



ASBURY WOODS NEWS



www.asburywoods.com

Spring Edition—April 2014

A Look Back

Many improvements and postponed maintenance items were accomplished in 2013, making it a very active year.

The board of directors ran in to a few unexpected building & budget issues along the way, which will be priority items in the new year.

As always, we welcome and listen to your feedback whether through our property manager or at the open forum during meetings.

We look forward to another equally productive year in 2014.

—Asbury Woods Condo Board

Rules, Regulations, and Declaration

Asbury Woods is governed by the Illinois Condominium Act as well as its own declaration and rules & regulations.

A separate insert is included with this newsletter highlighting several of the common violations and reminders.

The full association declaration and rules & regulations can be found on our website at asburywoods.com.

We encourage residents to frequently review these documents to avoid costly fines.

Board Positions Open

There are currently two open board positions. If you are interested in volunteering as an acting board member, please contact our property manager, Joe at 630-633-5450 or Jschutzius@psimanagement.net.

2013 Accomplishments

- Complete asphalt replacement in several identified areas along with drainage problems corrected.
- Mulching of entire community helps reduce weeds and protects plants by requiring less water.
- Renovation of entry landscape to restore view of “Asbury Woods” signage.
- Launch of our first website, asburywoods.com.
- Social media presence on Facebook for association news: fb.com/asburywoodsjustice.
- Collection of delinquent debt owed to the association.
- Completion of new reserve study to formulate budget strategy and analyze reserve funding.
- Analysis of wood and building issues by two engineering firms help to formulate corrective measures (see reverse).

2014 Plans, Goals, Objectives

- Work with engineering firm to continue to evaluate composite wood condition and balcony shift at all buildings.
- Landscape improvements such as replacement of dead bushes, fertilization, aeration, and turf replacement (see insert for important landscape reminders).
- Asphalt replacement and sealcoating in areas identified by contractor.
- Continued analysis of expenses, contracts, and business relationships.
- Delinquent account collection.

Building Deficiencies

Concerns about deteriorated wood from our 2013 reserve study and painting vendor, Inside Out, caused the association painting project to be put on hold until the condition could be further inspected.

With conversations and workshops with Inside Out, Waldman Engineering, and Reserve Advisors, the board of directors approved work at building 8108 to determine the full scope of repairs.

Each composite wood piece was removed and inspected. According to the official engineering report, flashing issues were discovered around windows that could cause water intrusion, but water was NOT found to have fully penetrated the composite wood where it would cause water intrusion to buildings. The damage to wood is largely cosmetic at present, but can grow in to a greater issue over time.

Unfortunately, significant shifting and structural deficiencies were found on the balconies. Concrete piers not installed to proper depth are a significant factor in shift. In some cases piers were only 16" deep, well below code. The outside joists were observed to be pulled away from the ledger board at several locations.

Piers at the 8108 building were installed to proper depth of 42" and posts were increased from 4x4 to 6x6. All joists had to be re-secured to the ledger boards during the repair project to ensure the safety of the decks.

Find copies of both the 2013 Reserve Study and Waldman Engineer Report on our website at www.asburywoods.com.



Lennar Litigation

As a result of the above findings, the association intends to seek financial compensation for work already completed and for subsequent buildings. The cost of repairs per building is estimated at \$85,000-\$90,000. The estimated cost for the entire association is between \$1.2 and \$1.8 million.

The association MUST receive at least 75% approval from residents to move forward with litigation, if necessary. We encourage all residents to complete a ballot to approve litigation. A copy of the ballot was mailed and can be found on the documents section of our website at www.asburywoods.com. A copy of the ballot can also be requested from Joe, our property manager: 630-633-5450.