



Prestbury News

Official Publication of the Prestbury Citizens Association

August Meeting Minutes

Vice President Al Kent called the August 19, 2008 meeting to order at 6:34 PM. Al announced the presence of a quorum. Board members present were: Cheryl Bolland, Kappie Swanson, Cindy Miller, Al Kent, Marlene Deck, Gary Bannister, Tom Stefancic and Jennifer Weaver. Lee Boergadine was not in attendance. Also present was Connie Schultz, PCA Property Manager from PSI and two residents.

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

COMMUNITY COMMENTS – Angie Smith commented on what a great job the pool company has done this season. She was disappointed that the pool hours changed before school started but understood that it is the policy of the pool company. She thought we might want to re-evaluate the age issues. Angie also wanted us to know that the Emerald Ash Borer (bug that invades the Ash trees) is now in the area. Is there a plan in place to handle the issue? Al related that Swanbrooke is treating the trees on their own. We will be looking at the replacement policy. If our Ash trees become infected, it will be a gradual demise of trees. *We are asking the homeowners to inform the office when they are going to remove a tree and let us know what the replacement tree will be.* Gary Bannister reported that Greg Huggins placed a speed monitor on North Buckingham for almost a week and a report will be forthcoming. Thanks to Greg.

MANAGEMENT REPORT – Connie reported the following: Financials for July have not been finalized. It will be forwarded to Gary for his review when it is completed. PSI is implementing the new account codes per Gary.

The delinquency report will be given to Gary for his review. We are still in litigation with one account.

Delinquency letters have been sent to residents by Management.

Old Business – Fencing has been installed at the auxiliary parking lot on North Buckingham and Winthrop New Road. The large order for posts and rails has been cancelled. We will not be ordering more materials for this year's work.

Landscaping: Landscape watering has been ongoing throughout the summer. Al Kent advised Management that he was going to re-sign another year contract with Ground-Pros thus not going out to bid.

Pool Vandalism: See Pool and Security report. Every year teens throw pool furniture into the pool, and this year they were in for a surprise as our cameras helped to identify the vandals.

Interior Construction – PCA Building: Kappie Swanson and Ross Fitzpatrick of All-Pro Construction are working on the Cheshire Club projects (flooring, etc.). The painting of the PCA office building stairs leading to the second floor is complete.

Security: Management met with Allied Barton's new operations manager this week to discuss Prestbury. Connie also requested he inform the security guards to watch the lighting in the common area behind the PCA building. Our regular guard will be on vacation and the replacement guard has been trained. Management received a call from a Heaton Court resident saying how happy the residents are with our security because they are so visible and appreciate knowing they have roving security guards.

Pool Lighting: Management requested Ken Schmidt Electric submit a proposal for the repairs to

the two pole lights adjacent to the swimming pool. It was decided (by the Board) to repair the two lights. The lights will be on all night. CT Services has installed a motion detector on each of these poles in order to deter vandals from entering the area. If anyone walks within the scope of the motion sensor, the lights will go on.

Marine Biochemists – Spray Report: Marine Biochemists treated the shoreline at Lake Prestbury for minor amounts of algae growth on August 13, 2008. They noted small amounts of Illinois pondweed in several areas. Blackberry Lake had a substantial amount of weed growth and 50% was treated on August 13, 2008. The lake should show improvement over the next couple of weeks. They will return in about 2 weeks to do a follow-up treatment if needed. They also got the compressor up and running on that date. Aerators – there appears to be a problem with the aerators. A work order was issued to get the compressor or motor repaired on August 18.

Mosquito Abatement: Clarke Environmental has been spraying all areas of Prestbury twice a week.

Tennis Courts: Management would like to thank Tom Stefancic for the GREAT job in getting the new tennis court built. It looks wonderful!!!!

PCA Office Manager Report - A computer error has been corrected for the PCA mailing list, names were shifted down and caused some confusion. The error was corrected. Thank you to the residents who contacted the Secretary!! The pool house now has a new cold drink machine – same great drinks for only 75 cents not one dollar! The vandalized street signs have been replaced and installed this week. Training has been completed for Scanning and Burning of CD's. Courtesy letters have been sent out to residents trying to dispose of old carpeting, trash and yard waste. The reminder included the rules and regulations regarding when trash can be placed out for pickup. The poison ivy noticed on North Buckingham will be treated with a herbicide.

TREASURER'S REPORT – Gary provided the board members with working sheets for the 2009 budget process. See report later in newsletter.

COMMITTEE REPORTS

Architectural Standards – Cyndi Miller reported the following applications have been received and approved: 36 Walnut Circle – new scallop dog ear fence with 2 gates; 4 Windwood Drive – replacement of existing retaining wall with 6x6x8 landscaping timbers;

9 Dorchester Court – new 4'0" high cedar fence with one gate.

Clubhouse & Office Building – The committee met today to discuss looking into flooring, replacement furniture and possibly moving furniture to the Office Building. More to come on this. CT Services has taken a count of all the lights in both the office building and Clubhouse so we can determine how many we have and an economical replacement program. Small jobs in the Office building continue. In addition to the stairs being painted to the second floor, the bathroom and the front and back doors have been painted. A paper towel dispenser has been added to the bathroom. The Cheshire Club fans now have separate controls. Quotes have been gathered on replacing: carpeting, enlarging the dance floor and continuing the laminate flooring from the entrance through the first large room. Quotes are also being requested for upgrading the insulation in the attic and replacing the locking mechanisms in the patio doors. It is our hope to have all this complete this year! Because the NO SMOKING laws are now in effect, the Landscaping Committee teamed up with us to purchase outdoor smoking receptacles – to be placed around the Cheshire Club. When renting the Clubhouse, we ask that you and your guests respect the law and use the proper receptacles for disposal of all smoking materials. The Clubhouse committee expresses its sadness in the loss of Sue Judd, a long time member of the committee, mother of Laura Fulton who continues to not only be a member of this committee, but many others in the community. Sue's opinions and thoughts will be missed.

Maintenance – Al reported the following:

Landscaping: Merrill New Road Park – the board approved the addition of a parking lot to be added for the tennis courts to the northwest of the courts. As a result, the Master Landscape Plan was changed to reflect the new parking area and new entrance to the courts. The plan will also provide screening for the residents of Laura Lane. Ridgeline Consultants has identified the property line between Heather Ridge and common area of PCA. A split-rail fence denoting common property, like the other areas in the community, has been installed. The whole area will continue to be mowed this year. Sign Entrances – Sandy Andry, Beautification Chair, has surveyed the committee for their opinion of the plantings at the entrances to Prestbury, Norris Road and Hankes Road, IL56/I88 and Golf View Road and Bliss Road and Hankes Road. The results of the survey have been

distributed to the board earlier for discussion at the meeting. After consultation with Martin Design, I have been advised the plantings are not in accord with the Master Plan. After much discussion, an option emerged: move the plantings along the shoreline of Lake Prestbury and replace the plantings at the signs like those in the Master Plan.

Lakes: Lake Prestbury: Integrated Lake Mgmt, Inc. has cut and removed 32 cubic yards of thistles from the shoreline and wetlands. The remaining stems had herbicide applied to them as well as many other weeds, including cattails in the wetlands area.

Maintenance Plan: A maintenance plan was drafted a couple years ago and presented to Chicago Metropolitan Agency for Planning (CMAP) as part of the criteria of the lakeshore remediation project. It was presented to the board first in draft form pending approval by CMAP. It is brought back at this time for Board approval. A motion was made by Kappie Swanson and seconded to approve the plan for Lake Prestbury. Motion carried. The plan is on file in the Office for anyone wishing to see the plan.

Animal Control: Spraying for mosquitoes has been increased from once a week to twice a week – on Tuesday and Friday. The infestation is very high due to the wet weather. The need to continue this frequency will be evaluated from time to time.

Tennis, Streets and Street Lights – Tennis Courts: The Merrill New courts are now complete and ready for play but temporarily shut down for parking construction. It is due for completion by August 20 (weather permitting) giving our residents safe access to our courts. *REMINDER: Please bring your Prestbury ID card to the office and the on-site manager (Nicki) will give you the code. The code will be changed annually.* Streets: Pavement that failed was repaired on Briargate and Dorchester Court. These are temporary fixes until our street crews begin next year. We are currently looking into an ongoing storm sewer at a home behind the church. The storm sewer from the church parking lot empties water into a drywell located in the curb in front of the home. When there is a significant rain, the well overflows causing damage to our streets. Al Kent and I met with the Sugar Grove Township Road commission asking for financial support to help with road repairs that will tie into the repairs we have planned for next year. The meeting went well and we expect a commitment for funds for 2009. **Street Lights:** Upgrading of street lights will begin in September.

The following areas will begin to see our lighting contractors at work: Green Hills Ct., Merrill New Road, Briargate Circle. A motion was made by Gary and seconded to accept the proposed street lights. Motion carried. We have received many calls from residents wanting to know what would be done with the street lights that are removed, as there seems to be an interest by the residents to secure one. So.....after discussion it was decided to offer the street lights to anyone wanting one for \$60.00 each. It will be on a first come, first serve basis. Reservations and money (due when you reserve one!) are due no later than October 1st. You can see the on-site manager (Nicki) for your reservation and she will be glad to take your money. The \$60 includes delivery to your driveway or front yard. The delivery will occur as the new light poles are delivered and installed. Watch the web for more information.

Pool and Safety – Marlene reported the following:
Pool: The swim season is quickly coming to an end. Discussions continue regarding the 2009 season and what needs to be included in the budget. A large clock has been added to the pool area. Paul Buddy Plumbing completed the necessary work to bring us up to code. Repairs were done to a shower valve in the men's dressing room. A non-skid floor mat has been ordered for the entry area to the pool from the women's dressing room. Due to an incident at the pool with a birthday party that disrupted residents, it will now be necessary to fill out a form (available from the on-site manager to ensure we are properly staffed for the event. The health inspector was out and it was determined that the chlorine level was low. Our pool company responded immediately and the problem was resolved with very little interruption.
Security: On August 2nd, we had vandalism very early in the morning. Two men climbed the fence and threw lounge chairs, lifeguard stand, a table and four chairs into the pool. A resident heard the commotion and called the sheriff. They responded immediately. Two boys were apprehended that did not enter the pool area, but willingly gave information on their friends. The two that trespassed were subsequently arrested. A motion was made by Gary and seconded that we pursue trespassers. Motion carried. They have been charged with criminal trespassing and go in front of a judge on August 27. We also had several street signs damaged and are replacing them. Alarm Detection was called to check a camera damaged by the storm. They replaced 2 cameras (without approval) and we are working to resolve the invoicing issue.

Youth – Jennifer reported: The Olympics was a fantastic day! We had 40 Olympians and many volunteers. All the kids were great sports and gave their 100% to every event. Each Olympian received a participation ribbon, place ribbon, certificate and rubber bracelet. The weather was wonderful and it was great to see the community come together to make this traditional event happen. Mark your calendars! The next event will be the Halloween Party on Friday, October 31st. Anyone interested in helping, please email me at jaweaver_308@yahoo.com or call me at 630-466-7209. **IMPORTANT:** If there is any high school student or girl or boy scout looking for community hours, please contact me. You can help with youth committee events and I will sign off for your hours. What a great way to earn your hours and have fun at the same time!!

Web – Some residents have experienced difficulty with emails. We are looking into the problem and hopefully have a resolution soon. We have renewed our Bluehost contract for a 3 year contract which gives us a significant savings over the yearly price. We are also discussing changes to the web. Please be patient – these things take time but I know it will be worth the wait!

UNFINISHED BUSINESS: The issue of the Prestbury card remains unresolved.

NEW BUSINESS: See Report of Tom Stefancic regarding the new street lamps and removal of the old. Al and Kappie (aka Vanna) showed the plans of the area around the new tennis courts. A motion was made by Cheryl and seconded that we approve the plan as presented. Motion carried. With regard to the plantings at the entrances mentioned in Al's report, a motion was made by Tom and seconded to move the existing natural plantings to the shoreline and have the entrances re-planted in accordance with the Master Plan. Motion carried. A motion was made by Cheryl and seconded to proceed with the Master Plan in the fall of 2008. Motion carried.

The meeting adjourned, by motion, at 8:37 p.m. to executive session, reconvened to regular session at 9:40 p.m. and adjourned at 9:41 p.m. The next open meeting will be September 9th at 6:30 p.m. at the PCA Office building.

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!!

*Helping Hands is an independent group of
Prestbury volunteers but not sponsored by PCA*

GENSLINGER'S MAINTENANCE

OFFERING THE FOLLOWING SERVICES:
SPRING CLEAN UP
TRIM BUSHES
MOW LAWN
LANDSCAPE
GENERAL LAWN MAINTENANCE

PLEASE CALL MIKE
630-885-4237

Sugar Grove Chamber of Commerce

Farmers Market

Best Fruit Pie Contest!

Do you make an awesome fruit pie? Enter it
in our contest to win a Farmers Market gift
basket!

Judging by local chefs

Sugar Grove Village Hall

(Corner of Rt. 30 & Municipal Dr.)

Saturday, Sept. 20, 8 A.M. 'til Noon
Rain or Shine

<http://www.sugargrovechamber.org>



Youth Olympics 2008



SEVENOAKS
REALTY

Professionalism with a Personal Touch

Peggy Brown
(630) 302-2291



Additional Photos & Virtual Tour @

www.PegBrown.com



9 Year Resident of Prestbury

Featured Home of the Month



Batavia

5 Acre
Wooded Retreat

\$618,800

Priced below appraised value! 4 BR, 3 BA on amazing 5 acre lot w/century old trees, perennials, pond & fenced yard. Hardwood floors, picture windows, 1st floor Bedroom w/full bath, formal living rm w/fireplace, formal dining rm, family rm w/fireplace, huge kit, screened porch & master w/sitting rm, dressing rm & private BA. Horses allowed. Minutes to I-88.

PCA AUGUST BOARD MEETING – Treasurer’s REPORT

Our half-year results are in, i.e. June 2008 (see below). There are no major cost issues to report as the accounts are not fully accrued nor do they reflect outstanding invoices still to come on Capital expenditure.

Key variances explained:

- ❖ Admin shows a big under spend but this is due to large accrual reversal from last year that still has not been adjusted in 2008.
- ❖ Security is over due to new security cameras that were not in the plan.
- ❖ Pool costs are higher due to increased chlorine costs which is dependent on Oil prices and also due to extra repairs to our heater system.
- ❖ There are still maintenance costs to come in.
- ❖ Some of the Clubhouse/office costs belong in Capital and will be adjusted.

I would like to remind the community that the huge cost increases and poor economy is starting to affect everyone, even us in Prestbury. Anything that relies on Oil and Gas are showing double-digit increases in costs.

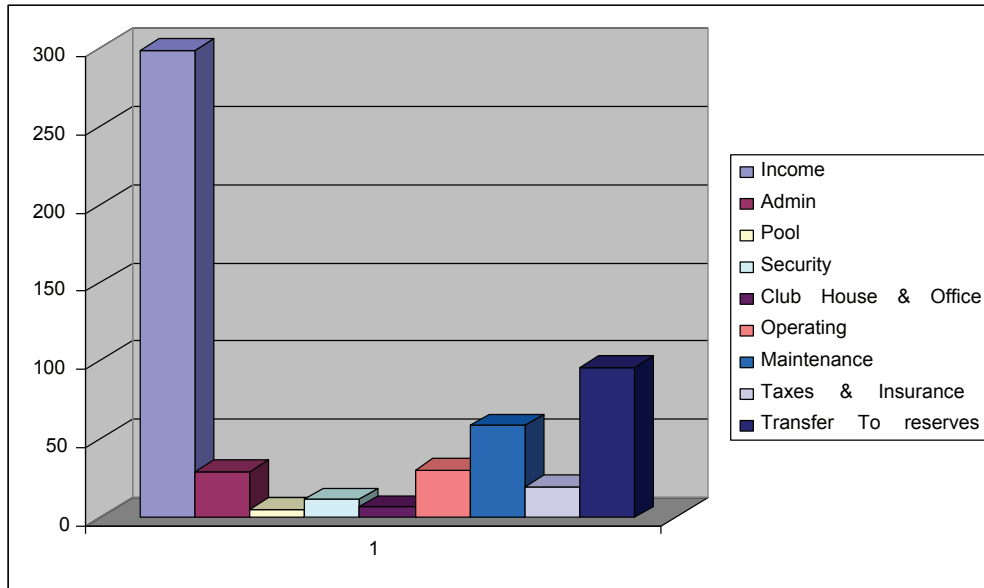
Delinquent Accounts

We are starting to see a small increase in the number of delinquents, up by 1% to 35 over \$100. Serious delinquents have not gone up, except that one serious delinquent makes up 15,000 of the 22, 000 total. This unit has been in litigation for 18 months; we are still hoping for judgment before the end of the year.

2009 Plans & Assessments

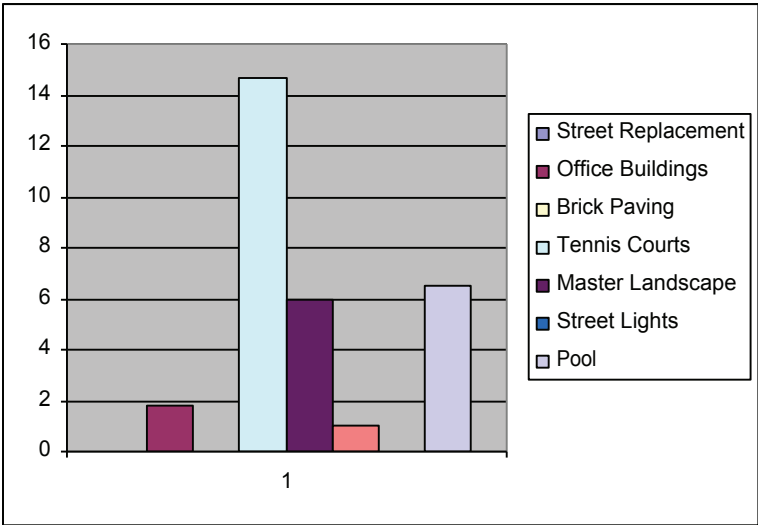
We have made quick progress this year and hope to get revised assessments and a 2009 plan to you by the end of October. I plan also to do another 5-year plan/forecast.

Operating EXPENDITURE - \$000	ACTUALS 2008	BUDGET 2008	VARIANCE	Replacement Reserves	
				2007 BFD	\$472.80
Income	600.6	594.5	6.1	2008 Transfers from Operating	\$191.80
Admin ex security	57.1	81.2	-24.1	2008 Spend	\$203.00
Pool	45.2	43.3	1.9	2008 grants	\$0.00
Security	37.8	36.5	1.3	2008 Surplus	\$0.00
Clubhouse/office operating	16.3 52.1	9.7 69.6	6.6 -17.5	2008 CFD	\$461.60
maintenance	156.1	175.5	-19.4		
Taxes & insurance	20.3	20.3	0		
Move to Reserves	191.8	191.8	0		
Total expenses	576.7	627.9	-51.2		
net income	23.9	-33.4	57.3		



KEY INDICATORS		DELINQUENT REPORT	
Cash in Bank	\$531.0	current	\$7.2
No of delinquents 90 days > \$100	35	30 days	\$0.3
% Total Delinquents 90 days to Homes	3.8%	60 days	\$3.7
No of Serious Delinquents > \$400	12	90 days	\$26.0
\$ Value of Serious Delinquents	\$22.0	Total	\$37.2
Replacement RES BAL	\$461.6		

CAPITAL EXPENDITURE	ACTUALS YTD 2008	BUDGET 2008	Capital Balance
Street Replacement	0	150	-150
Office Building Elements	86.1	98.3	-12.2
Brick Paving	12.9	14.8	-1.9
Tennis Courts	60.8	60	0.8
Recreation/Master Landscape Elements	14.8	18.9	-4.1
Street Lights	6.1	10.6	-4.5
Pool	22.3	0	
Total CAPEX	203	352.6	-149.6



ATTENTION Homeowners: IF you are annexed into Sugar Grove and currently paying for trash removal to the Village of Sugar Grove and to the PCA Homeowners Association, be advised this is not correct. Please bring your bills to the PCA Office and let Nicki know that you are double paying. PSI will correct the error and refund any monies due to YOU the homeowner.

PRESORTED
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PRESTBURY CITIZENS ASSOCIATION
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Sugar Grove, IL 60554-8104