



CrossWinds

June, 2001

STATE OF THE CROSSINGS

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.
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provided by Crossings
Board of Directors

For those that were unable to attend the members semi-annual meeting, here are some highlights from the meeting discussion.

FINANCES

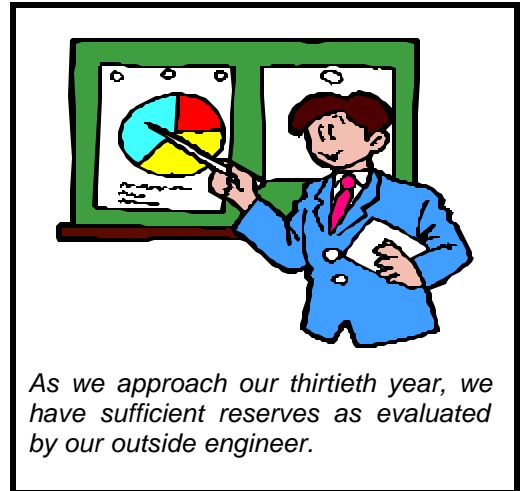
Our financial condition is excellent. As we approach our thirtieth year, we have sufficient reserves as evaluated by our outside engineer. As associations age, more money and effort is needed to maintain the property, but in our case, we have planned well, provided for all contingencies to date and have never had the need for a special assessment.

MAINTENANCE

All of our annual phased maintenance contracts have been let, including wood replacement, painting, concrete, masonry, fence up-keep and staining and post mailbox replacement. Our contractors will begin work on these projects shortly. The Maintenance Committee is investigating replacing many existing gutters with oversize gutters and downspouts to carry rainwater away from our homes more efficiently.

POOL/TENNIS

Our pool has been painted, filled and inspected by the Village of Buffalo Grove. We have a top-notch head lifeguard, Kathleen Danes, who has hired 7 others to guard the safety of our pool and



its patrons. Our tennis courts were opened on schedule, April 15.

COMMUNICATION

Our general communication with homeowners remains high with the now monthly publication of the *CrossWinds* and the continual updating of our website. A direct link from our website to the PSI service request form has been added. An owner can go to our website, click and report a service problem directly to PSI.

For the next several months, a PSI on-site manager, Debbie Ravaux, will be available to address homeowner issues and will keep tabs on our various contractors from our Clubhouse office, further enhancing homeowner contact.

Beginning Monday, May 21, PSI

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STATE OF THE CROSSINGS ASSOCIATION

Continued from front page

will be using their PostCard Response System (PCRS) within the Crossings. Each service request will be acknowledged within 24 hours via a postcard to the homeowner. The card will indicate the nature of the request and which contractor has been assigned. Homeowners are asked to call PSI if the contractor has not contacted them within 7 days. After your service request has been filled, you may rate both the timeliness and professionalism of the contractor and send the card, postpaid, back to PSI for follow-up.

LANDSCAPE

Our landscape committee has been very active over the last several months. Eleven new trees have been planted, some new beds have been cut, including the one in front of the clubhouse, mulch has already been placed around all of our pines and other trees in distress and the rest of the mulch will be placed in the next few weeks. This year's maintenance phase, Anderson Lane and part of Fairfax Lane will see replacement plantings in many of the courtyards, exceeding a total of \$6,000.

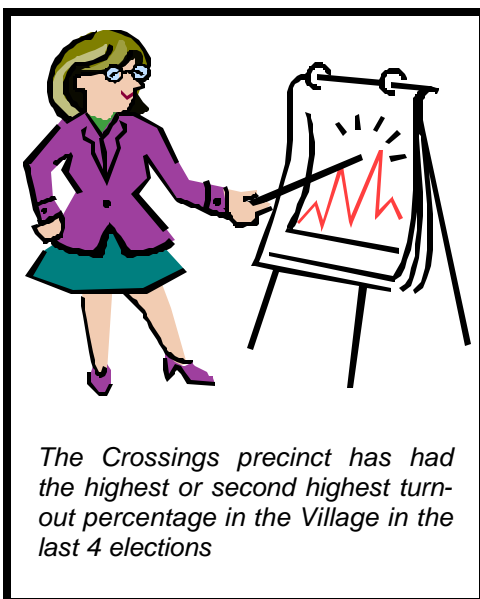
RECREATION

Our Recreation Committee has sponsored a night with the landscaper, a political forum

and our homeowners meeting. They have some fun and interesting activities planned for the summer months including, perhaps, a classic film festival on Saturday nights.

PLANNING

Our Planning Committee has made contact with the Village,



The Crossings precinct has had the highest or second highest turnout percentage in the Village in the last 4 elections

Police and Fire Departments to begin discussions on creating a Crossings disaster recovery plan to be used in the event of fire, tornado or other natural disaster. We want to be in better shape than Villa Verde was when fire destroyed part of their complex. In addition, an overall strategic plan is being developed for the Crossings which will be of value to future boards and to realtors as they show Crossings Properties.

GOVERNMENT

Our government committee has been active in maintaining a presence at Village meetings, developing rapport with the Village manager and with the Village Engineer and encouraging Crossings voters to go to the polls. The Crossings precinct has had the highest or second highest turnout percentage in the Village in the last 4 elections. Our elected officials take notice of a politically active community, as can be seen in the activity to re-do our curbs and streets, half of which were not scheduled originally until 2003. Also, the village delivered 12 truckloads of mulch into the Crossings at no cost to us.

In short, we are working hard to maintain the Crossings as a premier place to live, and we are working just as hard to keep our costs in check.

**WHAT A GREAT PLACE
TO LIVE!**

The Crossings

CROSSINGS GLUE: IT MAKES US STRONG

What makes the Crossings so peaceful and beautiful and such a premiere place to live? Certainly our management company has helped guide us and is an important reason for our success. And just as certainly the owners' money plays an indispensable part. But it would be a mistake to believe that owners are getting only what they pay for!

Take another look at the accomplishments laid out in the *State of the Crossings* article elsewhere in this newsletter. These results are due in great part to a group of dedicated volunteers, beginning with your board of directors.

Each of your 12 directors is assigned to at least two committees and some directors have taken on three. The Committees are where the heavy lifting is done --- all the groundwork, review of bids, idea generation, discussion and argument for different points of view --- takes place at committee meetings. When a committee makes a recommendation to the board it is almost always followed -- because the Board knows what effort, research and sometimes agonizing has taken place to reach a consensus.

Six Directors have

also accepted the mantle of committee chair, while also serving on other committees. Each and every one serves without any compensation other than the satisfaction of helping to make our community more desirable and to continually improve our property values.

That's not all. Nine non-director owners also serve on the permanent committees, bringing important, fresh insight into deliberations. **MIKE FIELD** and **ALICE MORSE** serve on the Government Committee; **MILO LUNDELL** and **KAREN LARSON** on Landscape; **GAIL SIMON** offers her ideas to Recreation; **LINDA ARMSTRONG**, **NANCY DEPREE** and **ELLEN JACOBS** help with Communications and **RON MACFARLANE** contributes on the Maintenance Committee.

But there's more! Eleven other owners have volunteered to serve on two ad hoc committees --- **CHERYL BLASCO**, **JERRY CONROY**, **ELLA KALMANOVSKY**, **BARBARA CORONATO**, **ALLA POLYAK** and **STUART ADDIS** on the Parking committee, seeking a solution to Crossings parking issues; and **CHERYL** (again), **DONNA DESTAFANI**, **GLORIA LUKSA**, **CAROL STRICKER**, **BARBARA RIX** and **MARY WHEELER** on the Clubhouse Inspection Committee.

That's over 30 owners giving freely of their time, effort and ideas to help make the Crossings as good as it is. Why not join a committee? Contribute your ideas and your unique insights to the Crossings future through work on a committee.

See the website for a list of current committees and chairs and call or drop a note.



**ALL OF US
WORKING
TOGETHER
IS WHAT
MAKES US
STRONG**

SUMMER FUN

Looking for something to do over the summer? Don't forget the Summer concerts in Buffalo Grove – Lawn Chair Lyrics on Tuesdays and the Rotary Village Green on Thursdays. These concerts are FREE. Just bring a blanket or lawn chairs and have an enjoyable evening.



2001 Rotary Green Concerts begin on June 7 at 6:30 p.m. with Dining on the Green and 7:00 p.m. for the concert. Rotary Green is located on Buffalo Grove Road, just North of the Post Office. Programs include jazz, the BG Singers, Swing/Big Band, Rock and Roll, and much more. The Park District Lawn Chair Lyrics are held at Willow Stream Park, 651 Old Checker Road. They begin on Tuesdays at 7:00 p.m. Entertainment includes 50's-90's Pop, Beatles Tribute, Calypso, Country, and Top 40 Rock. The Buffalo Grove Area Chamber of Commerce provided this information and schedule.

A CROSSINGS SURVEY for homeowners

CONCRETE GARAGE FLOOR

AND

ATTIC INSULATION

WHAT DO THESE TWO OWNER RESPONSIBILITIES HAVE IN COMMON?

BOTH ARE THE SUBJECT OF THIS MONTH'S CROSSWINDS SURVEY – a new feature of your newsletter.

A homeowner has told the board that he is thinking of replacing his garage floor concrete slab. He said that it is cracked, spalling and unsightly. While garage floors are each owner's responsibility, if enough other owners want to replace it, the Association may be able to arrange a group purchase, which may lower the cost per floor substantially.

If you have an interest in getting a cost estimate under a group purchase, please fill out the form below and either mail it to PSI or put it in the Clubhouse dropbox by July 1st.

Another owner, concerned about rising energy costs, is researching the cost to supplement the insulation in the attic above his home. Although the enhancement of insulation is a homeowner responsibility, if enough owners want to beef-up their insulation, the Association may be able to get a reduced price with a group buy.

If you are interested in getting a price, please check the appropriate box in the form below and mail it to PSI or drop it at the office by July 1st.

**PLEASE PARTICIPATE BY COMPLETING AND RETURNING THE SURVEY BELOW
NO LATER THAN JULY 1st**

Name _____ Address _____ Phone day _____ Phone evening _____	I would appreciate information on a group purchase because I am seriously considering: <input type="checkbox"/> Replacing my garage floor <input type="checkbox"/> Enhancing my attic insulation
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Use the clubhouse office or dropbox to return your survey by the July 1st deadline! </div>	

PET OWNERS TAKE HEED

Many Crossings residents remain concerned about the few pet owners who do not clean up after their pets. The Landscaping Committee is gathering homeowner input and will publish articles on this subject in the next several CrossWinds. If you have ideas for dealing with pet waste or with those who do not clean up after their pets, please put your comments in the drop box at the Clubhouse.

In the year 2000, Buffalo Grove issued over 160 citations for unleashed pets and/or failure to immediately remove waste. Each violation can result in a fine up to \$500. According to the Buffalo Grove Community Relations Officer, a police officer would have to witness the violation unless the complainant agreed to testify in court as to what he/she observed. He said that residents generate the vast majority of calls for this ordinance violation.

Those Crossings owners who are concerned about pet waste and see a violation can file a complaint with the police and/or our Management Company, PSI. In either case, the complainant must be willing to testify in court or to the Crossings internal hearing committee. Bear in mind that our rules cannot be enforced for those folks who don't live in the townhomes but walk their pets here.



WIND AND GARGAGE

Spring storms and winds bring more than showers and flowers. They also send loose garbage and newspapers flying all over the neighborhood. Please secure your recycling by placing loose items in paper bags, tying into bundles, or placing a weight on the top. All garbage, by Village Ordinance, must be in covered containers or secure plastic or paper bags. This can be a health issue due to wild life such as rodents and birds who may tear into flimsy plastic and/or paper bags.

Trash should be not placed at curbside before 5:00PM on the day before scheduled pick-ups. Your neighbors will appreciate your cooperation.



SUMMER READING IN YOUR OWN BACK YARD

The Indian Trails Library Summer Book Van will be parking in the Crossings Clubhouse parking lot from 6:30 to 7:00 PM every Monday evening beginning in June.

Crossings residents are encouraged to visit the book-mobile which will carry books for all reading levels, children through adults, as well as puzzles and compact discs. Materials may be checked out for three weeks at a time. You must have an Indian Trails library card to check out any materials. Cards are available at no cost either at the Book Van or at the main Library, located at 355 Schoenbeck Road in Wheeling.



Crossings Homeowners Association
Community Newsletter
C/O Property Specialists, Inc.
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Rolling Meadows, IL 60008

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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 Meetings on Monday, June 25th and July 23rd

All Crossings residents are encouraged to attend

BOARD BRIEFS



THE FOLLOWING ACTION WAS TAKEN BY THE BOARD:

- April minutes approved
- Jennifer Mansfield ratified as Chair of Recreation
- Proposal to replace post mail boxes approved.
- Financial report approved
- Proposal to replace some gutters and downspouts tabled until June
- Four A&As considered.
- Two Hearing Committee recommendations acted upon
- All Committee reports received and approved

**BOARD ATTENDANCE
for the meeting on
May 20, 2001**

PRESENT:

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

ABSENT:

Bruce Golovan
Nancy Wakeman
REPRESENTING PSI
Scott Johns
Debbie Ravaux