



CrossWinds

January, 2000

2001

Congratulations

New & Returning Board Members



With the completion of the 2000 elections, we have 6 returning members and 6 new members to the Crossings Board of Directors.

NEW TO THE BOARD ARE:

Bill Bennett, Bruce Golovan, Jennifer Mansfield, Joe Plata, Mary Jo Reid, and Noreen Travers.

RETURNING TO THE BOARD ARE:

Tony Catania, Lou Eisenberg, Astrid Hasley, Joe Rezek, Gregory Tretyak and Nancy Wakeman.

CROSSINGS
HOMEOWNERS
ASSOCIATION
COMMUNITY
NEWSLETTER

We're On the Web:
[AtHomeNet.com/
Crossings](http://AtHomeNet.com/Crossings)

MANAGEMENT'S
NEW NUMBER
Property Specialists
(847) 806-6121

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

Committee Volunteers

The Crossings runs on a committee system and the Crossings Board gratefully acknowledges the following residents for their commitment to our community:

Communications
Linda Armstrong
Nancy DePree
Ellen Jacobs

Government and Rules
Mike Field
Alice Morse
Landscaping

Karen Larson
Milo Lundell

Maintenance
Ron MacFarlane

Recreation
Gail Simon

In late January, committee meeting schedules will be posted on the bulletin board in the lower Clubhouse (also viewable from the outside), and at our Web site. (www.

[AtHomeNet.com/
Crossings](http://AtHomeNet.com/Crossings)

All committee meetings (except the Hearing Committee) are open to all residents, and all residents are encouraged to join the committee of their choice and help make the Crossings an even better place to live.

Board Business

MOTIONS UNANIMOUSLY APPROVED:

- ✓ The minutes of October 23, 2000 as amended
- ✓ The minutes of the November 13, 2000 as presented
- ✓ Treasurers Report accepted as presented
- ✓ Resolution 2000-09 to authorize the Treasurer to deposit \$100,000 in a CD
- ✓ Committee Assignments as amended
- ✓ Revised Board Credo and 2001 Priorities
- ✓ Reimbursement to homeowner for medical expenses resulting from a fall on the ice
- ✓ Audit proposal from Michael Cochrane for a sum not to exceed \$1600
- ✓ Insurance proposal from Allstate Insurance for a sum not to exceed \$38,292
- ✓ Rejection of Alteration & Addition application from 1488 Fairfax for lack of a presentation
- ✓ Vice President's Report as presented
- ✓ Government Committee's Report as presented
- ✓ Resolution 2000-10 approving changes to the Rules & Regulations to permit garage sale signs

TEAMWORK:
It gets the job done
TEAMWORK:
It works at the Crossings!

BOARD ATTENDANCE for the meeting on December 11, 2000

Tony Catania
Bill Bennett
Lou Eisenberg,
Astrid Hasley
Joe Plata
Mary Jo Reid
Joe Rezek
Noreen Travers
Gregory Tretyak
late arrival-
Bruce Golovan

ANNUAL MEETING NOTES

Thanks to all the owners who turned out for the annual meeting. Many issues were discussed and the past year's accomplishments and issues were reviewed. For those of you who were unable to attend, the next few newsletters will contain highlights of the presentation and the ensuing discussion.

Maintenance

All asphalt, concrete, wood replacement and painting scheduled for 2000 was completed. And all wood replacement and painting scheduled for 1999 (but not completed in 1999) was also completed.

The replacement of privacy fences authorized by the Board in 1996 was completed in 2000

with the last of the fences installed along Franklin and Anderson.

The major flooding on Fairfax has been stopped with the addition of a sump pump pit and repair of underground tiles.

Total net gains of 15 trees were planted after accounting for trees replaced because of storm damage.

The last of the new light fixtures were installed. This is another project that was authorized and begun 5 years ago.

Communications

An Internet site for the Crossings was established, a homeowners survey was distributed with actions taken as a result of homeowner feedback and

our newsletter was re-named and published monthly.

Financial

Our 2001 budget was approved with the smallest increase in over 5 years and our annual audit and triennial reserve study concluded that our financial condition was top-notch.

Future

Homeowners were encouraged to join one of the Crossings Committees and to take an active part in shaping the direction of landscaping and other enhancements being considered for 2001.

2001 Crossings Board of Directors Committees

COMMUNICATIONS

CHAIRMAN – JO REID

COMMITTEE MEMBERS

Linda Armstrong
Nancy DePree
Lou Eisenberg
Ellen Jacobs
Jen Mansfield
Gregory Tretyak

MAJOR PROJECTS

- ✓ Publish monthly newsletter
- ✓ Revive Building Coordinator Concept
- ✓ Spruce-up Welcome & Social
- ✓ Maintain up-to-date info on Internet web site

RECREATION

CHAIRMAN – TONY CATANIA

COMMITTEE MEMBERS

Bill Bennett
Jen Mansfield
Joe Plata
Jo Reid
Gail Simon
Noreen Travers

MAJOR PROJECTS

- ✓ Clubhouse, Pool & Tennis Courts
- ✓ Market Pool/Clubhouse to Associate Members by March 1st

GOVERNMENT & BY-LAWS

CHAIRMAN – LOU EISENBERG

COMMITTEE MEMBERS

Mike Field
Astrid Hasley
Alice Morse
Joe Rezek

MAJOR PROJECTS

- ✓ Hearing Committee
- ✓ Review Rules & Regulations
- ✓ Revise 'friendly' wording

FINANCE

CHAIRMAN – ASTRID HASLEY

COMMITTEE MEMBERS

Bruce Golovan

MAJOR PROJECTS

- ✓ Budget & Investment oversight

PLANNING

CHAIRMAN – GREGORY TRETYAK

COMMITTEE MEMBERS

Bill Bennett
Bruce Golovan
Joe Plata
Nancy Wakeman

MAJOR PROJECTS

- ✓ Business Plan
- ✓ Disaster Plan
- ✓ Recommend Crossing enhancements

MAINTENANCE

*CHAIRMAN – JOE REZEK**

COMMITTEE MEMBERS

Bill Bennett
Ron MacFarlane
Joe Plata*
Jo Reid*

MAJOR PROJECTS

- ✓ Obtain "Leaf Free" Demo
- ✓ Investigate vinyl siding
- ✓ Review contracts language
- ✓ Install postcard responses

* denotes A&A Subcommittee Members

LANDSCAPING

CHAIRMAN – TONY CATANIA

COMMITTEE MEMBERS

Bill Bennett
Bruce Golovan
Milo Lundell
Karen Larson
Noreen Travers
Nancy Wakeman

MAJOR PROJECTS

- ✓ Location for '01 plantings
- ✓ Forum with ALM in late March
- ✓ Update 5 year plan

Special Notes of Thanks

A special thank you to the following residents for their efforts ordering and distributing the wreaths this year.

ASTRID HASLEY

JENNIFER MANSFIELD

BILL BENNETT



The Crossings wishes to thank all those who participated in purchasing the annual holiday wreaths this season.

Every year the clubhouse is decorated for the holiday season.

This year the Crossings would like to thank the efforts of **CAROL STRICKER** for getting the job done.

THE EXECUTIVE COMMITTEE AND OUR PROPERTY MANAGER

wish to express their thanks for the outstanding insight, leadership and inspiration with which our **PRESIDENT TONY CATANIA** has discharged his duties during this past year.

We are fortunate to have this level of energy and commitment practiced in our community.

Snow Removal Procedures



With everyone's cooperation, snow can be removed from all areas more efficiently in a much shorter period of time.

The Crossings contract with ALM for snow removal includes the procedure stated below.

It is imperative that ALL residents and their guests adhere to these procedures when appropriate in order to insure a comprehensive and quick snow removal.

When removing the snow, the clubhouse parking lot is the first to be cleared. This is done so that all cars parked on a driveway or guest parking area can be moved to the clubhouse lot once it has

been plowed. This allows all the driveways and guest parking areas to be cleared of snow.

Shoveling of walks and courtyards is done after the completion of the plowing.

If you have any questions, concerns, or complaints, please direct your calls to your property manager at (847)806-6121.

Preserve the Crossings Winter Record

Another winter means another season of temptation to enjoy the ice on the lake. **PLEASE DON'T!**

In the history of the Crossings there has never been a serious accident involving ice on the lake. Let's keep it that way!

Parents are encouraged to tell their children and their guests not

to venture out on the ice. The aerator keeps the lake from freezing over and whatever ice does form, is most treacherous.

Let's all make sure we have another safe winter season by educating our children about the dangers of our pond.



The pond **NEVER** completely freezes!
STAY OFF!

Mysterious Winter Roof Leak

Many homeowners who have humidifiers in their units experience mysterious 'roof leaks' in the winter. What may be occurring is over humidification.

Leaks due to over humidification occur when warm humidified air inside the house rises to the attic. It is then condenses and freezes on the cold surfaces such



Avoiding a roof leak could be as simple as turning down your humidifier

as support beams, pipes, walls and the inside of the roof. Frost will appear on ceilings and walls. When warmer weather comes, the ice in the attic will melt and drip in to the ceilings. To avoid this problem, try the following: **TURN DOWN THE HUMIDIFIER AS THE TEMPERATURE OUTSIDE GETS COLDER.**

ANNUAL MEETING FEEDBACK

Those who attended the Annual Meeting heard the usual give and take during homeowners' forum where owners are encouraged to ask questions, voice concerns, and generally speak-up with their opinions and comments. Most of the issues were discussed and either responded to or notes taken for research and response later.

However, a number of issues, raised by one homeowner, were left unanswered. This article addresses those comments.

COMMENT 1

- A SPECIFIC BOARD MEMBER USES HIS POSITION TO TAKE ADVANTAGE OF OTHER HOMEOWNERS.

No individual on the Board has any power on his or her own. All decisions are reached by a majority vote of the Board, with most actions being unanimous or nearly unanimous. **No action can express the will of only a single Board Member.** As always, owners are strongly encouraged to attend Board meetings and see for themselves how decisions are made. Board meetings are open, details are reported in the *CrossWinds* and owners who attend, if desired, may record the meetings.

COMMENT 2

- -- IT TOOK THE THREAT OF A PETITION DRIVE TO FORCE THE BOARD TO RAISE THE WATER TEMPERATURE OF THE POOL.

At the only Board meeting where this subject was discussed, homeowners (not this one) were heard and then the Board acted to increase the water temperature, even though it had originally been set the same temperature as the year before. **No petition was ever presented or threatened.** The Board acted simply because the Board's predilection is to be responsive to the wishes of the owners, whenever possible.

COMMENT 3

- -- AN INCIDENT WHERE THIS RESIDENT UNILATERALLY REMOVED LIGHT BULBS FROM ASSOCIATION LIGHTING FIXTURES WAS USED AS AN EXAMPLE OF BOARD UNRESPONSIVENESS.

As soon as the Board was aware of the complaint, a compromise was proposed by a Board Member and readily agreed to by the owner and the Board. Rather than being an example of a recalcitrant Board, **this is an excellent example of a responsive Board.**

COMMENT 4

- -- FINES LEVIED FOR DAMAGE TO THE CLUBHOUSE ARE CAPRICIOUS, AND IT IS INAPPROPRIATE FOR A BOARD MEMBER TO BE LEVYING FINES.

All fines are specifically spelled out in the Clubhouse rental contract that was written by a committee of owners, and is signed by the renter. Renters walk through the Clubhouse prior to renting and record any existing problems on a checklist. After the rental, the renter records any differences. Subsequently, the Management Company levies fines if any of the provisions of the contract have been violated. This is a factual process in which the renter fully participates with a volunteer Board Member. **This procedure protects all owners from unnecessary assessments caused by the negligence of individual renters.**

Waiting to vent at the annual meeting only makes it more difficult to reach solutions that will satisfy individuals and protect the remaining owners' rights as well. The Board encourages owners to call with their complaints and comments **as issues arise.** As the above illustrates, letting issues fester, imagined or actual, over a long periods of time only leads to anger and misinformation

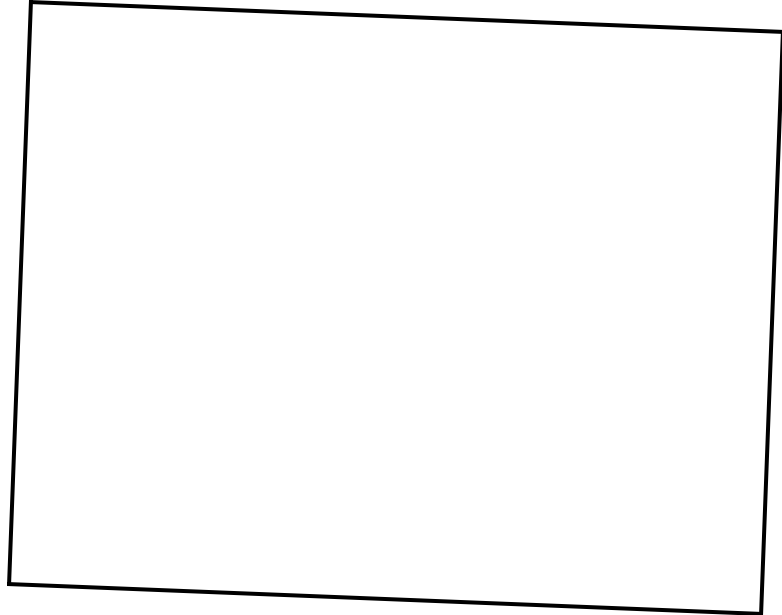
Once again, the Board invites all residents to call the Management Company as needed, to contact individual Board Members with concerns, to attend committee meetings, and to attend Board meetings throughout the year to stay abreast of and to give input toward the actions being considered and implemented by the Board.

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

BOARD OF DIRECTORS MEETINGS
4TH MONDAY OF EVERY MONTH
CROSSINGS CLUBHOUSE

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Garage Sale Signs Approved

The Crossings Board of Directors approve the placement of garage sales signs on the property.

The new rule (which is available on the Crossings Web site) allows: the placement of the Buffalo Grove Garage Sale Permit on the owners property; the placement of one garage sale sign, no larger than 24" x 32", on the Common Elements near the "T" intersection in front of the Clubhouse; and the placement of one garage sale sign, no larger than 24" x 32", on the Common Elements near the "T" intersection of Fremont and Fremont, just east of 1316 Fairfax Lane.

No other garage sale signage is permitted; no garage sale signage will be displayed before the

Village permit takes effect; all garage sale signage will be removed before the Village permit expires; and all Common Elements will be returned to their original condition after the garage sale signage has been removed.

Remember, Village ordinance requires the purchase of a 72 hour garage sale permit, and limits the number of permits, for each address, to three per year.



CAUTION

WATCH YOUR STEP

Please make sure no electric cords or other decorative articles impinge on the sidewalks or driveways in your holiday decorating.

Lack of proper installation of these items makes snow removal impossible and can damage snow removal equipment, for which the unit owner is responsible.

Electric cords, ropes etc. are prohibited from crossing sidewalks and driveways.