



CrossWinds

April, 2001

SPRING WALKAROUND

CROSSINGS
HOMEOWNERS
ASSOCIATION
COMMUNITY
NEWSLETTER

Committee Meeting
Dates
can be seen on the
Crossings Web Site:
[AtHomeNet.com/
Crossings](http://AtHomeNet.com/Crossings)

MANAGEMENT'S
NEW NUMBER
Call P.S.I. at
(847) 806-6121

CrossWinds
is designed &
published by
Roz Highfield.
Material content
provided by Crossings
Board of Directors

As we are all aware, the value of each of our homes is affected by the appearance and upkeep of all the Crossings buildings and grounds. Each of us has a responsibility to help keep the grounds looking their best, either by individual direct action (picking up a stray gum wrapper) or by calling the management company's attention to areas needing cleanup or repair. We each have a special responsibility for the area between our privacy fences, especially if the area has been modified from its original condition.

Each spring, members of the Crossings Board and our management company walk around all the townhomes and throughout the grounds. Areas that need to be cleaned-up fixed, taken down, put up, replaced, or whatever are documented by location. This inspection is a critical part of maintaining the Crossings reputation for top-notch upkeep. This year's walkaround is scheduled for the last two weeks of April.

The usual result of this inspection is that some of the items will be the responsibility of the Association and work orders will be drawn up and completed within a few weeks of the walkaround. Some general landscape items will be noted and passed on to the landscape committee who will address each item



The spring walkaround is essential to keeping our community in top-notch shape!

as their budget permits.

Finally, some items will be the responsibility of the homeowner to correct. Each affected owner will receive a notice in the mail explaining the problem. Owners will automatically have 30 days from the date of this notice to correct the problem(s).

Shortly after 30 days, a second inspection of the property will be made and if the problem is not corrected, the Association will issue a work order to our contractor to correct the problem and his fee will be charged to your account.

If you contact the management office (806-6121) prior to the end of the first 30-day period, you will automatically be given one 30-day extension. Following that extension, if you have not completed the work, it will be done by the Association and charged to your account.

After receiving the notice, if you believe a problem has been

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Board Briefs

THE FOLLOWING ACTION WAS TAKEN BY THE BOARD:

<p align="center">BOARD ATTENDANCE for the meeting on March 26, 2001</p> <p>PRESENT: CATANIA, EISENBERG, GOLOVAN, HASLEY, MANSFIELD, PLATA, REID, REZEK, TRAVERS, TRETYAK</p> <p>ABSENT: BENNETT, WAKEMAN</p>
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- P The January 22 and February 26 minutes were approved as amended.
- P The Treasurer's report and unaudited financial statements were accepted.
- P Approved Indian Trails Library use of Clubhouse parking lot on Monday evenings from 6:30 to 7:00 during June, July and August for their traveling bookmobile.
- P The original approved contractor for pool maintenance was unable to perform the services needed to open the Pool by May 28. Therefore, Aqua-Guard Management, Inc. was retained to provide pool services for 2001.
- P Pool Rules were approved as presented. A new sign will be posted at the pool.
- P Approved beginning the legal process to merge the Crossings Homeowners Association and the Crossings 2 Homeowners Association into one consolidated association.
- P The Management Report noted that there were no Alterations and Additions applications. The majority of homeowners have responded to the recent notices citing infractions for holiday decorations and emergency contact information. Approved dismissing all complaints against those who are complying. Notice of hearings and fines will continue to be issued when necessary.
- P Committee Reports were accepted as presented.
- P Our Crossings Web Site continues to be visited with about 56 hits per day.
- P **NOTE:** Complete and official minutes of the Board Meeting, including Committee Reports, will be posted on the Web site, *AtHomeNet.com/Crossings* and on the Clubhouse Bulletin Board following approval at next month's meeting.

GARAGE DOOR INSPECTIONS

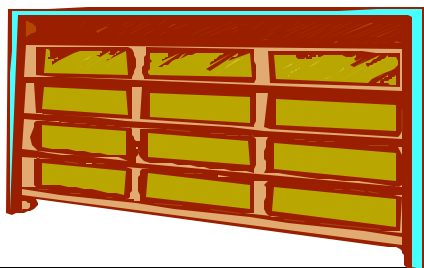
As you read this, management will have completed the inspection of garage doors in paint phase #3 (Fremont Court East and West, 1203 to 1233 Franklin, 1250 to 1278 Farnsworth and 1369 to 1497 Bristol. Consult the center of your Crossings directory for a definitive map). Those doors that fail any part of the inspection will be called to each owner's attention through an individual letter from PSI. The

letter will explain your options and your cost for each option. If more than one section of your door needs to be replaced, the entire door must be replaced with a steel version. The cost of replacing two composite panels is as much as installing a new steel door. If only one panel needs to be replaced, the owner will be given the option of replacing only that panel in wood.

Owners must make an appointment with the installer to replace the door. The installer will call you first to schedule. If you make an appointment, fail to reschedule and then miss it, you will be charged for the second visit at

the installer's rate.

Owners are encouraged to replace the entire door with steel, since the garage Door Company gives Crossings owners a discount. For those on a very tight budget, if you call PSI and request it, management will arrange for your door to be paid off in 5 installments with no interest or late fee charges. Owners whose doors pass inspection will not receive a letter. If you still wish to purchase steel doors should contact management directly and the same arrangements will apply.



Who Wants To Be A Landscaper?

- “WHAT ARE THE BEST PERENNIALS FOR THIS AREA?”
- “MY SHRUBS HAVE NOT BEEN CUT SINCE I MOVED IN!”
- “MY SHRUBS HAVE BEEN CUT BACK TOO MUCH.”
- “MY PATIO HASN’T BEEN SWEEPED IN WEEKS”
- “THE LAWNS LOOK GREAT.”
- “THE GRASS IS TOO HIGH!”
- “WHY WAS MY FAVORITE TREE REMOVED?”
- “WHAT’S THE BEST TIME TO PLANT?”



These and many other questions and conflicting comments have been made by homeowners in years past.

Here’s your chance to have a face-to-face with Jim Sands, president of ALM, our landscaping company. **Jim and the landscape committee will answer your questions and explain Crossings policy, including who is responsible for what, at a seminar on April 10 at 7PM in the clubhouse.**

While you are thinking about landscaping, please let us know whether you will accept responsibility this year for maintaining your own plantings.

Deadline 5-1-2001

By signing below, I assume responsibility for the maintenance of seasonal planting areas that I have indicated on this form:

NAME: _____

PHONE: _____

ADDRESS: _____

SIGNATURE: _____

Please mark ALL that apply.

I WILL ASSUME RESPONSIBILITY FOR:

- All Areas
- Front Courtyard Area
- Side area for the end units
- Rear area between the privacy

If you do not return this form, then the landscapers will take care of the landscaping needs of your unit.

return your request form BEFORE 5/1/2001 by using the dropbox at the clubhouse door!

PLANNING A SPRING PARTY?

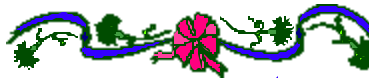


Consider using the Crossings Clubhouse for your next reunion, graduation celebration, birthday party, shower or any kind of reception. If you haven't visited the common areas of the clubhouse for a while, now is the time.

In addition to the comfortable seating around the fireplace, some new chairs have been added and additional tables and chairs are available. The small kitchen contains a sink and refrigerator. The stove is not in use at this time.

Food may be catered or carried in by the renters. A Board or committee member will meet with the renters prior to the date of the event to review the procedures and equipment.

The Clubhouse is reserved



Best Wishes

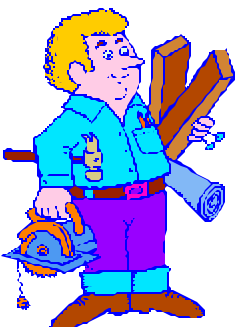


through our management company, PSI. There is a fee of \$135 for each rental. This fee helps defray the additional utility cost and covers the cost of a professional cleaning crew following the rental.

Renters are expected to leave the premises in the same condition as they found it. A Crossings unit owner must host the function and be present. Rentals where a majority of the guests are children must include an adult of at least 25 years of age.

For a complete set of rules and the rental agreement, contact PSI at 806-6121.

PERMITS ARE REQUIRED



The Village & The Crossings may BOTH require building permits

Planning a spring improvement project, such as a deck, a patio or internal remodeling? Some projects require Buffalo Grove building permits in addition to a Crossings approved A & A (Alterations & Addition) form.

You can get information on the permit process at <http://www.vbg.org/VILLAGEDEPTS/buildingzoning/index.htm>.

Or by calling the Buffalo Grove Village Hall at 459-2530.

Remember: when in doubt, it's safer to check it out first.

**ARE YOU GOING TO BE THE LANDSCAPER THIS YEAR?
COMPLETE THE FORM ON THE OTHER SIDE TO LET US KNOW!**

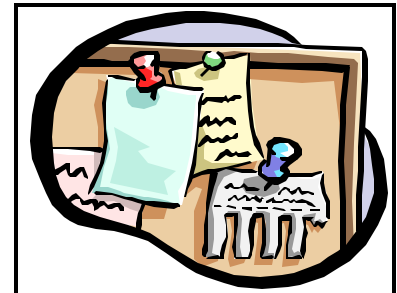
CROSSINGS BULLETIN BOARD

Sometimes important information arises between newsletters and the bulletin board will be used to get this information to you on a timely, cost-effective basis.

Full, approved minutes of board meetings will also be posted once they are approved, as well as committee meeting

dates and other information that is important or interesting to Crossings residents.

Make a habit of walking by once a week to check it out. It is located on the playground side of the lower level of the clubhouse and is viewable from outside.



Bulletin Board is located in the lower level of clubhouse, viewable from the outside from the playground.

IDS WILL BE REQUIRED

Use of Crossings facilities, including the pool and tennis courts, requires each family member to carry a photo identification card. **THE CARD MUST BE SHOWN EVERY TIME YOU ENTER THE POOL AREA OR USE OTHER FACILITIES** --- otherwise, entry and/or use will be prohibited.

Townhome owners and renters are entitled to a no-charge ID Card, provided that 1" x 1" photos of each family member are sent to PSI's management office in Rolling Meadows or after 5-14-01 are brought to the site office on the ground floor of the Clubhouse.

Alternatively, all family members can select one of the following dates when photos will be taken and ID cards created at the clubhouse.

There is no extra charge for this service unless the card is subsequently lost, misplaced or stolen. In that case a \$5 fee will



be charged for replacement.

Please bring at least one piece of identification that shows your address. If you miss all of these sessions a photo will have to be provided by you in order to get an ID card.

The pool is scheduled to open on Memorial Day, May 28, 2001, weather permitting.

Please remember, if you have no ID card, you will not be admitted to the pool.

NO-CHARGE PHOTO SESSION DATES	
WEDNESDAY	APRIL 25TH 7 PM TO 9 PM
SATURDAY	MAY 5TH 10 AM TO 1 PM
SUNDAY	MAY 20TH 1 PM TO 3 PM



Crossings Homeowners Association
Community Newsletter
C/O Property Specialists, Inc.
Suite 108
5999 S. Wilke Rd.
Rolling Meadows, IL 60008

Pre Sorted Standard
U. S. Postage Paid
Buffalo Grove, IL 60089
Permit No. 90

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BOARD OF DIRECTORS MEETINGS ARE ON THE 4TH MONDAY OF EVERY MONTH
BEGINNING AT 7 PM AT THE CROSSINGS CLUBHOUSE

COMING UP NEXT! Board Meeting on April 23

THE MAY BOARD MEETING IS SCHEDULED ON SUNDAY, MAY 20th at 1:00 PM which is
IMMEDIATELY PRECEDING

THE CROSSINGS SEMI-ANNUAL HOMEOWNERS MEETING beginning at 3:00 PM

All Crossings residents are encouraged to attend

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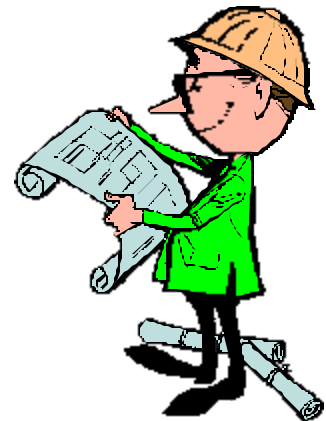
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mistakenly applied to your unit, please contact the management office and a second inspection will be performed. The clock for having the problem corrected will not start until the re-inspection is completed and verifies the problem.

It is important that you do not take offense at having an issue called to your attention. The Board of Directors feel that issuing a rules violation without first notifying each homeowner

is unnecessary and un-neighborly.

We know that you take pride in joining your neighbors to keep our community a top-notch place to live. Your cooperation in quickly addressing and correcting any problems called to your attention is greatly appreciated by all Crossings residents and management.



It is important that you do not take offense at having an issue called to your attention



APRIL 10th 7 PM at the Clubhouse
Be there to take advantage of an opportunity to