



# Prestbury News

Official Publication of the Prestbury Citizens Association

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## *May Meeting Minutes*

President Lee Boergadine called the May 13, 2008 meeting to order at 6:35 PM. Lee announced the presence of a quorum. Board members present were: Cheryl Bolland, Kappie Swanson, Al Kent, Cindy Miller, Jennifer Weaver and Marlene Deck. Gary Bannister and Tom Stefancic were not in attendance. Also present was Nicki Leroy, On-Site Property Manager/PSI Liaison and two residents.

A motion was made, seconded and carried to approve the minutes from the April 24, 2008 meeting with the following corrections: Cindy BOCK, Marge ROE (apologies for misspelled names!)

### **COMMUNITY COMMENTS – None!! :)**

**MANAGEMENT REPORT** – Connie reported the following: Financials for April have not been completed. It will be forwarded to Gary for his review when it is completed. Management would like to apologize to those owners who received a statement showing they had a balance on their account for either \$7.50 or 4.35. PSI had a computer malfunction and it has been corrected in the May financials. Any late fees that were added due to this glitch, will be removed promptly.

The delinquency report will be given to Gary for his review. We are still in litigation with one account, which is in excess of \$12,000. The motion for summary judgement is June 24, 2008.

PSI has already begun working on the budgets for 2009. It may seem a bit premature, however, it will give management the proper time to get requests for proposals to the contractors for next years contracts. Please advise Connie if there any proposals for work in 2009.

**Old Business** – Fencing: The fencing installation should be completed within the next month or two, dependent on weather. The dumpster will be removed from the auxillary parking area once the old posts and rails have been removed.

**Landscaping:** Al is addressing the thousands of dandelions in the common areas and young willows that are around the lake. The dandelions will be sprayed and then we will move onto the task of cutting and spraying the willows.

**Pool & Card System:** Marlene Deck will report on the Card Smart System. Training has taken place and we will begin to start processing ID's.

Prestbury has received the license, permit, certification, registration from the Illinois Dept. of Public Health. A copy should be displayed in a conspicuous place – perhaps in a locked bulletin board at the entrance to the pool house and a copy kept in the file.

Effective January 1, 2009 a “Pool Safety Act” will be put into action. Management will contact Chicagoland Pool Company to request an analysis of the pool to see that it meets the standards for 2009. If we are not in compliance, we will need a bid and cost to bring the pool into compliance. This law has to do with making sure all the drains have covers.

Marlene, Connie and Al met with David Rubenstein, President of the Chicagoland Pool on Monday, May 5<sup>th</sup>. Dave gave Marlene a brief overview of the workings of the mechanical room.

The defibulator will be moved from the Cheshire club kitchen to an accessible place in the pool attendants office.

### **Interior Construction – PCA Building:**

Demolition commenced on Tuesday, May 6. Kappie met with the committee and began selections. On Thursday, May 8, Kappie and Connie met at the carpet and tile store in Bolingbrook to review selections and Kappie brought samples back for the committee. On Friday May 9, Kappie also picked up a check from PSI for the galley cabinets that were ordered from Lowe's.

Management was contacted by All-Pro regarding safety issues with the current electric wiring. Connie contacted Gary Gannister to inform him that there would be a \$3500 extra electric charge to bring the electric to code. All of the sub-panels will be eliminated and meters will be installed on the first and second floor. They will lay the ground work for the electrical construction on the second floor that may be budgeted for 2009. We currently have bare wires, Romex, etc. Mgmt. has requested that any electrical wiring be done per today's codes. The building power will need to be shut down as well as the existing security system. The appropriate Change Order has been processed. Management would like to thank Kappie and her committee for staying on top of the work being done and getting the selections completed in an expedient manner. If the work is not completed in the allotted timeframe, it certainly will not be due to the contractor waiting for selections!!

**Cleaning Service:** Kappie Swanson and Connie Schultz met with Ed Crowe of Butler Domestic Services. They have submitted their proposal. Management wants to be certain that the pricing and job description are within the same range. Once the office construction is complete, the bidding process will resume. Darla's Cleaning Services has been our cleaning company for many years, however, we have never gone out to bid.

**Prestbury Truck for Landscaping Watering:** Al Kent has requested that CT Services purchase a water tank for the back of the pick-up truck. This could be used for additional watering of new plants. Last year the costs to use a landscape company to water were between \$65 and 90 per hour plus labor. CT Services will pick up the water meter from Sugar Grove for use to water, fill the pool, etc. A check for \$525 for the deposit has been issued to Sugar Grove. A decision will be made to secure another

meter to handle all the watering that needs to be done.

**Aerator Repair:** The spare aerator motor has been repaired and will be returned to Prestbury and stored in the maintenance room.

**PCA Office Manager Report** – Nicki reported: Card Smart ID card training went well. Picture taking has been scheduled by Marlene. The PCA office has been temporarily moved to the pool house during the construction – signs have been posted! A wireless booster was purchased to help the wireless computer signal for the pool area. We have a volunteer for the Garage Sale – Cathy Kovanic – the sale is set for SATURDAY, JUNE 14 (see flyer later in the newsletter). Sub-association presidents have been contacted to reschedule their meeting dates in the Cheshire Club during the construction. No problems have occurred so far. A GPS Navigation System is still missing from the vehicle broken into on Hathaway Crescent.

### **TREASURER'S REPORT**

No report this month.

### **COMMITTEE REPORTS**

**Architectural Standards** – Cyndi Miller reported that 6 applications have been approved, 3 are pending approval

**Clubhouse & Office Building** – See Management report for update.

**Maintenance** – Al reported the following:

**Landscaping:** Several meetings have taken place with the landscaper as the crew learns the community and our expectations. Anyone seeing something that is not up to par, please call the office and let Nicki know. Grounds Pros, Inc. has a supervisor on site every Friday and the salesperson drives the community every Monday. The dandelions will be sprayed May 13<sup>th</sup> – all areas except Golf View Drive as that is done by another vendor.

**Beautification Committee:** Sandy Andry's committee has ordered plants and they will be delivered on May 14. Each volunteer will be planting their specific areas. On June 7 at 9:30 a.m. planting of the Prestbury Common will begin. The rain date is June 14. Volunteers – please bring your tools, gloves and anything you think you will need to plant!

**Mailboxes and Dogbones:** Strang, Inc. and I drove the property to assess the damage from winter kill on plants and shrubs. Replacements should be completed in the next two weeks.

**Lakes:** The Yacht Club's plan for a floating deck was not in the area of the shoreline restoration for the 319 project. Therefore, the Chicago Metropolitan Agency for Planning did not comment on the proposal.

**Tennis, Streets and Street Lights** – Tom reported that Merrill New courts are paved and currently in the curing process. The next phase is court surfacing and coloring, line layout, shade shelter construction and fencing. **Streets:** Crack repair and seal coating: Contractors were interviewed and we are waiting for bids. Work should begin by the end of the month. The areas to be addressed this year are: Green Hills Court, Briargate Circle, Saddlewood Court and Hardwick Court. Pot holes will be filled on an as needed basis. When Briargate Circle is ready to be worked on a letter to the residents will be sent to advise them of how and when the work will be done (due to splitting the work to be done). **Merrill New Park:** The plans are ready for permit and the bidding process and due to budget restraints, the park will be done in phases. We will start with earth moving, walk-ways and some plantings. **Golf View Guard Rail:** We are waiting for bids to replace the guard rails that were damaged over the winter. They should be in this week and replacement will be done.

**Pool and Safety** – Marlene reported the following:  
**Pool:** Letter was distributed to all Prestbury households and was posted on the mailbox areas of the townhomes and condos to explain the new ID card system. Residents are responding well and ID cards are being processed. She met with Chicagoland Pool Management, Inc. along with Al Kent and Connie from PSI to discuss staffing for this pool season. Budget items for next year for the pool are being considered at this time. The pool deck needs attention and new furniture is on the list.

**Security:** A car was vandalized on Hathaway Crescent and items were stolen. Speeding remains a big concern on Hankes Road. Both the Sugar Grove and Kane County police have been contacted. Tina and Wendy of the Prestbury Neighborhood Watch Program have asked for help in keeping their records continually up to date. If

you have a new neighbor, please let Neighborhood Watch know their name!

**Youth** – Jennifer did not have a report, however, she related the Fishing Derby and 4<sup>th</sup> of July parade will happen. More information to follow!

**Web** – No report.

**REMEMBER: Boat registrations are due NOW. Any boat not tagged by June 1<sup>st</sup> will be removed.**

**NEW BUSINESS:** Discussion was had regarding the use of the Office Building once the construction is complete. A motion was made by Kappie and seconded that we delete Rule #5 (Page 7 of Rules & Regulations Book) – “The PCA Office Building may not be reserved for functions other than Association meetings.” Change to: “The PCA Office Building may be used for Association meetings and small activity groups within the Community.” A second motion was made by Al Kent and seconded to table the first motion for 30 days, recommending the change and to entertain comments from the community. Motion carried.

Gary and Tom will attend the next meeting of Heather Ridge to present plans for the tennis courts and other items of concern.

The meeting adjourned, by motion, at 7:45 p.m. to executive session, reconvened to regular session at 8:10 p.m. and adjourned at 8:11 p.m. The next meeting will be June 9<sup>th</sup> at 6:30 p.m. at the Cheshire Club.

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



**MARY KAY®**  
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## 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 Prestbury  
volunteers but not sponsored by PCA*

**GARAGE SALE** - Good news! We have a  
volunteer group to chair the sale. A flyer is in this  
newsletter. **REMINDER:** There will be **NO**  
homemade signs for the sale. **THEY WILL BE  
REMOVED.....**only the Official Prestbury signs  
are allowed and must be removed at the end of the  
day of the sale. **GOOD LUCK** to all who  
participate! Additional forms are available from the  
PCA office.

### ADULT ACTIVITIES GROUP

**Mark your calendars!!! A summer Pot Luck will  
be on Wednesday, July 9<sup>th</sup> at Noon. More  
information next month.**

**A poker game??? Anyone interested in a  
friendly game with neighbors, please call: Russ  
Johnson at 630-466-7946**

## Now Enrolling

A Montessori  
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learning



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**Celebrating 40 years of serving families in the community.**

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PLEASE CALL MIKE  
630-885-4237

### Sugar Grove Chamber of Commerce

Farmers Market  
We're Moving!

Join Us At New Site  
**Sugar Grove Village Hall**

(Corner of Rt. 30 & Municipal Dr.)  
Every Saturday, 8 A.M. 'til Noon  
Rain or Shine

Starts June 7, 2008  
Farmers & Vendors Needed!

<http://www.sugargrovecchamber.org>



Get Ready for the 20<sup>th</sup> Annual  
***Prestbury Community Garage Sale***  
Saturday, June 14, 2008  
**(8:00am – 4:00-pm)**

Throughout the last 19 years, Prestbury has become known for its top quality community garage sales. Our upcoming garage sale is to be on Saturday, June 14<sup>th</sup>, 2008 and it promises to be a fun filled family event. You will not want to miss out on this opportunity to participate. So, find those unwanted items throughout your house, put a fair price on them and sell, sell, sell !!!

We really want your children to have a feeling of involvement, so as always, we encourage your children to set up refreshment stands near their homes so parents can keep a watchful eye on them. It's always a nice thing when the kids can earn a little extra pocket change for summer fun time spending. Historically – these refreshment stands have done really well.

Signs and frames for the sign may be picked up the Wednesday, Thursday, Friday (June 11-13<sup>th</sup>) before the sale on the front porch of the Schreck's home; 39 Walnut Circle. If you need more information please contact Cheryl Schreck at 630-466-7958 after 6:00, Cathy Kovanic 630-466-1802 or Wendy Spencer 630-466-0147.

Remember, besides selling unwanted stuff, you're going to meet tons of really nice people and that's the best part of participating in the Prestbury Garage Sale.

Please follow these simple steps to register and participate in the garage sale:

1. **Fill out** the registration **form**
2. Include your \$8.00 registration fee. Please make your **check payable to George Schreck**
3. Address your envelope "**Prestbury Garage Sale**" and drop it in the PCA box in front of the clubhouse
4. **Pick up** your **sign** on June 11-13<sup>th</sup>

Once we have your registration form and fee we will place your home on the Prestbury Garage Sale Map.

=====cut here=====cut here=====cut here=====

**TURN THIS FORM IN NO LATER THAN MONDAY JUNE 9<sup>th</sup> TO BE INCLUDED ON THE PRESTBURY GARAGE SALE MAP**

Register me for this year's Annual Prestbury Community Garage Sale. Enclosed is my \$8.00 registration fee

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Comments: \_\_\_\_\_

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\_\_\_\_\_ I need a frame for my garage sale sign      \_\_\_\_\_ I DO NOT need a frame for my sign

\_\_\_\_\_ Please call me. I have some time and would like to help with this year's Prestbury Community Sale

\_\_\_\_\_ We have a child that is interested in setting up a refreshment stand please place the refreshment stand on the Prestbury map.

**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"***

## **Prestbury Properties For Sale!**



**127 Fairfax—\$286,999**



**31 Hillcrest—\$499,000**



**222 Braeburn—\$399,000**



**307 Normandie—\$274,900**



**Blackberry Hill New Construction**



**14 Mossfield—\$450,000**



**12 Winthrop New—\$384,900**



**141 N. Buckingham—\$639,000**



**14 Penny Lane—\$384,900**

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.

**REMINDER TO RESIDENTS:**

*Regarding trash pick-up, please note Page 2 Item 6 of the Rules and Regulations. It reads: Neither garbage nor yard waste may be placed on curbs prior to 5:00 p.m. on the evening preceding the day of garbage pickup.*

*Scheduled pick-up days that fall on or after a Legal Holiday shall be one day late, following a holiday that week. Holidays that will be observed are:*

*New Years Day*

*Memorial Day*

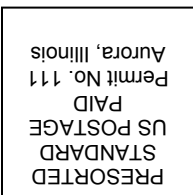
*Independence Day*

*Labor Day*

*Thanksgiving Day*

*Christmas Day*

**PER WASTE MANAGEMENT** the following information is important to ALL residents: You are allowed one (1) large extra item per week with your regular pickup at no extra charge. However, appliances, water heaters, etc. will need a special pickup by calling Waste Management at 1-800-796-9696. You must mention “Aurora/Prestbury” – there is a \$29.00 charge for this pickup.



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