



Prestbury News

Official Publication of the Prestbury Citizens Association

October Meeting Minutes

President Al Kent called the October 11, 2011 meeting to order at 6:30 p.m. and announced the presence of a quorum. Directors present were: Al Kent, Marlene Deck, Cheryl Bolland, Beth Ulrich, Cyndi Miller, Marge Roe, and Dick Austin. Megan Plain and Laura Fulton were not present. Also present, PSI Manager Mary Seego, State Representative Kay Hatcher and 7 residents.

A motion was made to accept the agenda as presented by Dick Austin and seconded by Marge Roe. Motion carried.

A motion to approve the minutes of the September 13, 2011 minutes was made by Marge Roe and seconded by Dick Austin. Motion carried.

Al Kent wanted to include Rule Changes under Unfinished Business to the Agenda. A motion was made to accept the agenda as amended was made by Dick Austin and seconded by Marge Roe. Motion carried.

COMMUNITY COMMENTS —Kay Hatcher-Illinois State Representative was invited to speak to the board and the community about the 2011 Legislative session and the impact to the 50th District. Ms. Hatcher distributed a 2011 Veto Session Highlights document. Rep. Hatcher advised the Board that the project that included ramps on Il Route 56 at Hankes was not included in the IDOT 5, 10 or 15 year plans. Al Kent thanked Rep. Hatcher for her assistance in eliminating this project.

Sandy Andry, 4 Yorkshire Ct. commented about the planting and signs at the corner of Bliss and Hankes. The road construction has been completed and she wanted to know if we had to wait until next year to weed the area and install Prestbury signage. Marge Roe and Sandy Andry will meet at the site to review the weeding and cleaning that can be done this year and next. Marge commented that although the new sign has been planned for, it may not be in the budget until 2013.

Mike Funk, 31 Briargate Cir addressed the board regarding support needed from the board regarding drainage problems on his property. Mr. Funk had drainage problems before the Bliss Road project, but was very concerned that with three more drains on Bliss the problem could be devastating. Kane County was supposed to address and fix the problems once the Bliss Road project was completed and he has not heard of any progress. Dick Austin will contact Tom Huddleston to check on the status of this project.

PRESIDENT'S COMMENTS – Commons Project: The Commons Project includes the parking lot front of the office clubhouse and pool house, the northeast parking lot and the north parking lot (old tennis courts). On October 7, 2011 the permit from Illinois Department of Natural Resources and Kane Countywide Stormwater were received. A construction meeting was held that afternoon.

In the opinion of the general contractor, there probably isn't time to complete the entire project before the asphalt plants close for the year.

Therefore, the plan to reconstruct all three parking lots simultaneously has been shelved.

The parking lot in front of the clubhouse, office and pool house will be the top priority. It will be reconstructed first. The "hump" in the road between the office and clubhouse will be removed, curbs poured, hardscape and asphalt installed. The final coat of asphalt will be installed next year. This was part of the original plan. This fall, the only landscaping will be trees. It's too late in the season for all of the plants to be planted so that will be done next spring or summer. This lot will have a beautiful new design.

The dirt from the northeast lot will be moved back to the old tennis courts area for use in construction of that lot later. This lot will have curbs poured, new overlay, lighting and eventually security cameras.

The new plan is to complete demolition of the old tennis courts, replace the storm drain pipe, pour the curbs and repair the street in that area on North Buckingham Drive. The drainage problem on Winthrop New Road will be repaired as well. The parking lot will be constructed as time and weather allows. If necessary, it will be completed next spring, possibly starting in late March or early April.

Both clubhouse, office and pool house and northeast lots will be completed this year. Construction will continue until the end of November. Residents that have parties scheduled should check with the office, as accessibility will be affected. The Board regrets any inconvenience that may occur.

TREASURERS REPORT – See Report Later in Newsletter.

SECRETARY'S REPORT – No Report

MANAGEMENT REPORT - The financial report for period ending September 30, 2011 was submitted to the Board for their review. In addition, a delinquency report and legal update were also provided.

There was one home closing that occurred in September.

Kane County Sheriff's security reports were submitted for the month of September.

PCA On-Site Manager Report – Assessment payments / Dues are not accepted in the PCA office or PCA mailbox. Please use the enclosed envelope provided with your coupon booklets. Direct Debit enrollment forms are available by contacting the PCA office or Property Specialists, Inc. Management Company. Checks sent to the office or deposited in the mailbox will be returned to the owner. If this causes the check to be posted beyond the due date, a late charge will be applied. This procedure was instituted, September 2007.

Muskrats are active in October; please report sightings and locations to the PCA office.

The Nostalgic "Willowmead Country store" sign has been tucked away in the PCA attic. The sign will be cleaned and hung in the PCA office building, along with the original picture of the store front.

The PCA mailbox bank and Post office box located on the PCA office parking lot will be temporarily re-located on Winthrop New Road across the street from the pool house during the common area construction.

Yard waste will be picked up until November 30, 2011, and will resume the first Wednesday of April 2012. Yard waste bags must be used. Brush and tree trimmings must be bundled and securely tied with twine or string not to exceed 4 feet in length, 2 feet in diameter and 50-pounds in weight. Individual branches contained in a bundle shall not exceed 4 inches in diameter. Neither garbage nor waste pick-up can be placed on curbs prior to 5:00 pm on the evening preceding pick-up.

Dogs and cats must be contained on the owner's premises or on a leash in other areas. Residents walking pets on public streets or in common areas must clean up after their pets immediately and shall provide appropriate equipment for doing so (e.g., plastic bag and/or shovel). Pets are to be kept off private property, including empty lots.

Replacement recycle bins are available in the PCA office, contact Nicki.

Report all street light outages to the PCA office.

Signage Realtors and Private Homeowners

One standard (30" x 18", excluding temporary rider), professionally made "For Sale" sign may be placed on private property (not on parkways, common areas, or right of ways). In the event a home has rear street frontage, one additional and otherwise conforming sign may be placed in the rear of the property. A box for literature may be attached to the sign. Such signs must be removed within five days following the closing of the sale or lease of the property being advertised.

Professionally made directional signs may be erected on corners to assist in guiding prospective homeowners to open houses. The content of these directional signs shall be limited to "Open House," accompanied by an arrow. Such signs are limited to one per corner (irrespective of the number of open houses being held on that particular street or cul-de-sac) and must be erected and removed on the same day the home is declared open for viewing. Dimensions of these signs shall not exceed 30" x 18". When multiple homes are open for viewing on a given street or cul-de-sac, real estate agents are responsible for coordinating their activities to ensure adherence to this provision

Developers and Builders

One wood or metal, professionally made "Model Open" sign may be placed by developers and builders on private property (not on parkways, common areas, or right of ways). Such signs must be erected and removed on the same day the completed model is declared open for viewing. Dimensions of the sign shall not exceed 30" x 18".

One developer's/builder's or real estate sign, no larger than 30" x 18", may be placed on private property of homes under construction (not on parkways, common areas, or right of ways).

No more than one sign may be erected on the property, except for days when a model home is open for viewing. In the latter case, two signs as described in (3)(b)(i) are permitted.

Signs in violation of these regulations will be removed, stored, and disposed of if not claimed within 30 days. In addition, a fine may be imposed upon the homeowner.

Election signs may only be erected on private property and not more than 60 days prior to the election, and they must be removed within 24 hours after said election.

No signage of any type, with the exception of real estate directional signage as described in (3)(a)(ii), may be erected within common areas, right of

ways, or parks, unless approved by the Board of Directors.

Signage limits—political campaign (national): 60 days maximum with removal within 24 hours of election; political campaign (state and local): 60 days maximum with removal within 24 hours of election; social action (abortion, etc.): 45 days maximum; house renovation (commercial): removal within 3 days after completion; garage sale: 48 hours prior to sale and removal within 24 hours after sale; flag strips, flashing signs, and other attention-getting promotional items are prohibited.

As always, updates and or useful information can be found on the Prestbury web site. www.prestbury.org

COMMITTEE REPORTS

Architectural Standards – The following applications were received and approved in September, 2011:

Favela Residence 12 Saddlewood Court
Scalloped Cedar Picket Fence with Arbor

Harms Residence 40 Walnut Circle
Replacement Asphalt Driveway Replacement

Sewell Residence 25 Cedar Gate
Replacement Windows

Respectfully Submitted by, Cyndi Miller

Clubhouse & Office Building – The committee met on September 13, 2011. Cheryl thanked all for attending an staying on the committee.

We discussed the annual meeting reception of coffee and desserts. It was decided to only have the reception for one half hour starting at 6:30 p.m.

The Clubhouse and office building will be decorated for Christmas on November 29. We will ask that Greg take all the decorations down from storage on the 28th of November. Laura said she purchased some additional gold ornaments to ad to what we have. Cheryl will look for the gold glitzy sticks to put on the tree. Cheryl also took the gold pedestal land and will touch up the nicks.

Cheryl advised the committee that all the vents and filters in the Clubhouse have been replaced and cleaned by April Fresh Cleaning. We also discussed the dirty carpet in Nicki's office. Laura will attempt to clean it with Oxy clean and see how it cleans up before the next carpet cleaning.

Insulation was also discussed – We will have to see how the budget goes to maybe have it done in November. We also discussed having a demonstration of the AED Deffirribulators that are in the clubhouse and pool areas. We will put something in the newsletter to let the residents know where they are located.

We will also have Greg touch up the wall nicks in the Office building.

The next meeting will be determined at a later date.

Respectfully submitted by, Cheryl Bolland

Long Range Planning – No Report

Maintenance –

LANDSCAPING: Cornerstone is on site every Wednesday and Thursday for the balance of their 2011 contract. Please contact Nicki at 630-466-1576 to report any missed areas.

The Japanese Knotweed between Manor Hill and Green Hill has been sprayed with herbicide and will be mowed in the near future.

BEAUTIFICATION COMMITTEE: Has completed the fall plantings for 2011. Please thank the committee members for all their hard work. The Pansies and Mums are beautiful. Our trees, with their fall colors, are magnificent this year.

TREES: Sugar Grove Township has been busy trimming trees in the parkway along Winthrop New Road the past two weeks.

LAKES: Last month it was reported that the cattails along the shoreline in Lake Blackberry have been sprayed with herbicide and a controlled burn will take place. ILM, our lake managers, have informed me that there is not enough fuel to perform a controlled burn and the cattails will be pulled from the lake. They are also performing some lake erosion prevention on the south side of the lake.

The compressor for the five bubblers in Lake Blackberry finally gave up and died. It was

replaced with two $\frac{3}{4}$ horsepower piston driven compressors to fuel the five bubblers. They are all working at the present time. Note: It has been recommended by the manufacturers to keep all Mars Units and bubblers on 24/7 365 to be most efficient. They keep the water oxygenated for healthy fish, keep the weeds down and prevent algae from growing in the hot summer heat.

MUSKRATS: Ritter Getters has set several traps around Lake Prestbury. This is the time of the year when the muskrats are on the move. Please report any muskrat sightings to Nicki at the above number.

NOTE: CONTROLLED BURNS WILL TAKE PLACE SOMETIME IN LATE OCTOBER OR EARLY NOVEMBER IN SEVERAL AREAS OF PRESTBURY INCLUDING: LAKE PRESTBURY, MERRILL NEW ROAD PARK AND ALONG THE CREEK BED NORTH OF THE OLD TENNIS COURTS. The residents that live in the affected areas will be notified.

Respectfully Submitted by, Marge Roe

Pool – No Report

Security – At this time we have security patrols in Prestbury on Friday and Saturday nights. We will be adding a patrol one night during the week to both patrol our community and also to make note of any violations of our rules that they observe, such as overnight parking on our streets. Our current provider – the Kane County Sheriff's Department off-duty officers – have indicated that they will not make note of rule violations. Therefore we are investigating other security firms that could provide the services that we require.

Respectfully Submitted by, Marlene Deck

Youth - Happy Fall one and all! This is typically the time we plan for our children's Halloween Party at the Cheshire Club. Unfortunately we will be canceling the event this year due to construction in our parking lots. We promise to pick up again next season. Please have a safe night of Trick - Or - Treating from 4:00 - 7:00 p.m.

You can mark your calendars for the Breakfast with Santa on Saturday, December 3, 2011 from 10:00-12:00. Flyers will be distributed at a later date with more information.

Adult Activities - Save the date for Sunday, December 4, 2011 from 4:00 - 6:00 p.m. for our Adult Christmas Party. Details to follow soon.

Respectfully Submitted by, Megan Plain

Web – No report

UNFINISHED BUSINESS:

Security Cameras – Marlene Deck reported that cameras in new areas are on hold until the 2012 budget is finalized.

Commons Project Update – Al Kent stated that all permits had been received and the project had started on Tuesday. Sewer repair would begin on Thursday and the project would continue until weather would force a shutdown for the year. See President’s report.

Rental Units – This is still a work in progress and we are waiting for the required information and documents from 5 or 6 homeowners.

Parking Rules Change – Marlene Deck spoke with John Bickley regarding the definition change. Marlene will have a proposed rule change at the November meeting.

Policy on Use of Amenities by Residents with Delinquent Accounts – Mary Seego will suggest verbiage and a decision will be made at the November Board meeting.

Liquor at the Pools – Marlene spoke with Chicagoland Pools and they were against allowing alcohol at the pools on a daily basis. They were concerned with guards who may not be 21 enforcing liquor related rules. There was a discussion about our liability if we allowed alcohol at Prestbury sponsored activities. The discussion also included our liability at the Cheshire Club and at events at the PCA office that included alcohol. Mary Seego will verify our liability with our insurance policy and we will need to determine if special event insurance policies will be required.

Sex Offender – Al Kent addressed the current concerns and rumors regarding a possible sex

offender moving in to a home in Prestbury. Al spoke with the homeowner and was assured that the sex offender would not be residing at his residence. No further action will be taken by the Board.

Golfview Road – Dick Austin stated that there are current weight restrictions on Golfview. Dick also discussed the stability and movement of the road. He has requested and received bids from 2 companies and is seeking a third bid.

County Supplied Electricity – Al Kent spoke with Kane County Board Member, Melissa Taylor about including Prestbury in the Kane County contract for alternative electricity sources. She recommends that we hold off on signing any contracts so that we can get bids from several companies and get a preferred combined rate. Tony Speciale, 1842 Glenwood Circle, stated that if residents sign up with companies on their own and then Prestbury negotiates a better rate, there can be significant cancellation fees for the residents. Citizens Utility Board, CUB, has information on cancellation fees on their website.

Rule Change – Al handed out a proposed Amendment of Prestbury Rules and Regulations. A motion was made by Marge Roe and seconded by Dick Austin to amend the ‘Enforcement of Rules and Regulations.

The Prestbury Citizens Association rules and regulations pertaining to “Enforcement of Rules and Regulations, Subparagraph 3 is amended as follows:

Set and impose fines for violations of the Rules and Regulations. In addition, the board shall have the right to file liens against the violator’s property to secure payment of said fines, along with interest, reasonable attorney’s fees, and other costs incurred in collecting said sums. Enforcement shall be pursuant to Article X under the By-Laws of the Prestbury Citizens Association. The Association is authorized to utilize the services of its attorney in relative to any aspect of enforcing the rules and regulations to include attendance at violation hearings and drafting documents and correspondence related thereto. In the event the board determines that an owner is in violation of

any rule and regulation, all attorney's fees incurred shall be the responsibility of the owner.

Motion carried.

NEW BUSINESS:

Old Second National Bank – Last month, Mary Seego forwarded a document from the PSI director of Finance to Al Kent. The memo was in regards to banks in the area that may fail. OSBC was on that list. Al commented that OSBC had met their Capital requirements before their deadline. Al commented about the 2010 decision to move to Old Second last year. Al said that he spoke with Laura Fulton and she is comfortable with our decision to stay with OSBC. A motion was made by Marge Roe and seconded by Cynthia Miller to table this decision until the next meeting when Laura is present, Motion carried.

Electronic Newsletter – There was a discussion to discontinue printing and mailing the Prestbury newsletter. The newsletter would be created and published on the website. There would be notification to residents who sign up on the website. For those homeowners who do not have access to a computer, there would be a supply of newsletters in the PCA office. A motion was made by Marlene Deck and seconded by Cheryl Bolland that states Effective February 1, 2012; the Prestbury Newsletter will be published on the Prestbury website. Homeowners without access to a computer may pick up a Newsletter at the PCA office. Motion carried.

A motion was made by Dick Austin to recess to the Executive Session. Marge Roe seconded the motion. The Board recessed to executive session at 7:46 p.m.

After the Executive Session was recessed, Dick Austin made a motion to return to Regular Meeting. Marlene seconded the motion. The Board returned to the Regular Meeting at 8:18 p.m.

Naming of Lake Prestbury Island – Al made comments about the history of Lake Prestbury. Former resident, Ed Powers worked for years to raise public awareness, getting permits and grants

for projects regarding the lake. Al thought that we should name the island in Lake Prestbury for Mr. Powers in recognition of all his efforts. A motion was made by Dick Austin and seconded by Marlene Deck to Name the island in Lake Prestbury – Powers Island. Motion carried. A dedication will be scheduled for spring 2012.

A motion was made by Dick Austin to adjourn the regular meeting. Marlene Deck seconded the motion. The meeting was adjourned at 8:23 p.m.

The next meeting of the Prestbury Citizens Association will be November 8, 2011 at 6:30 pm in the Office Building.

Respectfully Submitted by, Beth Ulrich

PCA Office Hours:

M, TU, W, TH, FRI – 8:30AM – 2:30PM On-Site Manager, Nicki Leroy at 630-466-1576 or pcamanager@mchsi.com

Wanted:

Prestbury resident interested in buying a paddleboat- if interested in selling one please call Karen @ 630-466-9622

Lost & Found:

Red Hoodie and Golf Club found in Hankes Park. Please call the office.

PRESTBURY HELPING HANDS (PHH) is ready to help YOU!!

Need information, transportation, errands run or wellness check?

Call PHH Coordinator: Nancy Benson 466-1494 or alternate coordinators: Bob Forbes at 466-8031 or Marsha Marzo at 466-3726 We can Help!! - Neighbor helping Neighbor!

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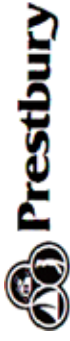
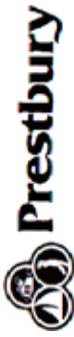
*Do you need drywall repairs due to water damage or settlement cracks? Want to finish your garage or basement? I have 30 years experience and live in Prestbury. Prestbury references available upon request. Call **MIKE NORTON** at **1-630-466-9707** for an estimate!!*

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A black and white illustration of a husky dog's head, looking forward.



PCA TREASURER'S BOARD REPORT October 2011.

1. Three quarter of the year results have been summarized for you in the appendix. There no issues. Our big ticket items in capital expenditure have not yet been booked in the ledgers.

2. DELINQUENTS to September 2011

	\$000(k) Rounded
current	\$6.3
30 days	\$2.1
60 days	\$4.8
90 days	\$29.7
Total	\$42.9

a. Our delinquents are holding steady, there are no new serious new delinquents. There are 5 serious delinquents that comprise \$21.5K, some are on a payment plan and others are foreclosures.

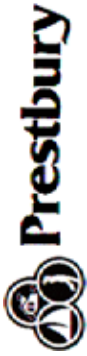
b. Current, and 30 days are timing differences, i.e. late postings to the ledger

3. Start of our 2012 Budget and Planning cycle

a. We have started our 2012 budget process. Assessments for 2012 will be:
 Single Family: \$124.15 + \$19.08 (trash) = \$143.23 per month
 Multi Family: \$93.12 per month

This reflects a 2% increase which is tied to the Consumer Price Index.

- b. Our capital expenditure plans and reserves have been calculated to 2018.
- c. We have a 5 year Waste Management contract in place that has locked in the monthly costs to 2015.



APPENDIX: Three quarters of the year 2011 – TO September 30 2011
KEY PERFORMANCE INDICATORS (Dashboard)

Month Sept Ledgers 2011
 Date October Board Meeting 2011

Operating EXPENDITURE	ACTUALS 2011	Plan 2011 YTD	VARIANCE
Income	998.7	982.0	16.7
Admin	100.4	98.1	2.3
Pool	78.2	77.0	1.2
Security	14.1	21.0	-6.9
Clubhouse/office	22.9	19.5	3.4
Operating	108.7	119.4	-10.7
Maintenance	268.3	317.0	-48.7
Taxes & Insurance	19.1	21.0	-1.9
Move to Reserves	345.7	345.7	0
Total Expenses	957.4	1018.7	61.3
net (deficit)/surplus	41.3	-36.7	78

KEY INDICATORS	
Cash in Bank	\$638.6
No of delinquents 90 days > \$100	22
% Total Delinquents 90 days to Homes	2.5%
No of Serious Delinquents > \$400	10
\$ Value of Serious Delinquents	\$24.4

CAPITAL EXPENDITURE	Actuals YTD 2011	Plan 2011	Capital Balance
Street Replacement	0.5	150	-149.5
Office Building Elements	0	0	0
CLUBHOUSE Elements		5	
Brick Paving	0	0	0
Tennis Courts	0	0	0
Master Plan	12.2	404	-391.8
Street Lights	0	0	0
Pool	0	0	
Total CAPEX	12.7	559	-546.3

Replacement Reserves	
2010 BFD	\$362.1
2011 Transfers from Operating	\$345.7
2011 Spend	(\$146.9)
2011 grants	\$0.0
2011 Surplus/deficit	\$0.0
2011 CFD	\$560.9

**PRESTBURY CITIZENS
ASSOCIATION**

15 WINTHROP NEW RD

PRESTBURY-SUGAR GROVE, IL 60554-8104

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