



www.prestbury.org

October 2009

Prestbury News

Official Publication of the Prestbury Citizens Association

October Meeting Minutes

Lee Boergadine, President called the October 13, 2009 meeting to order at 6:30 p.m. and announced the presence of a quorum. Other Directors present were: Marlene Deck, Kappie Swanson, Cheryl Bolland, Cyndi Miller, Tom Stefancic and Al Kent. Jennifer Weaver and Gary Bannister were not present. Manager Connie Schultz and 3 residents were also present.

A motion was made, seconded and carried approving the minutes as published from the September meeting. A motion was made, seconded and carried approving the agenda items for this meeting.

COMMUNITY COMMENTS

John Allen, President of the Turtle Cove Homeowners Association spoke about his concerns for the flood control system for Lake Prestbury. Tom responded that he will address this in his report under new business.

PRESIDENT'S COMMENTS

No report.

TREASURERS REPORT

See complete report later in newsletter.

SECRETARY'S REPORT – No report.

MANAGEMENT REPORT -

The September financial reports have been sent to Gary for review. A copy of the delinquency report for September has been sent to Gary for review. The copy of the KSN portal is attached for the Board's review.

Lake Maintenance: Integrated Lakes have submitted their report on their findings of the Lake testing. Nicki has been trying to get Sugar Grove to test the water coming down from the slough area.

Animal Control: George Lucas has set beaver traps. Michael checks the traps daily and calls George if we have trapped something. A 50 pound female beaver was removed from the trap on October 6th. Mr. Lucas

stated that if there was one that size, there are probably three or four females in the area.

Attorney: Al Kent and his committee have been working on the Renter's Policies.

Aerators: Al Kent met with Patrick Hill and will discuss his findings at the meeting. Al and I have discussed the possibility of moving one of the aeration units from Blackberry Lake and replacing it with a Mars unit.

Aurora Tri-State: Aurora Tri-State inspected the fire extinguishers in the Cheshire Clubhouse, Pool and PCA buildings for their annual inspection. This is required annually to insure proper fire protection.

Prestbury – Old Second Bank Transition: Gary Bannister and 3 Old Second Bank representatives met with me, Cathy Ryan Chief Operating Officer, Michelle Gillette, Dan Grahn and Mitch Swiatek of PSI. We discussed a conversion plan and have begun to implement steps to make the transition on January 1, 2010.

Termination of Allied Barton Security: As of September 16, 2009, Allied Barton has been relieved of their security duties. This was done to eliminate excess spending going forward. Kane County will continue to patrol on Friday and Saturday evenings and holidays until the end of the year and we may add Sunday evenings at a later date.

Connie mentioned that Nicki's hours have been extended until 2:30 p.m. for the summer. Now that summer is over what did the board want to do about keeping the extension. After discussion, *an amended motion was made by Al and seconded by Kappie to extend Nicki's hours to 2:30 (for the foreseeable future) and publish the hours as 8:30 to 2:30. The motion passed.*

Report from On-site Liaison, Nicki:

Received the Integrated Lakes findings report regarding the "Fish Kill" (report provided).

Also contacted the Village of Sugar Grove, the EPA, Chicago Metropolitan Agency for Planning, Fisheries Biology Dept, Department of Natural Resources, Kane County water Dept. and Fox Metro regarding the smell and seepage into the lake. All resources recommended contacting the Village of Sugar Grove. Brad Merkel of the Village of Sugar Grove water dept. believes that the smell and discoloring were due to natural animal remains.

Contacted Maria Sanchez of the ICC regarding the transfer of responsibility of street lights on our Com Ed billing.

Contacted Jim Ortega of Com Ed construction regarding the filling of the hole and the replacement landscaping on Hathaway Crescent due to previous work done by Com Ed.

“All wild life” placed traps along the shore of Prestbury Lake and Lake Blackberry for Muskrats and Beaver. Findings as of date were several muskrats and a 50 pound female beaver, who enjoyed taking down a few trees during her stay at Prestbury lake.

PCA office has the privilege of a new copier, which provides a variety of new options.

5 tree gator bags were stolen from the trees on Merrill New Road. A police report was filed.

Made arrangements with Stacy Stewart of Ridgeline Consultants survey team to survey areas for common area fence project.

Walked the Prestbury lake with Allen Kent, John Allen of Turtle Cove, Amanda Ward and our new contact for ILM; Tori Trauscht.

COMMITTEE REPORTS

Architectural Standards

Cyndi reported the following applications were submitted and approved in September:

1. 62 Briargate – Replacement of Cement driveway/Porch with paver bricks
2. 41 Winthrop New – Remove gutters, replace fascia and soffitt
3. 16 Winthrop New – New Driveway
4. 141 North Buckingham – Modify & Improve driveway

Kappie recommended the name of Marty Swanson as a member of the Architectural Committee, subject to the approval of the committee chair. Motion seconded and passed.

Clubhouse & Office Building

Several projects have been completed around the buildings. Repairs of the roof and eaves, concrete and siding have been made at the Cheshire Clubhouse and minor touch up painting and adjustments to the front door of the Office Building have now been made.

A new lease agreement has been entered in to for a copier. We have a much bigger capacity machine with more bells and whistles for \$10 more a month. We are now doing business with a local company.

It was brought to our attention that one of the white card tables was used, perhaps sat on and broken. We just happened to find the table. No one reported the damaged table. We can't fix what we don't know is broken. We need everyone's help in maintaining the property.

The new web site calendar for booking the use of the buildings is working very well. Any comments, questions and concerns would be appreciated. If you haven't had a chance to go on to the newly designed web site, please do! www.prestbury.org same address, all new look!

Kappie reported that her committee met October 13 and there are problems with the furnaces at the Clubhouse – one is “dead”(repairs would be \$1600 and a new one would be \$2200) and the other needs a possible repair of the sensor for \$350.00. *A motion was made by Kappie and seconded by Cheryl that we take care of the two furnace issues and replace what needs to be replaced. Motion passed.*

Changes to Rules for Clubhouse Rentals: Keys for the Clubhouse must be picked up at the PCA Office (Monday – Friday 8:30 to 2:30). Call Nicki to make arrangements for the pickup. Return of the keys must be within 72 hours of the event (you can put them in the PCA Mailbox or bring them to the Office). Failure to comply will result in forfeiture of deposit.

We are always looking for additional committee members. Our next committee meeting will be in January, on the 12th at 9:30am in the Office Building. We will be decorating the interior of both the Cheshire Clubhouse and the office building, for the holiday season, sometime after Thanksgiving. Anyone interested in helping could contact me, Kappie Swanson or let Nicki, in the office know and we will get back to you.

Long Range Planning No report.

Tennis/Streets/Street Lights

Tennis: The Season is winding down and our contractor will be addressing warranty issues. The nets and wind screens will be removed and stored at the end of the month.

Streets: Sewer, street and curbing problems on Walnut circle, and Hathaway are complete for this year. We also addressed the storm sewer problem at the backyard of 28 Winthrop New. Allen Kent and I will be meeting with our Engineer to plan for next years street project.

Bids were reviewed for the Hankes Parking lot which is badly deteriorated. The work was awarded to Johnson & Sons to curb and repave the area according to our Master Plan design. We got a commitment from the Township to renovate their portion of the access to the park, to include the entrance ramp, storm sewer etc.

Street lights: All new lights are in and operating. Please be aware if a light is out call the office and report the location to Nicki.

Allen Kent and I will be meeting with our lighting engineer to plan for next years project.

Tom reported that the lights on Heaton Court are out again. After investigation, it has been determined that the repair would be a temporary fix. With the replacement of the lights next year, it was decided to replace the conduit so there would be lights on Heaton Court now. *A motion to replace the conduit now was made by Al Kent and seconded. Motion passed.*

Tom also reported that lighting bills from ComEd for Heather Ridge and Bliss Creek Golf Course street lights are still an issue. These two groups are refusing to take responsibility for the billing. *A motion was made by Tom and seconded by Al to send a letter to both groups informing them that they need to take responsibility, will have ten (10) days to respond or the lights will be shut down. Motion passed.*

Maintenance

Lakes – John Allen, President Turtle Cove, Nicki Leroy, PSI On-site Manager, two representatives from Integrated Lakes Management and I walked the shoreline of Lake Prestbury to evaluate growth this season, actions to be taken before the end of the year and discuss next year's plans. There will be two more visits at which time seed will be collected and redistributed. Woody shrubs and trees will be removed from the shoreline and island.

The buffer zone installed last fall at the back of Winthrop New Road Park, will be extended 680 square feet towards the clubhouse. An Eastern Bald Cypress that washed out on the island will be replanted. A bid has been requested to complete the work on the north end of the common area on the Buckingham side of the lake.

Integrated Lakes Management (ILM) was hired to test the water in Lake Prestbury, two weeks after the fish kill when a raw sewage type odor developed in the water coming in the lake upstream from the slough. The report is attached. ILM's recommended in their report the water be tested for coliform bacteria and a tracer dye study be performed to determine if there's a sewage leak. Brad Merkel of Sugar Grove's water department performed a test and contacted Fox Metro. Fox Metro performed a test and the two decided it had to be from a dead animal. The Kane County Storm Water Department was contacted and referred us back to Sugar Grove. After a month, the water color and odor are normal.

Landscaping – Two park benches have been installed in the newly landscaped area on the north side of Lake Blackberry.

Work has begun on the naturalization of Merrill New Road Park according to the Master Plan.

Pool

Our pool has been shut down and winterized for the season. Plans are in place to replace the filters next spring. We have received quotes on sandblasting and painting both pools, but no decision has been made as to when this work will be completed.

Security

We have cancelled Allied Barton Security which we have had patrolling Prestbury Monday through Thursday nights. We will continue to have the Kane County Sheriff's Department provide security on Friday and Saturday nights and holidays, and possibly add Sunday nights after the first of next year. **Streetlights are important to the security of our neighborhood, so please notify Nicki in the Prestbury office if you notice a streetlight that is not working.**

Youth

Jennifer reminded everyone that the Halloween Party will be on Saturday, October 31st from 6:30 to

8:00 p.m. at the Cheshire Clubhouse. She still needs volunteers to help run the games and set up and take down. Reminder: High School students this is a great way to earn community service hours. Please give me a call or email me with any questions if you can volunteer!

Web - No report

UNFINISHED BUSINESS

The issue of sheds remains unresolved. A motion to reconsider the shed motion was made, seconded and carried. The motion pending: To grandfather the 7 out buildings/sheds and property owner, at the time of replacement or sale of the property, bring the shed into compliance with our Architectural Standards or remove the structure. An amendment to the motion to send a letter to the property owner for signature to this effect and include the signed document with the title was made by Al Kent, seconded and passed.

The motion to be voted on:

To grandfather the 7 out buildings/sheds and property owner, at the time of replacement or sale of the property, bring the shed into compliance through our Architectural Standards Committee or remove the structure and to send a letter to the property owner for signature to this effect and include the signed document with the title. Motion passed.

NEW BUSINESS

The Lake Prestbury Flood Control Program was discussed. Tom reported that the overflow is undersized for the lake. It will cost \$35K to correct the problem. This will protect Turtle Cove from future flooding. We have an obligation to protect this area. A motion was made by Tom and seconded by Kappie to move forward on the Prestbury spillway project. Motion Passed.

Included in this newsletter are the proposed changes to the Rules and Regulations (changes are indicated in RED) as well as the proposed Rental Policy and Rules.

Al discussed the issues with the oxygen needs for the Lakes. Triplepoint made recommendations for the Mars units for each lake. Each unit is \$5,000.00. A motion was made by Al and seconded by Kappie to go ahead with the recommendations, accept them and implement them as soon as possible. Motion carried. Al will

look at his budget and see what he can do about freeing up money.

Al also reviewed the wish list from the Fishing Club for the re-stock of fish this fall. After much discussion, Al made a motion to spend \$2500 to restock the lake with Bass and Blue Gills, as per the request of the Fishing Club. Motion was seconded and passed with one opposition.

No further regular business to conduct, meeting was adjourned at 8:10 p.m.

The next open meeting of the Prestbury Citizens Association will be Tuesday, November 10, 2009 at 6:30 p.m. in the Office Building.

Respectfully submitted,
Cheryl Bolland, Secretary

PCA Office Hours
M, TU, W, TH, FRI – 8:30AM – 1:30PM
Office contact: Nicki Leroy at 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*

**PLEASE.....a reminder – DO NOT HESITATE TO call
911 should you observe any disturbance!!! Also,
please be sure to make a police report should it be
necessary. It is the only way we have a record of
things that happen in our community!! Please do
not call a Board Member!!!**

HOLIDAY DESIGNER SHOWCASE

Presented by the Sugar Grove Library Friends NFP

PREVIEW GALA

Friday, November 13, 2009 4pm – 8pm

Sugar Grove Library

125 Municipal Drive

Sugar Grove, IL 60554

Stunning Holiday Florals, Ornaments, Gift wrap,
Accessories, Raffles & more available for purchase.

Ticket Price \$15 each or 2 for \$20

Includes Fox Valley Winery wine and cheese tasting
and The Catering Gourmets Dessert Table, and music.

Tickets and more information available

at www.sglibraryevent.org

GENSLINGER'S MAINTENANCE

OFFERING THE FOLLOWING SERVICES:

FALL LAWN & GARDEN SERVICE
TRIM BUSHES - MOW LAWN
LANDSCAPE

PLEASE CALL MIKE
630-885-4237

SON Electric, Inc.

(630) 466-8899 (office/fax)

(630) 740-1058 (cell)

- Additions/Remodeling
 - All Interior Wiring
 - Electrical Service Upgrades
 - Fixture/Fan Installation
 - Kitchens, Baths, Basements
 - Outdoor Lighting
 - Service Calls
 - Swimming Pools/Hot Tubs
- Licensed * Bonded * Insured
Roger McBroom/Owner & Prestbury Resident

Contracting for over 18 years

1 John 5:12



References Available
Fully Insured

DOGS R ANGELS Pet Sitting & Dog Walking

Loving care for your angel
Pets' own environment
Mid-day, single or multiple daily visits

Lauri Schultz
630-466-4246
Cell 630-801-1037

Business Travel, Emergencies, Long Weekends, Vacations, Holidays

YOU'RE INVITED TO A "PAMPER" MINT PARTY



PLEASE JOIN ME FOR A FUN NIGHT FULL OF
PAMPERING! WE WILL BE SAMPLING OUR
"PAMPERMINT TWO STEP FOOT CARE SYSTEM"
WHILE SIPPING ON **PEPPERMINT MARTINIS!!**
(OR PEPPERMINT HOT TEA)

WE WILL ALSO BE SHOWCASING ARBONNE'S
REVOLUTIONARY ANTI-AGING SKIN CARE, COLOR
COSMETICS AND OUR 2009 HOLIDAY PRODUCT
LINE LAUNCHED SEPTEMBER 1ST!

WHEN:

FRIDAY,
OCTOBER 23TH
AT 6:30PM

OR

SATURDAY,
OCTOBER 24TH
AT 6:30PM

WHERE:

KATHY GRAHAM'S HOUSE
11 PENNY LANE, SUGAR GROVE, IL, 60554

PRESENTED BY:

KATHY GRAHAM

RSVP:

(SO I KNOW HOW MUCH SCHNAPPS) 630-466-7095

DON'T COME ALONE...BRING YOUR FRIENDS TOO!



PCA TREASURER'S BOARD REPORT October 09.

1. FINANCIALS to September 2009

- a. Below you will find our 'dashboard' showing a small operating surplus of \$21k to the end of September.
- b. We are on track and most of our major projects for 2009 have been completed.

2. DELINQUENTS

DELINQUENT REPORT	
current	\$7.2
30 days	\$0.3
60 days	\$3.7
90 days	\$26.0
Total	\$37.2

- a. We have only 8 serious defaulters, totaling approximately 22K. All are in legal.

3. BANKING & FINANCIAL ARRANGEMENTS

- a. Our Conversion to Old Second is progressing well. We are on track to convert at the end of the year.
- b. We will create a communication in our November newsletter as the time gets closer
- c. Citizens do not need to do anything, new coupon books will be sent out in December and direct debits will be managed by PSI and Old Second.

4. 2010 ASSESSMENTS & Budgets

- a. Our 2009 Plans have been completed and will be issued with the November newsletter.

CAPITAL EXPENDITURE	ACTUALS YTD 2009	Plan 2009	Capital Balance
Street Replacement	281.7	310	-28.3
Office Building Elements	0	0	0
CLUBHOUSE Elements	15.9	15	
Brick Paving	0	0	0
Tennis Courts	0	0	0
Recreation/Master Landscape Elements	7	40	-33
Street Lights	203	200	3
Pool	0	0	
Total CAPEX	507.6	565	-57.4



PRESTBURY ASSOCIATION

KEY PERFORMANCE INDICATORS (Dashboard)

Month **September 09**
 Financials
 Date **October 2009 Board Meeting**

Operating EXPENDITURE	ACTUALS 2009	Plan 2009 YTD	VARIANCE
Income	971.2	967.6	3.6
Admin ex security	102.4	101.5	0.9
Pool	72	65.5	6.5
Security	36.5	42	-5.5
Clubhouse/office operating	19	15	4
maintenance	119.6	106	13.6
Taxes & insurance	277.2	358.2	-81
Move to Reserves	23.4	25	-1.6
	300	300	0
Total expenses	950.1	1013.2	-63.1
net income	21.1	-45.6	-24.5

KEY INDICATORS		Replacement Reserves
Cash in Bank	\$271.8	2008 BFD \$360.6
No of delinquents 90 days >\$100	14	2009 Transfers from Operating \$300.0
% Total Delinquents 90 days to Homes	1.6%	2009 Spend \$507.6
No of Serious Delinquents >\$400	8	2009 grants \$0.0
\$ Value of Serious Delinquents	\$22.0	2009 Surplus \$0.0
		2009 CFD \$153.0



PRESTBURY YACHT CLUB

2010 MEMBERSHIP APPLICATION/RENEWAL FORM

DUES: \$50.00

DATE _____

LAST NAME _____ FIRST NAME(S) _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

EMAIL _____

TELEPHONE _____

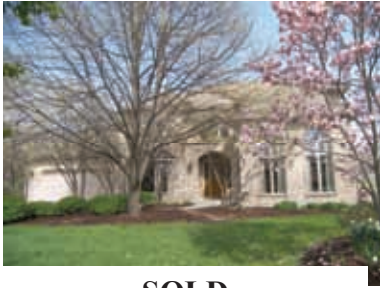
ENCLOSED \$\$ _____

NEW MEMBER _____ RENEWAL _____ (Check One)

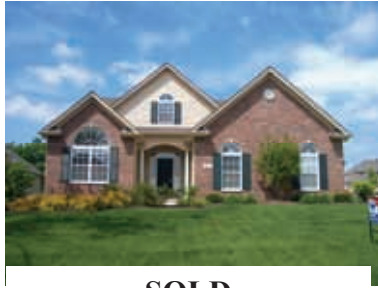
Please make your check payable to, **PRESTBURY YACHT CLUB**, and mail it to our

Treasurer: Lawrence O Shaw, 147 North Buckingham Drive, Sugar Grove, IL 60554

Looking for Results?



SOLD
141 N. Buckingham



SOLD
12 Winthrop New



SOLD
2 Mossfield



SOLD
143 N. Buckingham



Contract Pending
222 Braeburn



Contract Pending
26 Cedargate

Call the "Prestbury Specialist"



TOWN & COUNTRY

Sandy Andry
630-434-4958
Sandy@sandyandry.com

THE TIME OF YEAR HAS COME TO:

RAKE THE LEAVES

CARVE THE PUMPKINS

GO TRICK OR TREATING

AND...



TURN YOUR CLOCKS BACK ONE HOUR

AT 2:00 a.m. ON

SUNDAY, NOVEMBER 1st

DON'T FORGET TO CHANGE THE BATTERIES
IN YOUR SMOKE DETECTORS!!!!

PRESTBURY CITIZENS ASSOCIATION
15 WINTHROP NEW ROAD
PRESTBURY-SUGAR GROVE, IL 60554-8104

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



THE YOUTH COMMITTEE OF THE PCA IS
HOSTING A HALLOWEEN PARTY
SATURDAY, OCTOBER 31, 2009 FROM 6:30 P.M. TO 8:00 P.M.
AT THE CLUBHOUSE
CHILDREN PRESCHOOL AGE TO 12 (WITH AN ADULT)
ARE INVITED TO ATTEND FOR GAMES AND FUN.
DRINKS WILL BE PROVIDED - PLEASE BRING A SNACK TO SHARE!
VOLUNTEERS ARE NEEDED TO HELP MAKE THIS EVENT A SUCCESS.
PLEASE CALL JENNIFER WEAVER ON 630-466-7209 OR
EMAIL TO YOUTH@PRESTBURY.ORG IF YOU CAN HELP!!
COME AND JOIN THE FUN!!!