

CrossWinds

October, 2001

CROSSINGS
HOMEOWNERS
ASSOCIATION
COMMUNITY
NEWSLETTER

Property Manager
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Crossings Web Site:
[AtHomeNet.com/
Crossings](http://AtHomeNet.com/Crossings)

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Board of Directors

RAIN, RAIN AND MORE RAIN

Within the last two or three weeks many homes have had water infiltration as a result of seepage, backup or window well overflow. The most damage was done in the early morning hours of September 19 when our area received a torrential drenching in a few minutes. Many owners are concerned about the Crossings drainage system and whether there is any way to prevent water in our homes in the future.



Over the last several years, the Crossings has augmented our 30 year old drainage system with additional sump pumps (each pit now has a primary AND a back-up pump), with additional pits, by digging swales to help move the water away from homes and by extending downspouts. We periodically inspect the pumps to be sure they are operating properly, even when it has not rained for a long period of time. In the most overworked pit, we installed a "bypass pipe" that pumps the rain water out of

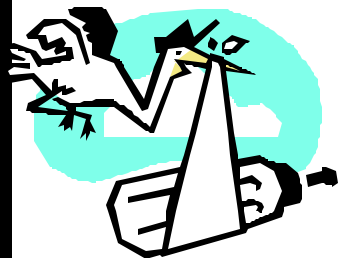
the storm system and into the field behind the 1300 Fairfax building, which acts as a temporary detention pond during very hard rains. We have photographed the inside of the tile and pipe system and have repaired cracked, broken or obstructed tiles. We have asked the Village to do the same for their storm system into which our pits empty and they have complied.

Nevertheless ----

- If every pump (22) in every Crossings sump

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CALL & NOTICE SOON TO BE DELIVERED



Within a week or ten days after you receive this issue of the CrossWinds, the call and notice for the Crossings Annual meeting will arrive in your mailboxes. It will contain the 2002 budget proposal, which the Board will vote on at the Annual meeting after hearing comments from the membership. It will also contain the individual statements of each of the announced candidates for the Crossings Board.

When you review the budget and see that your assessment cost is going to increase by less than 3%, you may want to say thank you to our many committee members and volunteers. These dedicated residents have donated their efforts and in so doing have helped to enhance our community and property values while keeping costs well in check.

BOARD BRIEFS

- \$ The meeting opened at 7:00 PM with the Pledge of Allegiance to the Flag and a moment of silence in memory of those lost on September 11.
- \$ Several residents were present to discuss flooding problems due to the recent downpour. President Cataria and PSI representatives took note of all concerns. (See cover article)
- \$ Minutes of August 27 were approved.
- \$ Unaudited Financial Reports were reviewed and accepted as presented.
- \$ Management reported that oversize gutter replacement will begin with two buildings on Fairfax.
- \$ Approved recommendation of the Landscape Committee that the playground area adjacent to the clubhouse become a grassy area with benches.
- \$ Recommendation of the Maintenance Committee for guidelines to review future A & A submissions was approved. Bill Bennett will assume the Chair for the maintenance committee.
- \$ Three A & A applications were approved. PSI will notify homeowners of any corrections or changes necessary.
- \$ Board discussed and favored including paid advertisements in the Crosswinds.

BOARD ATTENDANCE for the meeting on September 24, 2001

PRESENT:

Bill Bennett
Barbara Blatz
Tony Catania
Lou Eisenberg
Astrid Hasley
Jen Mansfield
Mary Jo Reid
Joe Plata
Nancy Wakeman

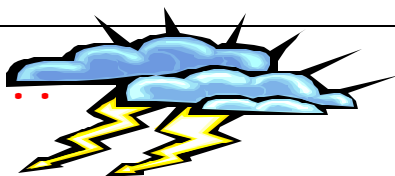
ABSENT:

Noreen Travers
Gregory Tretyak

REPRESENTING PSI

Tracy Hill, CEO
Debbie Ravoux

And MORE RAIN...



ing at full capacity,

- AND if every gutter is completely free of all debris,
- AND if every downspout is extended 20 feet away from every home,
- AND if every underground water tile is intact and debris-free

And we have a "microburst" of water (LOTS of rain in a VERY SHORT time), then many basements will take on water.

Here's why ----

The Crossings was built in an area that was part of the Buffalo Creek drainage area. Water from surrounding areas originally drained through the Crossings and then into the creek. At least three lakes were

excavated during the construction, with the soil removed then used to raise the level of the land for the construction of some of the buildings. Many of our buildings, however, are placed so low in the ground as to have little or no runoff drainage possible. In some cases, backfilling of the homes even came up to the siding. (It is recommended that siding start no less than 6-8" above the soil level).

This low placement plain also created a problem of how to move the ground water (high even in the best of times) away from the buildings and into a storm system. A rather unique system of what amounts to lift

stations (we call them "sump pump pits") was designed and installed. This system "lifts" the ground water, collected around the foundation footings (we call them "tiles") of each building, and raises it to a second piping system. This second piping system is the Village "gravity feed" system – it relies on the downward slope of the piping to move the water along to either a lake or the Arlington Heights road storm sewer system.

An inherent problem with any gravity feed system is that

only so much water can be in the pipe, moving at the speed dictated by gravity. The lift stations do force-feed some of that water,

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And STILL MORE RAIN

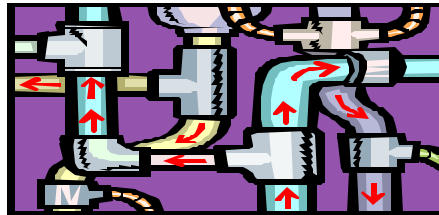
but as it moves along the pipe, it will slow down, causing a limit to the amount of water that can be "shoved" into it.

In addition, when the water level of the lakes rises above the inlets, there is eventually a problem with more water being forced into the lake (the weight of the water in the lake is fighting against the flow coming in). As to the Arlington Heights Road storm system, the Village has placed a restrictor in the line to limit the flow of water entering the system from the Crossings.

Discussions with the Village in the past indicated that this was necessary due to the other storm water entering downstream - i.e., only so much water will fit in their pipe, and it won't be all Crossings water. Although President Hartstein has been sympathetic and willing to help, so far the Village won't remove the restrictor, fearing major flooding farther down the line.

There are only two approaches that your Board can see which will alleviate our problem --- and both have met with opposition in the past. The first is to convince Buffalo Grove to remove the restrictor from our storm system. Previously, we found that 31" of combined input pipe circumference was restricted to a combined 15" in outflow to the Arlington Heights Road sewer. That seems to be a very severe restriction.

The other is to obtain permission to use Children's Park as a temporary retention pond



when the rainfall requires another outlet because the volume of water exceeds the storm system's capacity. Previously, the Park District has been unwilling to do this.

The Board will be revisiting these two approaches and would welcome owner involvement. A special ad hoc committee on drainage has been formed headed by Lou Eisenberg. The committee's goal is to establish a non-confrontational dialog with the Village and the Park District toward eliciting their help in finding a permanent solution to the Crossings drainage problem. Please call PSI if you would be willing to volunteer to serve on this committee or to help organize efforts in some other way.

In the meantime, each owner is encouraged to review their personal insurance with their agent or broker to be sure that you have water backup/seepage coverage for the improvements made to your unit. Crossings Association insurance only covers owners' units to the original construction, i.e., unfinished basement, which includes drying out and disinfecting.



UPDATE ON ROUTE 53 EXTENSION

Residents of the Crossings, along with our neighbors in Concord, have signed over 200 petitions for the extension of Route 53. Board member Lou Eisenberg has taken the responsibility of organizing this petition drive and will present these signatures to Buffalo Grove Village Trustee Jeff Berman who serves as the Village liaison to the governing State and Lake County traffic organizations.

Trustee Berman will include these signatures in public hearings and other presentations in support of the extension.

Thank you all who took the time to learn about the issue and added your support.

DON'T FORGET!

- ★ Drain and unhook hoses from your outside water spigot before a freeze. Water left inside can burst the pipes.



- ★ Window well drains are a homeowners responsibility. Consider window well covers to protect from falling leaves and clogging the drain.

ELECTION OF THE CROSSINGS BOARD

In this edition of the CrossWinds, you will meet those candidates for the Board of Directors who have so far declared themselves. This is by no means an endorsement of any of these candidates, but simply a way to help each homeowner get to know a bit more about the candidates who seek to lead the Crossings in 2002.

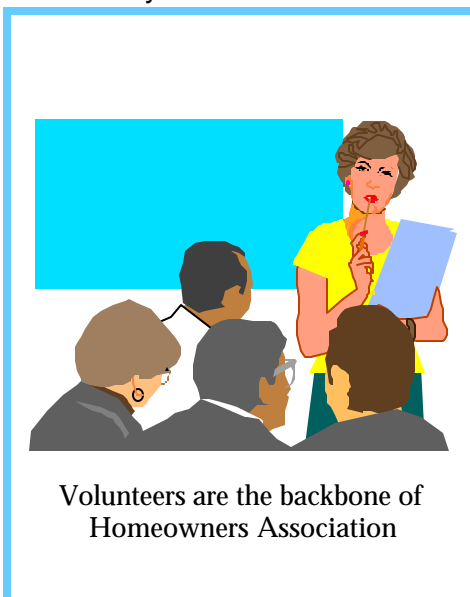
Seven seats will be up for election this November, three from Phase I (those homes North of Fremont) and four from Phase II/IV (all other homes). Owners in phase I may only cast their household's vote for candidates from Phase I. Since three positions are open, up to three candidates may be marked on the ballot. Likewise, owners in Phase II/IV may only cast their household's vote for candidates from Phase II/IV. In phase II/IV, four positions are open, so up to four candidates may be marked on the ballot.

Each of the candidates has signed a statement of candidacy, acknowledging that he or she is an owner in the Crossings Homeowners Association and that Board service will take time away from some other part of his or her life. Board members are expected to attend monthly board meetings (length has been consistently around 2 hours), first reviewing the board packet materials in advance. As a result of that review, questions should be asked of management and each other prior to the meeting (1 to 2 hours). Participation in up to two committees (usually meetings are once a month for from 1-2 hours

each) is also expected.

The statement of candidacy also requires that those who sign it be willing to accept the responsibility of Board membership, as well as accountability to the voting members of the association. And finally, by signing the statement of candidacy each candidate has acknowledged a commitment to work for the best interests of the Crossings Homeowners Association.

Those members of our community who are listed in this



issue of the CrossWinds have agreed to all these points and should be commended for being willing to put part of their personal lives aside to work for the betterment of the Crossings.

Good luck to all in the November elections!

Those who file a statement with PSI no later than November 1, 2001 will be included on the printed ballot which will

be distributed at the annual meeting.

CANDIDATES FOR THE CROSSINGS BOARD

The election will be held on November 11 at the Annual Meeting. Nominations may be made from the floor on the day of the meeting.

Phase I (North of Fremont). Three seats open for election.

TONY CATANIA, 1295 FARNSWORTH. Tony has been a resident of the Crossings for 16 years. For 10 of the years he has served on the Crossings Board and held the offices of Treasurer, Vice-President, and most recently as President. He serves on two other charitable boards as well as on the stewardship committee of his church. Tony retired after 35 years with Kemper insurance in various management and corporate officer roles.

"I am personally committed to continuing the open communication, teamwork, committee orientation, efficiency and concern for both community and individual rights put firmly into place and adhered to by the current board."

LOU EISENBERG, 1213 FRANKLIN LANE. Lou has been a Crossings resident for 23 years. He has served on the board for five years, three of which he served as Vice-President. He currently chairs the Government Committee, serves on the Communications Committee, and manages the Crossings Web site. He is a

BOARD OF DIRECTORS ELECTIONS CONTINUED FROM PREVIOUS PAGE

self-employed database designer with significant knowledge of and experience in administering the Crossings legal documents.

"The Crossings Board is NOT about individuals, it is about teamwork. Right now, we have an accomplished team in place. Vote to keep it going."

GREGORY TRETYAK,

1245 FRANKLIN LANE. Gregory has lived in the Crossings for 6 years and is completing his first term as a Board Member. He is chairman of the Planning Committee that oversees long range projects. He also serves on the Recreation Committee.

"I would like to make the Crossings a place for living in which I, my family, and my neighbors will enjoy and be proud of. Only we ourselves can do it."

Phase II/IV (all other homes)
Four seats open for election

BARBARA BLATZ,

1126 FRANKLIN LANE. Barbara was elected to complete an unexpired vacancy on the board. She is a 22 year resident of the Crossings and was part of the committee to review the Rules and Regulations and recommend changes a few years ago. She also served on the Clubhouse Rental Committee. She is currently serving on the Landscape and Recreation Committees.

"During the last four months I have filled a vacant position on the Board and have enjoyed making contributions, as well as seeing some of the inner workings of our association. I would

like to continue volunteering my time to aid in making The Crossings a great place to live."

ASTRID HASLEY,

1418 FAIRFAX LANE. Astrid has lived in the Crossings for 3 years and is completing her first term on the board. She serves as Treasurer and Chair of the Finance Committees, keeps track of the accounts payable and finds the best CD rates for our reserves. She also serves on the Hearing and Government Committee. Her board attendance has been exemplary, only missing one meeting in two years.

"During these past two years, the Crossings Board has accomplished immeasurable projects while keeping our reserves very strong. At the same time we have cut the increases in the Association dues in half. I have enjoyed my first term on the Crossings Board and hope to continue working toward a beautiful and close-knit community."

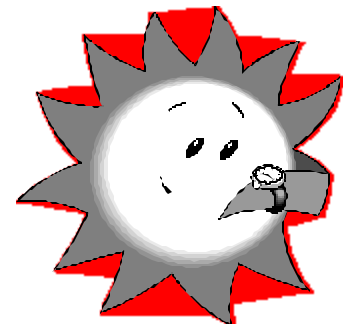
RICK SCHIFF,

1566 ANDERSON LANE. Rick has been a resident of Buffalo Grove for 7 years. He served on the Board of Directors for a previously owned condominium. He owns his own business and was a branch manager for a national service company responsible for contract negotiations. He wants to bring his experience and skills to the Crossings Board.

"I would like the opportunity to contribute to make our community better. I am a team player

yet I strive to get things done that benefit the majority rather than the few."

Daylight Savings
Time Ends
October 27th



Turn Clocks BACK 1
hour

CORRECTION

Last month's CrossWinds printed an incorrect address for our State Representative Sidney Mathias.

The correct address is
4256 N. Arlington Heights Road,
Suite 104,
Arlington Heights, IL 60004.

We apologize for the mistake.

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 Monday, October 22

All Crossings residents are encouraged to attend

DISASTER RELIEF INFORMATION

THOSE WHO WISH TO HELP THE VICTIMS OF SEPTEMBER 11TH, 2001
TRAGEDY CAN DO SO IN ANY OF SEVERAL WAYS.

Donate Blood

All blood types are needed. Donors must be at least age 17 (16 with parental consent), weigh 110 pounds or more and have no active allergies, cold or flu. Donors are asked to bring a photo ID showing date of birth and to be sure to eat a good meal and drink plenty of fluids before donating.

7 Days Weekly
12 Noon - 7PM at these
LifeSource locations

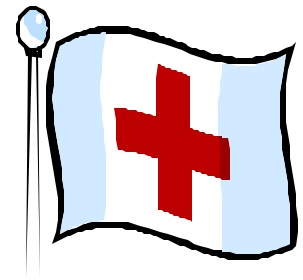
Gurnee - 5250 Grand Ave.
Lake Bluff - 223 Waukegan Rd.
Lake Zurich - 790 Rand Rd.

Contact the American Red Cross at 1-800-GIVE-LIFE, 312-729-6100, or visit the Red Cross web at <http://www.redcross.org> for information.

The Buffalo Grove Blood Donor Commission also advises that you may donate blood at the Arlington Heights Life Source Donation Center, 93 W. Rand Road Phone: 577-5797. For more information, call LifeSource at 1-800-LifeSource.

Donate Money and Goods

Call the **American Red Cross**, at 1-800-HELP-NOW or the **Salvation Army**, at 1-800-SALARMY



The **Federal Emergency Management Agency** has additional information on how to help with the relief effort. Medical personnel willing to help in the effort should call 1-800-801-8092. Those wishing to volunteer general services should call 1-518-431-7600.

Red Cross

