

CROSSINGS
HOMEOWNERS
ASSOCIATION
COMMUNITY
NEWSLETTER

CrossWinds

September, 2001

CROSSINGS PROPERTY VALUES CONTINUE TO SOAR

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

On-Site Manager:
DEBBIE RAVAUX
(847) 634-0012
P.S.I.:
(847) 806-6121

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

From 1998 through mid-2001, the average sale price of a Crossings townhome rose from \$166,022 to \$216,429 based upon a total of 71 sales that closed during that time. That is an outstanding increase of over 30% in 3 ½ years! (See the accompanying chart)

The largest all-model percentage increase has occurred during the last six months (14.1%) and the smallest from 1998 to 1999 (5.0%). The Hillside model showed the largest increase over the 3 ½ years, 40.6%, and the Glenwood the smallest, 14.0%.

Over the 3 ½ years, average prices for Lakeviews increased from \$162,100 to \$207,750 (28.2%); Glenwoods increased from \$156,500 to \$178,467 (14.0%); Oakwoods increased from \$172,375 to \$223,000 (29.4%); and Hillcrests increased from \$179,214 to \$251,938, an astounding 40.6% over 3 ½



years! Only 3 Brookside were sold during the period so conclusions cannot be drawn. This data comes from the Lake County Assessor's office along with data from a Realtor's report.

From January 2000 through July 2001, the average days on the market for any Crossings townhome was 22 days and the average sale price was 98.1% of the original listed price. All of

CROSSINGS HOME SELLING PRICES 1998 THRU JULY, 2001

<u>Model #</u>	<u>1998 Avg. Sale Price</u>	<u>#</u>	<u>1999 Avg. Sale Price</u>	<u>#</u>	<u>2000 Avg. Sale Price</u>	<u>#</u>	<u>2001 Avg.* Sale Price</u>	
Oakwood	4	\$172,375	5	\$179,980	5	\$198,310	1	\$223,000
Lakeview	5	\$162,100	8	\$167,887	3	\$191,834	4	\$207,750
Hillside 7	\$179,214	2	\$214,300	3	\$225,625	4	\$251,938	
Glenwood	6	\$156,500	4	\$162,700	4	\$159,000	3	\$178,467
Brookside	1	\$125,000	1	\$163,000	1	\$156,000	0	\$0
All Models	23	\$166,022	20	\$174,270	16	\$189,745	12	\$216,429
% Increase				5.0%		8.9%		14.1%

*2001 Data through July only

BOARD BRIEFS

- C The minutes of July 23rd were approved as corrected
- C Financial statements and committee reports were reviewed and accepted
- C A resolution in support of extending Route 53 and a position opposing the proposed Village balcony ordinance were adopted.
- C A directive was given to our Management company to hold informational meetings whenever large expenses will be charged to multiple unit owners, such as garage doors and chimney rebuilds.
- C A&A applications and rules violations were discussed and voted upon.
- C The Management Company was directed to remove and destroy the playground equipment adjacent to the clubhouse as dangerous.
- C The "Gutter Guys" bid for installing oversized gutters on three buildings was approved.
- C Chimney rebuild specifications were approved and Kerri Mullen was rati-

COMPLETE AND OFFICIAL MINUTES, INCLUDING ALL COMMITTEE REPORTS WILL BE POSTED ON THE CROSSINGS WEB SITE AND THE BULLETIN BOARD

BOARD ATTENDANCE
for the meeting on
August 27, 2001

PRESENT:

Bill Bennett
Barbara Blatz
Tony Catania
Lou Eisenberg
Astrid Hasley
Joe Plata
Noreen Travers
Gregory Tretyak
Nancy Wakeman

ABSENT:

Jen Mansfield
Mary Jo Reid

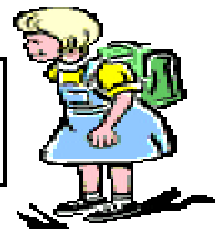
REPRESENTING

PSI

Scott Johns
Debbie Ravaux



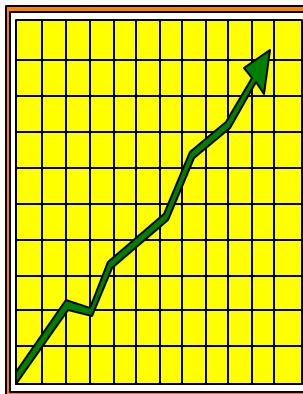
Summer's over - so be cool
Be careful driving when kids go to school!



CROSSINGS VALUES SOAR

these numbers point to the desirability and salability of Crossings homes.

Comments from Realtors indicate that the Crossings Internet site has helped sell prospective buyers, that the landscaping and superior upkeep of the buildings is a plus and that the soundness of our financial reserves as well as our amenities have all contributed to this value run-up.



Your Board of Directors and our management company, PSI, want you to know that our efforts to maintain and enhance the Crossings are paying off for each and every homeowner in real dollars of additional value.

The Crossings is not only a great place to live but also a better investment than the stock market.

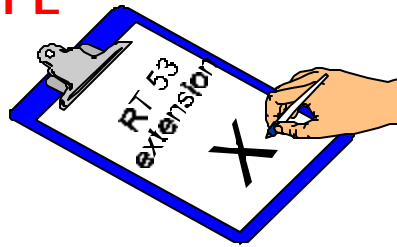
ROUTE 53 UPDATE

The extension of Route 53 is an issue that will have a direct effect on your quality of life and on your home values.

While it has not been the policy of the Crossings Board of Directors to take positions on political issues, **the board has endorsed this extension because it will have a direct effect on Crossings living.**

We can report that Village officials and Rep. Sidney Mathias are also strongly in favor of extending Route 53. Trustee Berman (the Village transportation liaison) has asked all citizens of Buffalo Grove to sign a petition in favor of extending Route 53.

If you signed a petition in favor, or against Route 53 this spring, please be advised that the enclosed petitions are for a different element of the process. You need to make your voices heard – **AGAIN!** Please have every adult in your household sign a copy of the enclosed petition. Do not have



PLEASE SIGN AND RETURN
THE ENCLOSE PETITION

more than one adult sign one petition, make a separate copy for each adult who signs.

Return all petitions to the mail slot at the Crossings Clubhouse and we will forward them. Or you may mail them directly to the Honorable Jeffrey Berman, Buffalo Grove Village Hall, 50 Raupp Blvd., Buffalo Grove, IL 60089.

This is a very important issue that will determine the quality of life and home values in this area for decades to come. **Make your voice heard, NOW!** And be SURE to contact your elected representatives and let them know how you feel on this important issue.

YOUR REPRESENTATIVES:

LAKE COUNTY COMMISSIONER DAVID STOLMAN

1137 Old McHenry Road,
Suite 206
Buffalo Grove, IL 60089
847-808-2150 (O)
847-808-2154 (F)

STATE SENATOR WILLIAM PETERSON

3050 Main Street
Prairie View, IL 60069
847-634-6060

STATE REPRESENTATIVE SIDNEY MATHIAS

1161 Old McHenry Road
Suite 203
Buffalo Grove, IL 60089
847-955-0612
847-955-0613 (FAX)

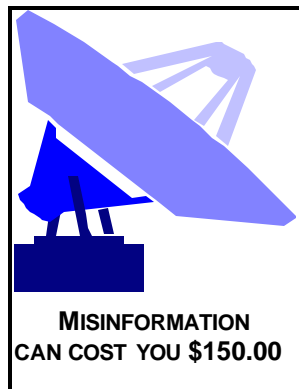
GOVERNOR GEORGE RYAN

Floor 16
100 W. Randolph
Chicago, IL 60601
312-814-2121
governor@state.il.us

SATELLITE DISHES ----- WARNING!

Some contractor/installers are giving incorrect information to Crossings owners about satellite dish installations. There is no FCC rule that requires the Association to allow satellite dishes on the roofs or on the siding.

The FCC ruling only affects a limited area of the Crossings, and does not give residents the right to place satellite dishes wherever the contractors prefers, and most cer-



tainly does not permit any installation without notification to the Board.

Before attaching anything to any part of the exterior, check with the Crossings Board or Management Company. **Not doing so could result in an immediate \$150 fine.**

For information about satellite dish installation, call PSI at 847-806-6121.

WELCOME TO ALL

Your board of directors invites all owners and residents to attend any Board or committee meeting. Interest in the workings of your association is encouraged. When you do attend, keep in mind that a protocol is necessary to ensure that the business of the Association is completed on a timely basis.

The agenda for Board meetings is set about a week prior to the actual meeting so that advance material can be sent to all board members. The members review the material and question management and each other in advance of the meeting permitting questions and most non-policy issues to be handled outside of the meeting.

New issues that arise at the meeting are normally assigned to a committee to study and report back to the board at a future meeting. This approach is followed so that an appropriate amount of review is given to each issue and to be more certain that objective decisions are being made in accordance with the bylaws.

The 10 minutes immedi-

ately before the Board convenes is allocated to Association owners who wish to address the board on any issue. The time is equally divided among all owners who wish to speak. This limit is strictly ad-



More owners participating means better Board decision making.

hered to, except in case of emergencies. Any non-emergency issue will either be referred to management to correct or to a committee to investigate.

If an owner has a question about a maintenance, billing or other personal issue, it is best to contact management as soon as the question arises

rather than waiting for a board meeting. This will allow management to begin to correct the problem as soon as possible.

If the question or comment is about a policy issue, rule or suggestion for different procedures, it is best to contact the chair of the committee assigned the to area you are concerned about. If you are unsure who that is, please ask management or any board member for assistance. Committee chairs are posted on the clubhouse bulletin board and on our website

Within these parameters, owners are invited to address the board or any board committee at any meeting. Owners are also encouraged to contact any board member or management anytime you have a concern.

Owner participation is encouraged because over the years, experience has shown that the greater the participation, the better the decision making.

BUILDING COORDINATORS



The Communication Committee is looking for volunteers to be building coordinators. Here is a job description:

- i Introduce yourself to new neighbors within 14 days of move in.
- i Deliver the information card that contains information needed by a new resident.
- i Offer to answer any questions or refer them to the management company

BEWARE OF CHIMNEY FIRES

Have you given any thought to your chimney lately? This is a good time to arrange for an inspection. Most homeowners with woodburning fireplaces are aware of the problems of creosote buildup and take proper measures to avoid chimney fires, odor and structural damage.

However, it is just as important to regularly inspect chimneys and vents for gas furnaces, fireplaces and appliances.

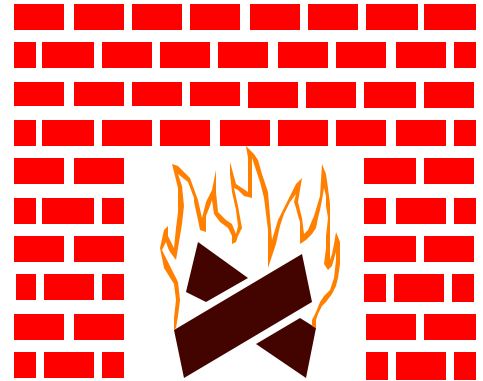
According to the maintenance responsibility chart (available from PSI or the Crossings website), Crossings owners are responsible for the interior cleaning of chimneys and for proper maintenance of chimney structure as well as cleaning of all vents. (The Association no longer provides any cleaning of the rooftop dryer vents because they are cleaned much more thoroughly from inside the home at the dryer up towards the roof.) The Association provides external tuckpointing and a protective coating for the brickwork ex-

terior. However, chimneys are a limited common element and each owner is responsible for the care and maintenance of the structure and internal cleaning.

Chimney fires, carbon monoxide infiltration and structural damage can effect homes on either side of the chimney owner. In view of these safety issues, the Crossings Board of Directors strongly urges each owner to schedule a professional annual chimney inspection.

Also, if the chimney has no proper flue or liner on the inside, creosote could be soaking into the brick leaving an odor of creosote in the house even when the fire is out. Just as bad, lack of a proper liner could be damaging your chimney structure so severely that its integrity is in question. The older the flue, the more likely that it will show signs of deterioration which could lead to blockage and either fires or carbon monoxide infiltration or the eventual collapse of the structure.

The Chimney Safety Institute of America (CSIA) warns



about possible blockage and recommends an annual inspection of chimneys by a certified chimney sweep. These professionals look for potential problems with carbon monoxide levels in the home. Signs of monoxide include moisture on the windows and black streaks on walls around registers. They will also be able to tell if your chimney vents are functioning properly.

For a list of certified chimney sweeps and copies of information brochures call CSIA at 800-536-0118 or visit their website at www.csia.org.

BUILDING COORDINATORS

- i Call attention to the Emergency Contact Form and work with the new owner to fill it in.
- i Occasionally deliver flyers announcing community events.
- i This is a volunteer position and we ask for a one-year commitment and volunteers will attend a brief training session.

If you'd like to volunteer, please call Mary Jo Reid, Communications Chair or drop your name

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

Inside this issue:

Crossings Value Soars	1
Board Briefs	2
Route 53 Update	3
Satellite Dish Warning	3
Chimney Fires	5
Building Coordinators	4
Welcome All	4

**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, September 24th and October 22

All Crossings residents are encouraged to attend

RACE DAY RESULTS

BIG SPLASH 6 AND UNDER

1st Place: Allan Shylack
2nd Place: Omar Niazi
3rd Place: David Shekman

BIG SPLASH 7, 8, 9

Blake Selimos
James Zotto
Rueben Rier

BIG SPLASH 10,11,12

Eugene Shlyakhta
Andrew Roers
Ilana Brodsky

BIG SPLASH 13 AND UP

Zax Rosenberg
Sarah Brodsky
Vlad Manko

FREESTYLE 6 AND UNDER

Omar Niazi
Allan Shylack
Jenna Smith

FREESTYLE 7,8,9

James Zotto
Rueben Rier
Deirdre McGarry

FREESTYLE 10,11,12

Nana Hyun
Eugene Shlyakhta
Bianca Niazi

FREESTYLE 13 AND UP

Andy Rabrich
Sarah Brodsky
Max Kelman

UNDERWATER 6 AND UNDER

Omar Niazi
Allan Shylack
Jenna Smith

Underwater 7, 8, 9

Daclean McGarry
James Zotto
Rueben Rier

UNDERWATER 10, 11, 12

Nana Hyun
Eugene Shlyakhta
John Park

UNDERWATER 13 AND UP

Ben Bechtolsheim
Zax Rosenberg
Max Kelman

HULA HOOP WINNERS

1st place: Max Kelman
2nd Place Rachel Heiss
3rd Place: Zax Rosenberg

PING PONG CHAMPS

BEGINNERS

Vlad Manko
Danielle Brutman
Gitta Starozhitsky

ADVANCED

Andy Rabrich
Eugene Shlyakhta
Allan Pukshansky