



Prestbury News

Official Publication of the Prestbury Citizens Association

Annual Meeting Minutes

President Lee Boergadine called the January 12, 2010 meeting to order at 7:30 PM following the Dessert and Coffee Reception compliments of CT Services. Lee announced the presence of a quorum and introduced the Board of Directors with a brief synopsis of each responsibility: Gary Bannister, Al Kent, Cheryl Bolland, Kappie Swanson, Marlene Deck, Cyndi Miller and himself. Lee also introduced Manager Michelle Courtney from PSI, and our PSI Office Manager Nicki Leroy.

A motion was made by Kappie Swanson and seconded by Cheryl Bolland to approve the agenda for the meeting. Motion carried. A motion was made by Cheryl Bolland and seconded by Kappie Swanson to approve the minutes from the 2008 annual meeting. Minutes were approved by verbal affirmation.

A call for additional nominations for Board positions from the floor was announced by Lee. There being no additional nominations, a motion was made by Jim Oberweis and seconded by Gary Bannister to close the nominations. Motion carried.

PRESIDENT'S COMMENTS

President Lee welcomed all present and thanked the residents for taking the time to attend the meeting. Lee related that this board is one of the best he has ever had the privilege of working with. The responsibilities of each board member were taken seriously which has resulted in an outstanding year. He related a few of the accomplishments with the promise of more to come from each board member. Lee related that street light maintenance and road repairs are where most of our dollars were spent in 2009.

There were 2 committees to revise the Rules and Regulations and create a new set of rules for those wanting to rent their property. We also transferred the banking relationship to Old Second National Bank in Aurora. We now have a complete file on all of the declarations and covenants for every home in Prestbury. They are available in the office. Thanks to Bill Gain and others who took the time to work on this project.

TREASURER'S REPORT

Jim Oberweis had a question on Page 2 under the variance column Operating Expenditure – the number should be 22.4 not 28.2. This was a typographical error.

Lee asked for a motion to approve the budget. Jim Oberweis moved and Len Dreas seconded. Motion carried.

SEE GARY'S COMPLETE REPORT LATER IN THE NEWSLETTER!!!

COMMITTEE REPORTS

Architectural Standards Cyndi Miller reported that the year of 2009 brought us approval requests for several remodeling projects. The applications that were approved varied from the replacement of driveways, gutters, soffit, fascia, windows and Hardi-board siding material. The new project applications were for a pergola, concrete patio, fence, brick paver patio and a deck. With the request for a restaurant sign at Bliss Creek, we had the opportunity to meet and welcome Open Range

Southwest Grille to our community. In November we approved an ornamental statue of a bear with three cubs. The main objectives in our reviews have been to insure Prestbury design compatibility, protect our landscape and environment and maintain our property values.

Respectfully submitted, Cynthia Miller

Clubhouse & Office Building

The year has been interesting. We thought that we would have only one big project this year... that would be the flooring replacement in the Cheshire Clubhouse. Once put down, the new flooring looked great until we began to experience high humidity. It took some time and a lot of patience but we believe that the issues we experienced are now resolved.

In the Cheshire Clubhouse we replaced the couch with 2 chairs and a new table, moving the couch and table to the Office Building, along with a bookcase that is to be used for a book exchange.

Large casters were added to the portable bar and all of the window cranks in need of repair or replacement in the Cheshire Clubhouse, were taken care of. At the same time the doors were repaired and new locks were installed. One of the large windows had a broken seal and the lights have been changed out to the energy efficient type. This required the replacement of dimmer switches at several locations inside the building.

We found out that a fog machine will set off a fire alarm....who knew??? Accent fabric was added to the window dressings in the Office building and coordinating slip covers were made for chairs in the main room.

Rules and regulations were reviewed, with some changes needing to be addressed. Minor repairs were made to the interiors and exteriors of both buildings, just general maintenance, and nothing else was anticipated for the year....until both furnaces stopped running, at the same time, as our busiest rental portion of the year approached. We had to replace one furnace and

a repair was needed on the other. We need to anticipate the replacement of the 2nd furnace this year.

Things have quieted down and everything seems to be running smoothly. The committee decided to have quarterly meetings going forward, instead of meeting monthly. The meetings will be held on the 2nd Tuesdays, at 9:30am in March, June, Sept and December of 2010. If additional meetings are needed they will be added. The meetings take place in the Office Building.

A HUGE THANK YOU to the volunteers, of this committee, that give both their time and their talent, to make the Cheshire Clubhouse and the Office Building the incredible assets that they are, to this community.

Respectfully submitted, Kappie Swanson,
Clubhouse/Office Building Chair

Prestbury residents may call Laura Fulton for information or watch for announcements and updates in the Prestbury Newsletter and on the web. 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

The winner of the Christmas Decorating contest is – you guessed it – CEDAR GATE CIRCLE!! There was another entry in the contest – Laura Lane. While the one home was beautifully decorated, Cedar Gate residents certainly stepped up to the challenge. Cedar Gate Circle won for the best street in 2009, and they will again be celebrating with a street-wide picnic the last Sunday in July. I am certain that information about the celebration will be forthcoming. Let's hope the snow and ice are gone by the time they celebrate! Congratulations to Cedar Gate Circle on a job well done! They have challenged the

community for competition for the winter of 2010. Any takers???

We hope everyone had the opportunity to drive through Prestbury to see the wonderful decorations our neighbors display at this time of the year.

Al Kent reported on the following:

As vice president, I had the opportunity to chair several meetings. At the July meeting it became apparent there was a need for two subcommittees; one to develop a policy for renters and another to review and bring up to date the "Rules and Regulations and By-laws." The vice president and president respectively chaired the committees. In addition to several Board members, representatives from single-family homes and from several sub-associations were appointed to each committee, providing input from a cross-section of residents.

Both sub-committees completed their work. The Board has had one hearing and is continuing to review both. This will be high on the agenda for FY 2010. After approval, the rental policy will be incorporated into the rules and the complete text published and put on the website.

Maintenance –Landscaping

A two-year contract was signed with Ground Pros. This was their second contract. Unfortunately, they were terminated at the end of the season for performance. There are some new firms under consideration.

Each year there's always winterkill to various plants in the dog bones and mail box areas and it's always expensive to replace them. This year a wholesale account was established with Midwest Ground Covers. All of the replacement plants were purchased from them. CT Services provided the labor for planting. This resulted in a savings of 65% from previous years.

The garden area on the north side of Lake Blackberry was redone over the past two years. The old, diseased Weeping Willows were

removed and the stumps ground out. Three gardens areas were created and planted with perennials, shrubs and three Swamp Oaks. Two new benches were installed so one can sit and view the lake or rest as he/she walks around it.

It was just a couple years ago that the west side of the office building was a storage area for fencing and various other materials. All of that has been removed. The area has been landscaped and irrigation installed. This provides a better view for those using the west entrance.

Beautification Committee

Sandy Andry and her committee have completed another year volunteering time and labor making Prestbury a beautiful community for everyone. There were spring, summer and fall plantings and decorations for Christmas/winter with special emphasis on the Common.

Many people have expressed their appreciation for all the work the committee does. It's not just a three time event of planting but weekly maintenance all season long.

The Prestbury Gardeners are: Sandy Andry, Chair, Nancy Benson, Bill Andry, Cheryl Bolland, John Bolland, Kathleen Grimm, Michael Grimm, Nancy Stallings, Rick Sanford, Kandy Klein, Chuck Klein, Nancy Lenarczak, Dave Roberts, Beverly Piper, Sally Kinnally, Marian Popp, Lou Marks, Daniel Marks, Lil Truemper, Marlene Deck, Rich Deck, Debbie Krippelz, Cathy Rady, Beth O'Connor, David Melvin, Pam Melvin, Lisa Scodro, Joan Brady, Donna Stansel, Joan Webster, Linda Kusek, Bobby Kucharski, Joan Verdeyen, Doris Czarobski, Joyce Kruse, Al Kruse, Tom Stefancic, Emily Stefancic, and Lizzie Stefancic. Many thanks to each one in their efforts to beautify our community. They really do a great job.

Merrill New Road Park and Island

The first season for the new plants in the park and on the island added a lot of color in the

summer. Next season should be better as the plants grow larger each year. There was winterkill of some plants and trees. The trees were replaced and the plants will be supplemented next spring.

Vendors' terms resulted in several different companies being contacted before finding a suitable one to naturalize the park. Encap finally was hired but by then it was late in the season so the planting hasn't progressed to the point originally planned. Ground preparation was completed so activity can begin early in the spring. It will take three to five years to get to the desired result. Encap is determined to make it a show-stopper so everyone will have to be patient while the process takes place.

A stone entrance sign identical to the sign on the Common was constructed at Merrill New Road and New Bond Road. Lighting will be installed within the month.

Trees

The trees on common property throughout the community are one of our biggest assets. Each year the Board budgets a considerable sum for the care of our trees. In most instances, a certified arborist is utilized so that the care is appropriate whether it's trimming, spraying, injecting with insecticide or fertilizing. In this manner, we know the application is correct and administered at the appropriate time.

Sometimes the appropriate treatment is removal. When this happens, every effort is made to replace the tree, if not in the exact spot, another suitable place. This past year 23 deciduous and evergreen trees were planted.

Lakes

Lake Prestbury

The work of Integrated Lakes Management, Inc. is beginning to show promise. For the first time in five years progress is noticeable. The plants along the shoreline and in the wetlands are taking hold and the color in the summer is exciting as one watches it spread across the wetlands and the shoreline.

Significant control of cattails and thistles was evident but this will take years of vigilance as the seeds of thistles from many years past will continue to germinate. Surveillance of cattails will be a yearly job. In the meantime, burdock and ragweed are taking over. While there's definitely progress, many challenges remain. Shaded areas still haven't produced the desired growth, especially on either side of the outfall. Many areas were re-seeded this fall, including the wetlands, shade areas and the island.

Extermination of taller weeds has invited the geese to the grassy areas causing noise and mess where residents walk along the shore, especially in the fall and winter. Muskrats continue to be a problem as they burrow into the shore causing erosion. They built huts in the wetlands in preparation for winter. This fall beaver showed up for the first time in several years felling three River Birch in a resident's yard.

There was a fish kill in late summer killing approximately 6,000 pounds of fish. Fortunately, 85% were carp as they cause erosion to the shoreline too. Unfortunately, many 8" – 10" bass were lost as well as catfish, blue gill, trout, crappie, and nearly half of the Muskie that were purchased a couple years ago to keep the carp population in control.

The oxygen in the water became depleted from unknown causes and the fish died.

This was the third fish kill in four years. Besides losing several thousand dollars in fish, the labor for the cleanup was over \$8,000 for this year. As a preventative measure, the lake was evaluated to determine the oxygen needs and the number of aerators necessary to provide ample oxygen. Five more aerators were purchased bringing the number to seven. One more is recommended and hopefully that can be purchased next year.

Lake Blackberry

Thistles and willows are the biggest problem around Lake Blackberry. The thistles were cut and treated with a herbicide. Most but not all

were caught before going to seed. The willows received similar treatment but again this is a process that will have to be carried on for years to come.

Deteriorated fence was replaced on Hathaway Crescent and in entrances to the common area around Lake Blackberry. In addition the common area between and around Blackberie Hill and Swanbrooke was identified with small markers. The area around Lake Prestbury has also been surveyed and the markers will be placed when the weather permits.

I want to say thank you to the sub-associations who enthusiastically supported decorating their signs for Christmas in the same manner as Prestbury. Not only did the signs look festive, the decorations were uniform throughout the community. We looked like the one association that we actually are.

Special thanks to Tom Stefancic. We've worked side by side, consulting one another, on nearly every project.

Respectfully submitted, Allen J Kent, Vice President and Director of Maintenance

Tennis: Our contractor will be back this spring to perform post repairs and surface repairs all covered under warranty.

Streets: Sewer, street and curbing renovation for the Winwood area is being scheduled for early this spring. We are finalizing engineering and preparing documents for the bid process. Our street project for the Briargate areas went well and was delivered under budget resulting in funds that were allocated towards sewer and street repair at walnut circle and other areas. Many thanks to the Sugar Grove Township for their financial support in helping with these projects.

Renovation of the Hankes parking area is near complete. However it is inadequate in design and will be enlarged this spring as part of our street project. Our engineering firm has committed funds to aid in the enlargement.

Sugar Grove Township is expected to finish the approach to the park in the spring in addition to replacing the storm sewer pipe under the approach.

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 at 466-1576 . We ran new conduit for Heaton Ct. The line from the power supply was failing and needed replacement. This conduit can be used when we replace the old fixtures with new.

Allen Kent and I met with our lighting engineer we are determining the amount of lights and locations for next year to be announced at our February meeting. We are currently waiting for a pole replacement for the Hankes Park light. It is currently back-ordered.

Prestbury Lake: Allen Kent and I are still in contact with the controlling authorities regarding the lake overflow and will have comments at our February meeting.

Rules Committee: I was able to serve on the rules committee and hopefully we established some clarity to our rules.

Master Plan: Allen Kent and I have been in the planning stages for our Commons renovation. This project pending funding has been slated for 2011.

RESPECTFULLY SUBMITTED: Tom Stefancic

Security

2009 found the "squatter" finally arrested and removed from the home on North Buckingham. Security patrols were eliminated for Sunday through Wednesday nights but continue on Thursday, Friday and Saturday. Patio doors at the Cheshire Club were found frequently unlocked after the club had been used. Please check all doors before leaving the premises if you have used either the clubhouse or office building.

Pool

We again contracted with Chicagoland Pool to manage our pool and were pleased with their performance. They are easy to work with and respond quickly if needed. We repaired a leak in the large pool and new grates mandated by law were installed. We unexpectedly had to replace a motor and impeller, and we also replaced all of our old, broken orange lounge chairs with new, sturdy white chairs. In 2010 we will be replacing the filters in the chemical room which are in very poor condition. It will be an expensive but much needed repair.

Marlene Deck

Youth –

This year the youth committee has had a number of successful events and some events that are starting to decline. In the summer months we always have two very successful events. In the end of June we had the Fishing Derby. This is such a fun event. Twenty fishermen participated in this year's derby. Over all there were sixty-three fish caught. The sixty-three fish consisted of: blue gill, bass, carp, catfish, and bull heads. The other big summer success was and always is the 4th of July Parade. Even despite the cloudy and rainy weather we had that day, a lot of good sports that came out to participate. 165 hot dogs were cooked and any extras went to the Sugar Grove Fire Department. They never hesitate to come and participate in our little parade and greatly thank them for it. The one event that did not happen this year was the Prestbury Olympics. It was a sad event to cancel because myself (who grew up here in Prestbury) participated in it and loved it as a child. I'm not sure if it is bad timing, lack of young children in the community or a combination of a number of things but this event needs more than twenty participates in order to be a success and we just didn't have that this past summer. As our community changes some

events should change as well in order to accommodate our youth population.

As we moved into our fall and winter season the Halloween and Breakfast with Santa are always great fun. Our Halloween party had a little over twenty-five children that came with wonderful costumes and spirit to have a fun filled night of games and snacks. The breakfast with Santa was a HUGE success! We had close to seventy children that came to share the Christmas wishes with Santa and enjoyed a light breakfast. This is a great tradition that keeps growing every year! Last but not least is the Easter Egg Hunt at the Winthrop New Rd Park. Over 1000 eggs were filled with candy and spread out among the park. And in a matter of five minutes thirty-five little hands and feet gather them all up in their baskets! It is truly amazing to see how fast 1000 eggs can disappear.

Another great addition to the youth committee I had this year was all my teenage helpers. It was wonderful to have such enthusiastic and kind teenagers who gave up their time to help me organize and run many events. It helped them earn community hours and made the events possible to have. I hope this is a new tradition to come.

As always, thank you for your support for the Youth Committee

Respectfully Jennifer Weaver

Lee thanked Laura Fulton for doing a superb job with the Adult Activities for 2009. Laura suggested that the residents check the calendar on the web for events and their dates.

Web - In 2009, after much discussion and input, we re-designed the website in the hopes that it would become more user friendly and provide information that is useful and helpful to the community. The calendar is available for booking parties as well as the Adult Activities group with what is going on with their activities. We have had many compliments on the new

website. As always input from the community is welcome. As we go forward in 2010, we will continue to tweak the website, thereby making it the best it can be. Many thanks to those who provided input. A special thank you to Kappie Swanson for her input and support. It is much appreciated! We will be working with the Neighborhood Watch group to provide a place on the web for their information.

Secretary: All minutes and related items were processed in a timely fashion January through November 2009. Wally's Printing formerly Kwik-Kopy (same owners same great service) has helped to maximize our printing dollars. Nicki provided an updated address list the week before each newsletter. *We still encourage those residents who would like to receive the newsletter via their email to sign up on the www.prestbury.org website.* A project for 2010 will be a new directory of residents for Prestbury. We will be contacting those who put ads in our current book as well as looking for new ads to offset the cost of this book. Look for more information to come on this project.

Respectfully submitted, Cheryl Bolland

COMMUNITY CONCERNS

Lee opened the floor for comments or concerns by the residents. The results of the budget were announced. The 2010 Budget was passed with 227 votes for and 15 votes opposed.

Nancy Vonhoff, 7 Hathaway Crescent has concerns about flooding of her yard when the heavy rains occur. Al suggested she call the office when this occurs and we will come out to assess the situation. Robin Krantz 15 Dorchester commented about the snow removal on his street. The snow removal people leave 3 to 4 feet of snow on the curve in front of his home. Al is aware of this problem and addressing the issue.

Sandy Stork, 3 Judd court commented on the Christmas ribbons on the light poles; who put them up, etc. Al said that they were donated by

a resident and that this was the first attempt to decorate in this manner and that we always have ways to improve on our decorating!

The results of the election was also announced. Cheryl Bolland and Jennifer Weaver were re-elected. Marge Roe was elected to serve on the board. Congratulations to all!!! Lee announced that the outgoing Board member was none other than himself. After congratulating himself, a round of applause was heard and many thanked him for serving as President.

The annual meeting adjourned at 8:30 PM .

Respectively submitted,

Cheryl Bolland, Secretary

January 2010 Monthly Meeting Minutes

The meeting was called to order President Lee Boergadine. Board members present were Gary Bannister, Cheryl Bolland, Al Kent, Marlene Deck, Cyndi Miller, Marge Roe and Kappie Swanson. Tom Stefancic and Jennifer Weaver were not present due to a family commitment. Also present were Manager Michelle Courtney and liaison Nicki Leroy. Nominations were made, seconded and passed to fill the Board positions for the year.

The results are as follows:

President:	Al Kent
Vice President:	Kappie Swanson
Treasurer:	Gary Bannister
Secretary:	Cheryl Bolland

Committees:

Long Range Planning	Al Kent
Architectural Standards:	Cyndi Miller
Clubhouse and Office	Kappie Swanson
Pool & Safety	Marlene Deck
Maintenance&Tennis	Marge Roe & Tom Stefancic
Youth	Jennifer Weaver

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

The next meeting of the Board will be on Tuesday, February 9, 2010 at 6:30 p.m. at the Office Building.

With no other business to conduct, the meeting adjourned at 9:10 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 pcamanager@mchsi.com

**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!!

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!!*

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

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2010 BOARD MEMBERS:

President	Al Kent
Vice President	Kappie Swanson
Treasurer	Gary Bannister
Secretary	Cheryl Bolland

COMMITTEES:

Safety & Pool	Marlene Deck
Long Range Planning	Al Kent
Architectural Standards:	Cyndi Miller
Clubhouse and Office	Kappie Swanson
Maintenance & Tennis	Marge Roe and Tom Stefancic
Youth	Jennifer Weaver

Cheryl Bolland and Jennifer Weaver re-elected. Marge Roe elected. Lee Boergadine left the Board after his term.