January and let him go out again. He has not been seen since January 20-22. Last seen on Briargate. PLEASE CALL if you have seen him or have him! Thank you.*

Marianne Gerry 630-466-1161

FOUND.....

3 orange kittens and 3 grey & white kittens.....

They have been turned over to the authorities in case they were

Yours!!! Call Sharon at 630-466-7294 should you have questions

TREASURER'S REPORT FEBRUARY 2008

YEAR END NUMBERS EXPLAINED

The 2007 numbers shown below are not finalized, as the year end audit is in progress. Their will be some minor adjustments for 2008 prepayments (some projects like security cameras started in December) and their will be some adjustments between capital and Operating funding. Please note that all numbers are rounded to thousands (000)

We show a small overspend against budget on operating of \$18.2 K which is because of higher gas and energy costs, more costs in snow plowing and Tree maintenance and beautification.

We show a small overspend on capital of \$28.3 due to the bringing forward of some projects from 2008 like pool heater replacement, and pre work on the office and club house.

However our Reserves are healthy and starting to build, with cash in the bank as at December 31st at \$535k and we are expecting to carry over a surplus on our Replacements Reserves of \$364 k; thanks also to the grant moneys received in December.

When the final audited accounts are released I will produce a final statement and anyone who wants a copy of the audit report could get one from the office. We are anticipating that this will be ready by the end of March.

WASTE DISPOSAL CONTRACT FINALIZED.

By the time this is distributed in the Newsletter, you should have received your coupon books with an explanation of the contract we signed with Waste Management on your behalf. The BEST price we could get per unit is \$16.90 per month. We received bids from several companies, all of which were much higher at \$22.00 per unit or higher. Please note that for this price residents will have to provide their own 'recycle bins' as most of us do now. If the residents would like WM to provide these (especially the new upright blue bins on wheels) you will need to pay for it; WM quoted \$17.90 per month for this.

For single family homes your total monthly payments will be:

Assessments	\$113.00 per month
Waste Disposal	\$16.90 " "
Total	<u>\$ 129.90 per month.</u>

DELINQUENT ACCOUNTS

We have only 9 serious delinquents and most are now paying. Of the \$ 22.2 K over 90 days, half of this amount is accounted for by one delinquent. This is now resolved, as the court has ruled in PCA's favor that they have to pay. We are hoping to finally resolve this by the end of February.

YEAR END ACCOUNTS UNAUDITED

KEY PERFORMANCE INDICATORS (Dashboard)

Month Dec-07 **UNAUDITED**

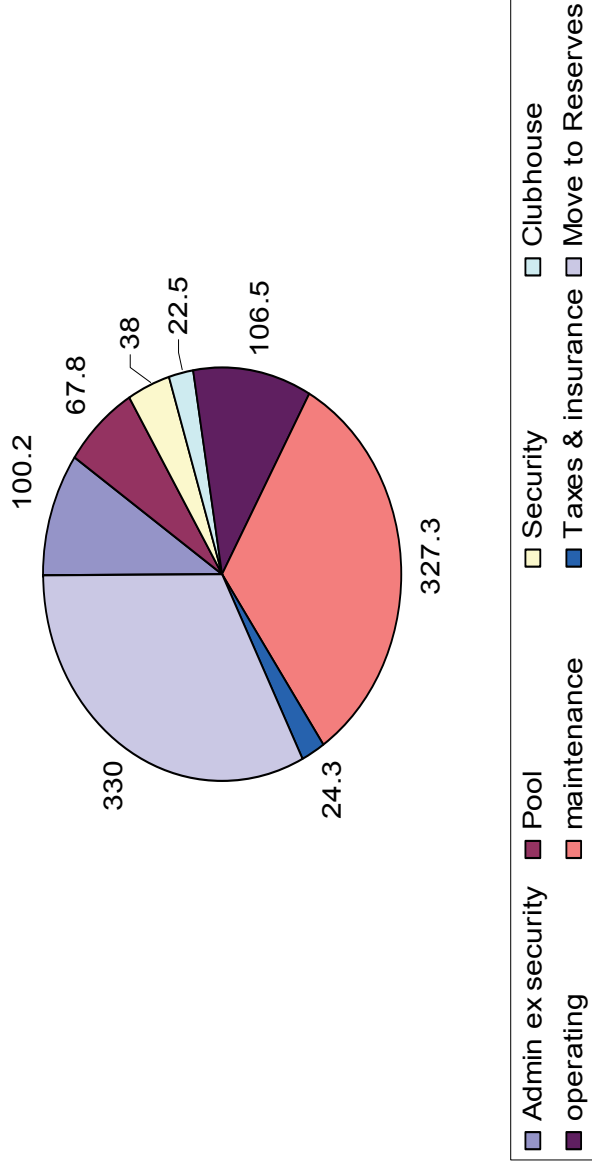
Date February 2008 Meeting

Numbers rounded to \$000

Operating EXPENDITURE	ACTUALS 2007	BUDGET 2007	VARIANCE
Income	1175	1057.9	117.1
Admin ex security	100.2	102.7	-2.5
Pool	67.8	67.7	0.1
Security	38	42.5	-4.5
Clubhouse operating maintenance	22.5 106.5 327.3	23.7 96.2 311.6	-1.2 10.3 15.7
Taxes & insurance	24.3	24	0.3
Move to Reserves	330	330	0
Total expenses	1016.6	998.4	18.2
net income	158.4	59.5	98.9

Replacement Reserves	
2006 BFD	\$82.50
2007	\$330.00
2007 Release	(\$326.50)
2007 grants	\$120.00
2007 profit	\$158.40
2007 CFD	\$364.40

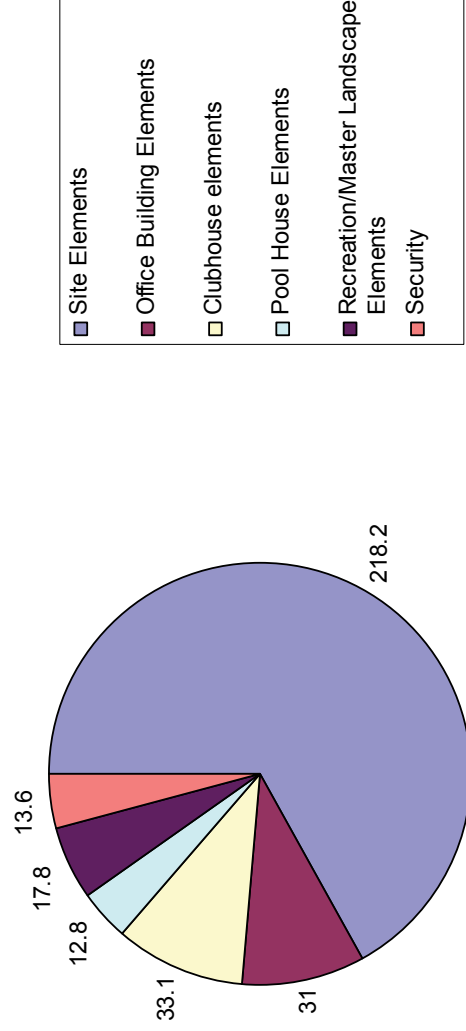
Operating 2007 \$1016.6



KEY INDICATORS	DELINQUENT REPORT	
	Value	Value
Cash in Bank	\$535.3	\$1.1
No of delinquents 90 days > \$100	21	\$7.4
% Total Delinquents 90 days to Homes	2.3%	\$3.3
No of Serious Delinquents > \$400	9	\$22.3
\$ Value of Serious Delinquents	\$22.2	\$34.1
Replacement RES BAL	\$364.4	

CAPITAL EXPENDITURE	ACTUALS YTD 2007	BUDGET 2007	Capital Balance
Site Elements	218.2	271.5	-53.3
Office Building Elements	31	0	31
Clubhouse elements	33.1	0	33.1
Pool House Elements	12.8	0	12.8
Recreation/Master Landscape Elements	17.8	26.7	-8.9
Security	13.6	0	13.6
Total CAPEX	326.5	298.2	28.3

2007 Projects - Reserve Release \$326.5





EASTER EGG HUNT



The Easter Bunny is coming!!! Rain or shine, Mr. & Mrs. Bunny will leave the park full of eggs!!

The Prestbury Easter Egg Hunt will be held on Saturday, March 22, 2008 at 10:00 a.m. at the Winthrop New Road park. Kids will race to fill their baskets with candy-filled eggs.

If you have questions or would like to help, please contact Nicki at the office at 630-466-1576 or youth@prestbury.org



**You don't have to travel far
for great food and fun times!
There's always a gathering
at Bliss Creek!**

FRIDAY NIGHT FISH FRY! The best in the area! You'll be hooked on All-You-Can-Eat deliciously coated, perfectly seasoned cod for only \$9.95! Come early and hungry!



VALENTINE'S DAY DINNER, Thursday February 14th (& All weekend long!)
Don't miss Chef Drew's deliciously creative specialty entrees for this romantic night!
Make your reservation now for heart-shaped ravioli, surf & turf or pasta Capri!
Regular menu and wine specials are also available.

EMPTY CAN BAND is back at Bliss on Saturday March 1st! Come for dinner and stay for classic rock hits including Van Morrison, Stones, John Hiatt, The Dead, Junior Wells, Wallflowers, Counting Crows, Bob Dylan and Big Head Todd ~ to name a few!

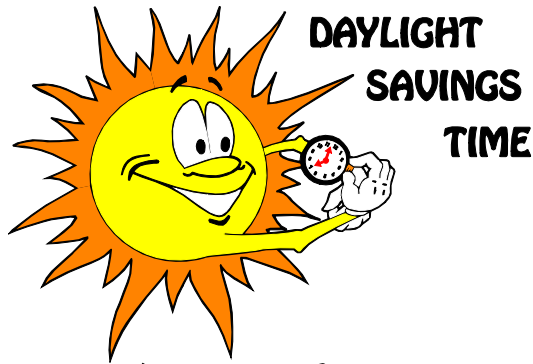


ST. PATRICK'S DAY Everyone's Irish on Monday March 17th! Enjoy Corned Beef and Cabbage, Mulligan Stew and drink specials including: \$3 Killian's Irish Red, \$2 Green Beer Drafts and \$6 Green Appletini's!

SUNDAY BRUNCH
10:30-2:00!
Immediate
seating!

Open M-Sat. 11-9,
Sunday 10:30-7
466-0727
www.blisscreegolf.com





*Don't forget
to
Spring Ahead!*

March 9th - 2:00 am

Turn your clock ahead

1 hour.

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

#1 in Prestbury Sales 9 straight years!

1999-2007

630-434-4958

Log onto www.prestbury.biz

Check Prestbury closed sales for 2008 & 2007

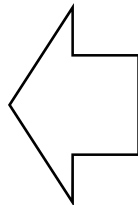
Search Northern Illinois MLS

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!

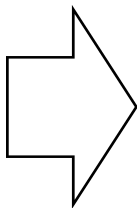
New to the Market!

222 Braeburn—\$420,000

The location is the highlight of this beauty! Backs to Park District property.

Wooded bliss from the screened porch and deck. Gourmet kitchen with cherry cabinets. 1st floor master. Loft and 3 additional BRs on 2nd floor.

Lookout basement.



Are you interested in building a new construction townhome in Prestbury? Call me for details!

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.

RESIDENTS

Please remember *IT IS WINTER* you cannot
drive like it is *SUMMER!!!*

Please drive safely every day!!!

Sugar Grove, IL 60554-8104

15 WINTHROP NEW RD

PRESTBURY CITIZENS ASSOCIATION

PRESORTED
STANDARD
US POSTAGE
PAID
Permit No. 111
Aurora, Illinois