

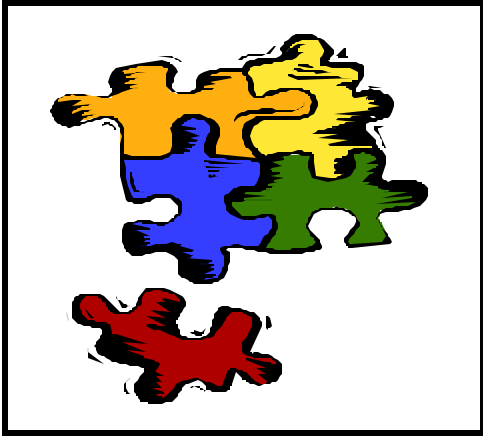


CrossWinds

July, 2001

AND THEN THERE WAS ONE

When the Crossings Association was originally created 27 years ago, it was done as two separate condominium associations. Those folks living north of Fremont are part of "Crossings Homeowners Association." Those living south of Fremont are part of "Crossings #2 Homeowners Association." Legally, we are two separate entities.



Most associations of the type similar to The Crossings have a "master" association, which holds title to such amenities as the Clubhouse, swimming pool, tennis courts and barn, and is responsible for care of the grounds. The underlying associations, then, are responsible only for the buildings.

located within that association. This could, for example, include the clubhouse and pool located in only one association. Such an outcome would result in a serious assessment inequity between the two associations.

But there is no master association at The Crossings, so the clubhouse, pool, tennis and lake are in one association and the barn in the other. To get around this, each and every year in November or December, the two Associations agree to operate as one by signing a one-year operating agreement.

Also, if one refused to sign, the associations would have to decide how to split up the money they have jointly saved in reserves. Our attorney warns that such a splitting could have tax implications.

Our attorney has warned us that this is a tenuous legal connection and that either of the two associations could refuse to sign the annual agreement, creating a legal nightmare. Each association would be responsible for maintaining whatever property is

What should we do? Our attorney, Robert P. Nesbit, of Kovitz, Shrifrin & Waitzman, a pre-eminent condo law firm, suggests we merge from two legal entities into one.

**NE XT MONTH
THE PROS AND CONS OF MERGING**

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

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is designed &
published by
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Board of Directors

BOARD BRIEFS

- ☆ Due to the resignation of Joe Rezek, Jennifer Mansfield was elected as Secretary for the Association Board. Board members from Phase II/IV elected Astrid Hasley as President of Phase II/IV. In addition, Barb Blatz and Nancy Wakeman agreed to take over Joe's duties as polling place coordinator so that the Crossings clubhouse can continue to be a Lake County polling place.
- ☆ A Contract was approved with AT&T to market and install digital telephone equipment in the Crossings.
- ☆ The contract for wood replacement was amended to include the use of cement fiberboard in lieu of wood for the current wood replacement project.
- ☆ The Board approved a revision to the A&A process designed to simplify the process and to allow for easier compliance and enforcement.
- ☆ A Resolution was adopted honoring Joe Rezek for his devoted service as a Board Member.
- ☆ Fines for rules infractions was discussed and the Board voted to change the rolling inclusion period from 6 to 24 months. Note: Changes will be published in the next Crosswinds and posted on the Crossings Web Site.

BOARD ATTENDANCE
for the meeting on
June 25, 2001

PRESENT:
Bill Bennett
Barbara Blatz
Tony Catania
Lou Eisenberg
Astrid Hasley
Jen Mansfield
Joe Plata
Mary Jo Reid
Joe Rezek
Noreen Travers
Gregory Tretyak
Nancy Wakeman
REPRESENTING PSI
Scott Johns
Debbie RavauX

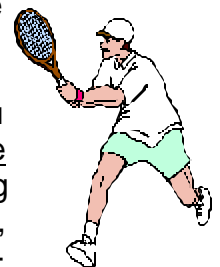
COMMITTEE HAS SUMMERTIME SUN & FUN IN HIGH GEAR!



After we all suffered through a very cold and rainy Memorial Day weekend, our beautiful, freshly painted pool and Tennis Courts opened under the direction of The Crossings Head Lifeguard, Kathleen Danes. The pool is open for you and your invited guests to enjoy morning, afternoon and evening.

If you did not have the chance during the last few months to get your household's Pool Passes and Guest Passes, simply bring an individual photograph of each of your household's family members to the Lower Level of the Clubhouse during regular business hours. Debbie RavauX will be able to make Pool Passes for you. In addition to The Crossings web-site, during the Summer Months, our Lifeguard Staff and on-site Management Representative, Debbie RavauX, will be able to provide to you the combination for the Tennis Court locks. The combination is changed every Monday.

CALLING ALL JUDGES!! Is it a lob or is it love? Is it match point or do you have the advantage? The Recreation Committee is planning to sponsor a Table Tennis and Court Tennis Tournament on July 14, 2001. But, before we start ranking the soon to be discovered Andre Agassi's and Jennifer Capriatti's of The Crossings, we need QUALIFIED volunteers to be line judges for the tournaments. If you are interested, please call the Clubhouse at 847 634-0012 and leave a message for Jennifer Mansfield, Recreation Committee Chair.



BACK BY POPULAR DEMAND will be the Annual Crossings Flick and Float night on August 3, 2001. Starting July 21, 2001, there will be a Movie Pick List at the clubhouse for you to write in your vote on the movies that you want to see. We will be showing a Children's Movie at dusk and

WELCOME NEW BOARD MEMBER!

Barbara Blatz, a Crossings resident for 21 years, was elected by the officers of Phase II/IV to serve on the Board to replace Bruce Golovan. Bruce submitted his resignation after serving as a member since his election from Phase 11/1V in November of 2000. Time commitments did not allow him to continue to serve at this time. The Board extended thanks Bruce for his service and time and regrets that he had to step down.

Barbara is not new to Crossings activities having previously served on two ma-

Barbara hopes to bring another view to board issues and a common sense approach to problem solving.

for Crossings Committees. Barbara was an active member of the ad hoc committee to modernize the rules and has also served on the Clubhouse Inspection Committee.

She will continue to serve as a Board Member until the next election at the Annual Meeting in November. Barbara hopes to bring another view to board issues and a common sense approach to problem solving. She has spent 27 years in elementary education with experience as a classroom teacher, and in resource and administration.

The Board welcomes Barbara and looks forward to working with her in the months to come.

ANNOUNCING WEB SITE ACCESS TO PSI!

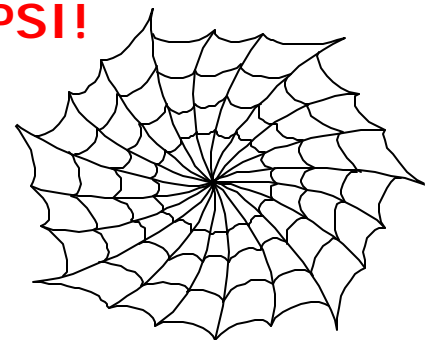
The Crossings Web site has a dedicated link to the Property Specialties Inc. Web site page for maintenance requests.

When you're in the Resident Only portion of the Crossings Web site, there is a link in the left channel titled "Maint Request (PSI)". Clicking on that link will take you to the PSI Web page for maintenance requests.

Fill in your particulars -- make sure you include your contact information -- then click

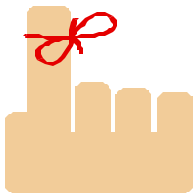
on the "Submit Request" button -- it goes to Tracy Hill directly! Mr. Hill will direct the disposition of your request -- and a representative of PSI should contact you within two business days.

If you need some information or assistance during the work week, you can call the on-site manager at 634-0012. If she is not in the office, you can leave a voice mail and your call will be re-



turned later in the day.

Naturally, if this request is an emergency *after hours*, then call 847-806-6121 and follow the lead to make an emergency request.



Garbage Reminder: There will be no pickup July 4.

All subsequent pick-ups that week will take place one

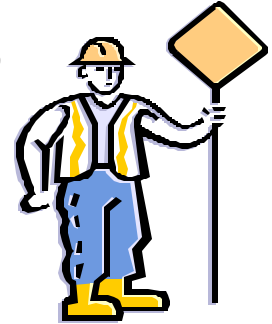


ROAD CONSTRUCTION ALERTS

From approximately July 9 to October 26, Lake Cook Road will be reduced to one lane in each direction between Arlington Heights Road on the west and Lexington Drive on the east. Because Lake Cook is so heavily traveled, this road construction is expected to cause traffic delays. Motorists are strongly encouraged to avoid the area during the construction.

Portions of IL Route 83 from Lake Cook Road north to Bank Lane will be resurfaced beginning June 18 and continuing until approximately the end of August.

Portions of IL Route 21 (Milwaukee Avenue) at the Deerfield Parkway intersection will be resurfaced beginning June 18 and continuing until approximately the end of August.



LAWN FURNITURE

Our landscaper mows Crossings grass on Thursdays during the summer, weather permitting. Those owners with lawns between the privacy fences who would like the landscaper to mow must remove any articles, including lawn furniture by 8:00 AM Thursday. The landscaper has taken reasonable care in moving articles left on the lawns. However, the larger items present difficulty in moving and then moving back without damaging homeowner's possessions. The smaller items present a danger of not being seen and subsequently being chewed up by the lawnmower and potentially injuring the landscaper. To protect the owner's articles and for the landscaper's safety, the landscaper will be instructed to bypass lawns between privacy fences that have not been cleared.



RECREATION COMMITTEE PLANS SUMMER FUN

Continued from page 2

then a movie of your choice for us "older kids" after that. This year, we have made provisions that if the weather doesn't cooperate with us...we'll move Flick and Float into the clubhouse...so write in your movie picks...and we'll see you for this year's Flick and Float.

RACE DAY will be at The Crossings August 4, 2001 !!! We will have The Crossings Swimming Competition with races in various age groups and – of course – medal ceremonies after each race. Anyone want to take a stab at composing The Crossings Anthem? It's a great day for our community and we want to get EVERYONE involved. We are looking for volunteers to be Team Captains for Beverage and Ice Services, Grilling Services (including using your personal grills – we'll provide the charcoal, etc.), Sound/Audio System, Set Up/Tear Down Captains and the most important position.... The Team Captain of Great Weather. Leave a message for Jennifer at the Clubhouse if you're interested.



WORKERS WORK

Please refrain from discussing work in progress with workers. Please do not ask workers to “fix this small problem” or “caulk this hole” or touch up this paint job”. Be aware that our contractors follow specific work orders and it is our management company’s responsibility to oversee the workers and to inspect their work product for completeness and quality. As an owner, if you see a problem or need to have an item repaired, please call management and they will assign your task to the proper contractor.



Contractors who are diverted by homeowners from their assigned tasks will be censured. All contractors have been instructed to politely but firmly inform homeowners of the need to call management with their comments and requests. Adhering to this policy is the most cost-effective approach for all Crossings homeowners.

AT&T LOCAL TELEPHONE & HIGH SPEED INTERNET OPTIONS



The Board has negotiated an agreement allowing AT&T to market digital telephone service through a cable connection and converter to Crossings townhome owners. AT&T’s monthly charge for telephone service is competitive with Ameritech and there is no charge for adding the converter to your cable line. Contact AT&T at 1-888-824-8741. You do not have to change your phone number to convert to digital AT&T.

AT&T also offers an Internet connection through the same cable. The connection is many times faster than the 56K modems now in use in many computers. Using this connection also frees up your phone line and allows full-time, constant connection to the Internet --- no more dial up --- you are always on-line. Contact AT&T for this service at 630-716-2800.



TAKE A BITE OUT OF CRIME

At 7:46 PM on May 15, two teenagers were arrested on the Crossings dock for marijuana and drug paraphernalia possession. According to the police, the two were fishing at our pier, but neither are residents of the Crossings or of Buffalo Grove. The officer would not say where they do reside, but did say that a local citizen called the police to complain that teen-age smokers were on the dock -- and the rest you know.

Crossings rules prohibit any non-resident from using the facilities that Crossings owners pay for, unless they are accompanied by a Crossings resident. As the summer reaches its height, the Crossings grounds and other facilities become more and more attractive. Homeowners should stay alert for any activity that could be harmful to residents or their children and not hesitate to call the Buffalo Grove police to report any unseemly behavior. As an assist, the police have agreed to step up their Crossings patrols.



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

Pre Sorted Standard
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Buffalo Grove, IL 60089
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Inside this issue:

Board Briefs	2
And then their was One	1
Summer Time Fun	2
Road Construction Alerts	4
Web Site Access to PSI	3
New Board Member	3
High Speed Internet Options	5
Board Member Honored	6

**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, July 23rd and August 27th

All Crossings residents are encouraged to attend

**JOE REZEK
HONORED FOR SERVICE
TO THE CROSSINGS**

In recognition to his service as a Board Member, Chairman of the Maintenance Committee, Treasurer of the Association, management of the Clubhouse and tennis courts, and, most recently as Secretary, the Crossings Board unanimously passed the following

RESOLVED: That the Crossings Homeowners Association Board of Directors, on behalf of the entire Crossings Homeowners Association, thanks JOSEPH Rezek for his lasting contributions to the Crossings and wishes him and his family Godspeed on the road to their new home.



JULY 4 CELEBRATION

LOOKING FOR FIREWORKS ON THE 4TH OF JULY?

Look no further than our own Buffalo Grove. The Glenview Community Band will once again perform a patriotic concert at Rotary Green beginning at 7:00 PM. Rotary Green is located on Buffalo Grove, just north of the Post Office.

This popular concert sets your feet tapping and your heart thumping. In a stirring conclusion they perform the 1812 Overture to coincide with the fireworks at dusk.

Bring your lawn chairs, picnic basket, blankets, children and parents and join the fun. The fireworks are on the Buffalo Grove Golf Course and can be seen from Rotary Green and Willow Stream Park on Checker Road as well as from the public grounds of the Golf Course.



HAVE A SAFE 4TH!