

CrossWinds

May, 2001

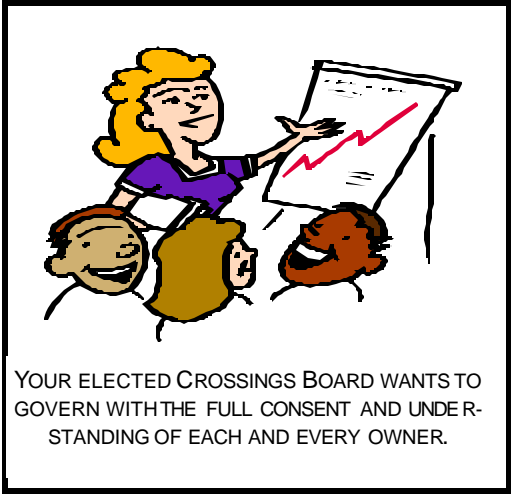
SEMI -ANNUAL HOMEOWNERS MEETING

**SUNDAY, MAY 20 AT 3PM
IN THE CROSSINGS CLUBHOUSE**

This is an especially important gathering because it's an opportunity to hear updates from members of the board in person and to offer opinions and ask questions. Board members will discuss the results of the independent auditor's review of the Crossings 2000 income and expenses and answer your questions on this year's projects. And it will be a new opportunity to renew old friendships and make new ones over hors d'oeuvres and drinks following the formal agenda.

Your elected Crossings Board wants to govern with the full consent and understanding of each and every owner. That's why this Board has worked to continue to keep all homeowners informed. First, this newsletter's emphasis continues to be on meaningful content – designed to help residents understand the way the Crossings Association works for everyone.

Continuing the keep-in-touch approach, check out the Crossings community website at AtHomeNet.com/Crossings. It contains a wealth of information about the Crossings, from forms and documents to Association Rules and Regulations. This newsletter you are reading in black ink is produced in living color on the website and is quite



spectacular. Go take a look!

This Board has established in-person forums such as Candidates' Afternoon and the Landscaping Forum and a full agenda is planned for the Homeowners Meeting in just a few weeks. This up-front and personal approach is intended to help make our Crossings community well informed and up to date on timely issues.

**MARK IT ON YOUR CALENDARS-
-AND MAKE ARRANGEMENTS
TO BE THERE!**

R E M E M B E R

**semi-annual
~~homeowners meeting~~
May 20 at 3 pm
in the clubhouse.**

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

Board Briefs

THE FOLLOWING ACTION WAS TAKEN BY THE BOARD:

- f The March 26th minutes were approved as corrected.
- f The annual Financial Review as of 12/31/2000 prepared by a Certified Public Accountant was accepted.
- f Further action on the proposed merger of the two Crossings Associations was tabled until the next meeting.
- f Bids for continued summer maintenance were awarded for top fence rails; staining; wood replacement and painting; concrete repair and replacement; asphalt; seal coating of driveways and parking pads; masonry; and weed and algae control for the lake.
- f Four Alterations and Additions requests were acted upon.
- f Committee reports were received, discussed, and recommendations approved as amended.

NOTE: COMPLETE AND OFFICIAL MINUTES, INCLUDING ALL COMMITTEE REPORTS, WILL BE POSTED ON THE WEB SITE AND ON THE BULLETIN BOARD FOLLOWING APPROVAL AT NEXT MONTH'S MEETING.

BOARD ATTENDANCE
for the meeting on
April 23, 2001

PRESENT:

Bill Bennett
Tony Catania
Lou Eisenberg
Astrid Hasley
Jen Mansfield
Joe Plata
Mary Jo Reid
Joe Rezek
Noreen Travers
Gregory Tretyak
Nancy Wakeman

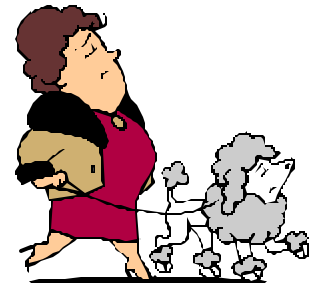
ABSENT:

Bruce Golovan
REPRESENTING PSI
Scott Johns
Debbie Radaux

PET WASTE

A WORD TO THE WISE: clean up after your pet! Failure to do so is a violation of Crossings Rules and the Village of Buffalo Grove ordinance. The Village imposes a \$500 fine for violators. Our property inspectors have been asked to be alert for violators because of the health and safety issues that animal droppings pose --- to say nothing of the aesthetic implications.

Please be responsible pet owners!



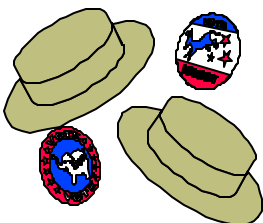
ELECTION 2001

On April 1st, the Crossings Board of Directors sponsored a Candidates' Forum for both contested local elections.

All of the Park District candidates and 8 of the 9 School Board candidates appeared before about two dozen residents of the Crossings, Concord Place, and the single-family homes. The exceptionally beautiful weather surely kept the attendance down on this, the last day of spring break.

The Park District candidates spoke first and then the School Board candidates took the floor. Refreshments and some "buttonholing" of the candidates followed a round of questions and answers. All of the speakers were articulate and knowledgeable and choosing among them was very difficult. Those who had the opportunity to hear the several points of view certainly were enlightened and hopefully their choices were influenced by the personal contact with the candidates.

Reporter Steve Zalusky was in attendance and wrote an article that appeared in the April 2nd edition of the Daily Herald. **SPECIAL THANKS** to the following people without whom we could not have done it: ☆LINDA ARMSTRONG, ☆ASTRID HASLEY, ☆JENNIFER MANSFIELD, ☆JOE AND MARIA PLATA, ☆MARY JO REID, ☆JOE AND BETTY REZEK, and ☆NOREEN TRAVERS.



PROPER TREE CARE --- MULCHING

Over the years, the Crossings Association has paid special attention to our trees. Of all the elements of our landscape, our trees are the most noticeable. They enhance our community greatly and help to increase our property values. Our 5-year landscape plan includes planting 20 new trees each year to assure that as our older trees die replacements will spring up nearby.

Beginning in 2001, our efforts to increase the longevity of our trees will be even greater. Arborists who have reviewed our property, have made several recommendations. While trees are quite majestic, they are not self-sufficient. However, the basics of tree care are fairly straightforward --- mulching, pruning, watering, fertilizing and spraying. The Crossings' Landscape Contractor already performs most of these tasks every year. Nevertheless, based upon the arborists' recommendations, we have modified our overall tree-care approach to be more aggressive. This issue of the *CrossWinds* will explain our revised mulching program, which is already underway.

Mulch acts as a blanket to hold moisture, protect against harsh soil temperature and reduce competition from grass and weeds for nutrients. It also protects the tree from lawn-mower and trimmer damage. Grass clippings, peat moss and sawdust are unacceptable as mulch. Shredded bark and

wood chips with leaf litter are ideal mulches. A 2" to 4" layer is just right because more than 4" may cause a problem with gas exchange. Mulch is never placed directly against the tree trunk since doing so will likely cause decay of the living bark at the base of the tree, as well as

SECOND -- those that have been incorrectly mulched by owners will be re-mulched. Some owners have placed ornamental stones and mulch around trees. Where this has been done properly, the Association will not redesign and re-mulch. However, if necessary, the owner will be notified and our landscaper will be asked to correct the problem in order to protect the life of the tree.

THIRD -- all trees with no cut-away area presently.

After our landscaper completes this work we will assess our remaining budget before deciding upon the next set of trees.

Please help us give our trees new life by not interfering with the workers who may be re-arranging the mulch around the tree in your courtyard. Please also notice your trees and call in if you see any in need of special care. And remember, please don't interfere with workers who are using your water spigot to water trees and plants --- they are only following Crossings Association policy.



al-

WE HAVE MODIFIED OUR OVERALL TREE-CARE APPROACH TO BE MORE AGGRESSIVE.

allowing rodents to burrow into the mulch and feed on the tree.

While many tree care experts recommend a mulch circle as far out as a tree's drip line (the width of the widest branches on the tree), practically, we do not have that much space. Our landscaper will be creating a mulch circle with a 4-foot radius around selected trees. Since we cannot afford to do all the trees this year, the landscape committee has prioritized the trees, based upon need.

FIRST -- all those trees that are distressed, but might still be saved.

WATER RESTRICTIONS BEGIN MAY 15TH.

ODD NUMBER STREET ADDRESSES MAY WATER ON ODD NUMBERED DAYS
EVEN NUMBER ADDRESSES ON EVEN NUMBERED DAYS
BETWEEN 12 & 6 PM

PHASED MAINTENANCE

Many of the newer members of our community and probably some of the long-timers are not familiar with the Crossings method for keeping our property in top-notch shape while holding costs in check as much as possible.

Each year, the board is responsible for letting a number of major project contracts. These contracts address --

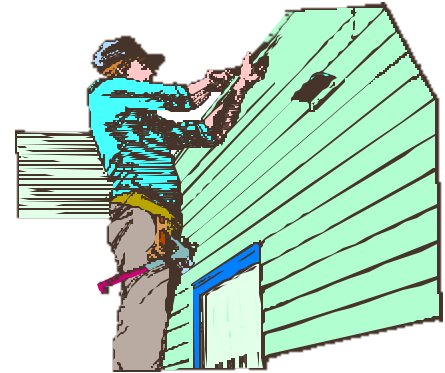
- replacing rotting or otherwise ruined wood
 - re-painting units
 - replacing cracked, broken asphalt
 - sealcoating asphalt that was previously replaced
 - replacing broken concrete walkways and stoops
 - providing new and replacement plantings and trees for those that have died or are dying throughout the common area
 - tuckpointing our brickwork
- It would be prohibitively expensive – and in many cases

unnecessary – to perform all of these tasks on every part of the property every year.

Instead, the entire property, all 226 units, the clubhouse, pool, barn, tennis courts and pump house are divided into four sections. Each of these sections is considered a “maintenance phase,” numbered from 1 to 4. Work is done in each of the major project areas once every four years, unless some egregious problem arises out of phase and then it is addressed immediately.

This allows your Board to complete repairs or replacements in an orderly and very cost-effective manner.

For the year 2001, wood replacement and painting is being done in maintenance phase 3. Concrete and asphalt will be done for phase 4; tuckpointing and other masonry for phase 2; landscape and seal-coat for phase 1. The center-fold of your Crossings directory



shows each of these phases and includes a map describing which parts of the Crossings are included in each phase. If this page of your directory is missing, you may call management to have a replacement page mailed to you. It is also available on the Crossings website at AtHomeNet.com/Crossings.

Also, as you may recall, the Village of Buffalo Grove will be repaving all Crossings streets. Some temporary inconvenience will result as they do each street, but provision has been made with the police department to permit street parking during the time when access to your garage and driveway will be impaired.

MAINTENANCE WORK BEGINS



At the April Board meeting, your directors approved contracts with several vendors, suppliers and craftsman to begin work on this year's major maintenance projects.

This year's maintenance phase for wood replacement, garage door replacements and painting is on Fremont Court East and West, 1203 to 1233 Franklin, 1250 to 1278 Farnsworth and 1369 to 1497 Bristol.

Wood replacement will be done first with painting following shortly after.

Please do your best to comply with the requests of the craftsman as they go about fulfilling their contracts. There may be some momentary inconvenience for those homeowners who are closest to the work sites, but the results will be a brighter, better looking and safer Crossings in which we can all continue to take pride.

TENNIS COURTS OPEN

By the time you read this our tennis courts will be open for Crossings residents and Associates. *You must have a Crossings' ID or be the bona fide guest, with a guest pass, of a resident or associate to use the facility.*

The Court lock box passcode is available on-line for all members with access to the members on-line area. Otherwise, contact Joe Rezek at 821-9700, PSI at 806-6121. *After May 15th*, you will be able to contact the on-site manager at the clubhouse during the day.

The courts are in very good condition and all players should do their best to maintain decorum and keep them in good shape. Please abide by the court rules and let courtesy dictate to avoid conflicts with other tennis players.



BOOK VAN

Beginning the first Monday in June, the Indian Trails Summer Book van will be parking in the Crossings Clubhouse parking lot from 6:30 to 7:00 PM each Monday evening.



Crossings residents are encouraged to visit the van, which will be carrying books for all, levels as well as puzzles and compact disks. Items borrowed are checked out for three weeks and may be returned either to the book van or the main library, located at 355 Schoenbeck Rd in Wheeling.

ON-SITE OFFICE OPENS

PSI property manager **DEBBIE RAVAUX** will be staffing our on site office in the clubhouse beginning May 15. Residents may bring issues, questions, comments, complaints and requests for work to her from 9am to 5pm Monday through Friday.

Debbie will also be working with our head lifeguard, Kathleen Danes, who will be managing the pool. Debbie comes to PSI from a 55 story high rise in Chicago where she was an assistant property manager. She is pleased to have been assigned to the Crossings for the next four months because she likes on-site work and because the Crossings is "one of the more impressive Associations I've seen," according to her. *Welcome, Debbie, and we'll try not to overwhelm you with issues on your first day!*



DON'T BE LEFT OUT OF THE SWIM!

The pool will be open on Memorial Day, May 28, 2001, weather permitting. If all goes very well we will open a few days early on Saturday May 26. Watch the bulletin board at the clubhouse for information.

PLEASE REMEMBER, YOU WILL BE NOT BE ADMITTED TO THE POOL IF YOU DO NOT HAVE A PHOTO ID CARD.



There is no charge for the ID cards unless you need a replacement. Replacements for lost, misplaced or stolen cards cost \$5.00 each for each card.

THE FINAL TWO DATES DATE FOR THE PHOTO SESSIONS AT THE CLUBHOUSE ARE SATURDAY MAY 5TH FROM 10AM TO 1PM & SUNDAY, MAY 20TH FROM 1PM TO 3PM.

Please bring identification that shows your address.

After May 20th, cards may be obtained by sending a 1" by 1" photo for each family member to PSI's management office or by bringing the photos to the office in the club-

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!

May Board Meeting is before the SEMI-ANNUAL HOMEOWNERS MEETING

SUNDAY, MAY 20TH

Board meeting begins at 1PM - Homeowners meeting begins at 3PM

All Crossings residents are encouraged to attend

VILLAGE ASSISTS CROSSINGS

Our Village Manager, William Balling, literally sprung into action to help the Crossings in our ambitious tree-mulching program. Mr. Balling facilitated the dumping of 6 loads of prime mulch on Crossings property from trucks that were filled via the Village's tree trimming program, saving us the expense of picking it up at the village.

As the village foresters trimmed trees throughout Buffalo Grove, their on-site chipper turns the trimmed branches into mulch. Ordinarily the mulch is trucked to the Village Public Works area, where Buffalo Grove residents are encouraged to take whatever they can use. Six of those trucks stopped by the Crossings and dumped their mulch here.

Bill Balling's help will allow the Crossings budget to stretch to mulch more trees, prolonging additional tree lives. Many thanks to Bill and the Village.



DID YOU KNOW.....

.....that maintenance requests can be taken on-line 24 hours a day?

Enter the Crossings Web site for residents and owners only at AtHomeNet.com/Crossings and click on "Maint Request (PSI)" in the left channel.

It will bring up a new window connected to PSI (our management company). Just enter your details and *be sure to leave your contact information!*



NOTE: Call 847-634-6020 for immediate emergency service.

.....that the Minutes from all Board meetings are now posted on our Web site?

Go to: AtHomeNet.com/Crossings Click on "Documents" in the left channel and then select **Minutes 2001**".

Additionally, recent copies of the Minutes are posted on the bulletin board in the game room, and are visible from the outside of the Clubhouse.

NOTE: Paper copies of all previous Crossings documents are available to all Unit Owners upon request.