



ASBURY WOODS NEWS



www.asburywoods.com

Summer Edition—August 2014

Welcome New Board Members & Property Manager!

The board is pleased to announce our new property manager, Jennifer Meyer, from Property Specialists. She can be contacted at 630-633-5450 or jmeyer@psmanagement.net.

The board is also pleased to announce we have filled our vacancies. John Spears and Ken Ejka have been appointed acting board members.

We look forward to accomplishing great things with such amazing talent!

—Asbury Woods Condo Board

Lennar Litigation

The board approved litigation proceedings against Lennar for several deficiencies related to construction techniques, materials, and other improper methods which has caused the association to pay engineering fees and cost to repair said defects.

Additions & Alterations

Some residents continue to modify common and limited common elements without board approval. Failure to obtain board approval for any modification, addition, improvement, or removal of an item can and will result in restoration charges be charged back to the homeowner along with a fine.

An "A & A" form can be found on our website at asburywoods.com.

Pets

Residents have observed pet owners not cleaning up after their pets, staking them to the common elements, and/or not being leashed. Residents found in violation are being fined.

Landscape Improvements

The association is making great strides restoring landscape to its original, professional design.

One unexpected hurdle is the infestation of the Emerald Ash Borer, which attacks and ultimately kills Ash trees.

Pesticides are an option, but must be applied each year. According to the Morton Arboretum, there is still a high mortality rate for native Ash trees.

The association strategy, like many municipalities, will be to replace Ash trees with another species.

Asphalt Replacement

A new drive court and drainage system has been installed at a portion of the 8814 and 8828 building.

The board is mindful of other areas in need of repair and will evaluate feasibility in next year's budget.

What Is Your Responsibility?

Our office has received numerous calls about windows, screens, and other elements. The following items are homeowner responsibility (Rules & Regs, 7.01):

- ◆ Perimeter doors, windows, and garage doors that serve your unit.
- ◆ Interior surface of perimeter walls, ceilings, and floors that serve your unit.
- ◆ Any system component which exclusively serves the dwelling unit. One example would be an owner's central air conditioning unit.
- ◆ Repair and maintenance to light bulbs controlled by your unit as well as glass, screens, and storm doors are also homeowner responsibility. (Rules & Regs, 7.03)

Please consult the rules & regs for the storm door policy and always obtain written approval for any alteration, construction, or removal of an item.