

# ASBURY WOODS NEWS

www.asburywoods.com

Winter Edition—February 2015

## Asbury Woods Welcomes ACM

As of January 1, Asbury Woods has transitioned to a new property management company.

ACM offers a dedicated customer care department to help residents with maintenance items, violations, and account questions. They are open from 7am to 7pm, M-F. You can reach them at [customer care@acmweb.com](mailto:customer care@acmweb.com) or at 630-620-1133.



All residents should have received a welcome letter with their coupon book. A questionnaire was also included, which we encourage residents to complete and return.

Additionally, if you were signed up for automatic withdrawal of your assessment at PSI, you will need to sign up for this at ACM. You may do so online at [www.acmweb.com](http://www.acmweb.com) or by contacting Customer Care.

## 2015 Approved Work

Asphalt replacement was approved for the garage areas between 8814 and 8808 as well as the driveway area between 8126 and 9015. Drainage was also approved at these areas which will take water from downspouts under the asphalt and away from buildings in a much more effective manner.

Phase 3 of the association's landscape repair program includes over 50 units receiving some sort of repair or renovation this year. Several ash trees infected with the emerald ash borer will also be replaced, leaving only a few left to be replaced in 2016. With some renovations not receiving mulch last year and all the new plantings in 2015, the board has also successfully negotiated mulching of the entire property. While mulch can be aesthetically pleasing, it's main objective is to lock in moisture for plants, reduce weeds, and add beneficial organic material to the soil. The goal is to protect the association's investment in plants, shrubs, and trees for many years to come.

## 2015 Future Business

The board, along with its engineers and property manager, will review the next phase of building repairs. Special attention will be given to balconies where concrete piers might not be installed to proper depth.

The association contract with Waste Management will expire late Summer. The association will accept bids from different waste removal companies and review adding recycling as an option.

The snow removal contract expires in March. Here, too, the board will be looking at offerings and bids from companies to service the property starting in December.

## Pet Waste Pickup / Leash Rules

The board of directors continues to receive complaints about pet owners not picking up waste and/or leash violations.

Please report these violations to ACM so the board can take swift action and assess an immediate fine to offending homeowners. (Please see insert.)

## Vacant Land Adjacent To Association

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The association just learned there is interest in developing the vacant land adjacent to the subdivision. The Des Plaines Valley News quoted Mayor Kris Wasowicz as saying, "a proposal was received for commercial and banking facilities."

Many were promised a park of some sort by the builder 10+ years ago. The board is encouraging residents to follow developments by attending village board meetings as well as contacting village trustees with concerns and questions.

If developments continue, the board will invite the mayor to present plans at an upcoming association meeting.

## Wood Floor Installation / Noise Transmission

In the last few months, the property manager has received numerous noise transmission complaints. Wood floor installation should be approved by the board of directors prior to its installation per the association's governing documents.

Excessive/loud noise transmission of any sort that disturbs the well being and enjoyment of others is a violation of our rules and regulations. A fine may result for unapproved floor installation and/or excessive noise transmission.

## Common Elements / Plantings / Modifications

The common elements of Asbury Woods include building roofs, exterior elevations of buildings, lawns, landscape beds, water and sewer pipes (up to the unit), driveways, gutters, downspouts, siding, and exterior lighting not controlled from inside the unit.

No part of the common elements can be modified in any way without written approval from the board. Violators are subject to a \$50 fine for the first offense up to \$500 for the fourth offense. Additionally, the cost to repair unapproved modifications will be passed along to the homeowner.

### High Water Consumption

Several buildings in the association experienced extremely high water consumption in recent months. In some cases, the usage is more than triple the average building.

Homeowners found abusing reasonable use of water will be referred to our association attorney for reimbursement.

### Car Towing

The association will tow vehicles in violation of parking rules and regulations with or without notice.

Any area of the association not marked for parking should be considered a fire lane.

A vehicle that has not been used or moved in 7 consecutive days is considered abandoned.

Consult the association documents for further terms.

### Coyote Sightings

Several residents have reported coyote sightings in the association. Coyotes, as any pest, are attracted by a food source. Residents are reminded that bird feeders are prohibited and food should not be left outside. Pet waste pickup is also strongly advised.

Help prevent coyotes from entering the association with your cooperation.

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### Trash Containers

Homeowners must remove their trash container one day following garbage pickup days to avoid being assessed a fine.

### 2015 Meeting Dates

March 4 | April 22 | June 17 | August 12 | November 4

Roberts Park Fire Department, 8611 S Roberts Rd, 7pm