

# CrossWinds

## CANDIDATE FORUM

March, 2001

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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provided by Crossings  
Board of Directors

On Sunday, April 1, at 3 PM, the Crossings Homeowners Association will sponsor a Candidates Forum at the Clubhouse. As of this writing, ten of the twelve candidates listed below have indicated they will attend our forum.

Some important local issues will be decided at the April 3rd election. Although these races may seem less glamorous than those of statewide or countrywide import, local schools and parks directly affect the quality of our life in the Crossings, as well as our property values. Our local schools and parks are high among the main reasons why people choose to live in Buffalo Grove.

The District 96 School Board sets policy and oversees these local schools: Ivy Hall, Twin Groves, Willow Grove, Kildeer, Prairie, Country Meadows, and Woodlawn. Children from the Crossings attend Willow Grove for kindergarten, Kildeer for grades 1 through 5 and Woodlawn for grades 6-8. There are seven seats on the Board and four are up for election this year. Nine candidates are running for the four seats --- Ann Slaw, Mark Tepper, Susan Bauer, Andrea Freier, Paige Donnelly, Don Shannon, Robert S. Pinzur, Renee D. Klass and Doris Litwin. Slaw, Freier and Pinzur are incumbents seeking re-election.

There are five total seats on the Buffalo Grove Park District Board of Commissioners. This Board governs almost 50 parks and facilities in Buffalo Grove, two of which – Chil-



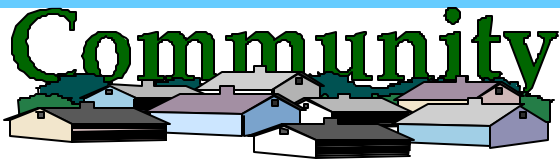
dren's Park and Crossings Pond – are contiguous to the Crossings. Two of the five seats are up for election this April and three candidates are running --- Scott Jacobson, Richard Drazner and Karen Larson. Larson and Drazner are incumbents seeking re-election and Larson is a long-time Crossings homeowner.

A discussion of the merits of the park district referendum requesting permission to build a pool, recreation center, two ball fields and an in-line and skateboard area as well as to renovate the Alcott Center will be led by a proponent and opponent of the referendum.

Also, a representative of the Daily Herald press will be present to report on the event and participants.

Besides the candidates, many of your neighbors will be attending. This will be another opportunity to meet new neighbors and greet old friends as we all begin to escape our winter cocoons.

Mark your calendar, plan to be there, and see and hear the candidates who are asking for your vote.



## Board Briefs

### THE FOLLOWING ACTION WAS TAKEN BY THE BOARD:

- K January Minutes were tabled (U)
  - K Treasurer Report was approved (U)
  - K Resolution to put \$50,000 in a CD was approved (U)
  - K Crossings will sponsor Candidates Forum (7-0-2)
  - K Board will cite Pledge of Allegiance before each meeting (5-2-2)
  - K Board will not form a committee to restrict non-resident use of our facilities (8-0-1)
  - K Board will absorb costs for restructuring of chimney (7-2)
  - K A&A for windows and the patio door was accepted (U)
  - K A&A for a satellite dish was accepted (8-1)
  - K Communications Committee report was accepted (U)
  - K Board will not seek to have the Village prohibit street parking on both sides of the 1100 block of Franklin (U)
  - K Hearing Committee recommendations were voted upon (n/a)
  - K PSI will inform Unit Owners by certified mail, return receipt, of all determinations of A&A applications (U)
  - K Board will not ask the Government Committee to draft a rule on feeding of the wildlife (U)
  - K Landscaping Report was accepted (U)
  - K Pool painting bid from Vonderheide, not to exceed \$8,365, was accepted, conditional on obtaining a performance clause (U)
  - K Crossings will meet with the Buffalo Park District to arrange for us to deed over any part of the Crossings Pond parking lot that we may own (U)
- (NOTE: Although the vote was unanimous, there were only three of six members from Phase II/IV in attendance. Since the land legally belongs to Phase II/IV, the issue will be revisited at the next Board meeting.)
- K Maintenance Committee will add wording to the Maintenance Chart to clarify chimney and garage door responsibilities (D)
  - K Pool hours will remain as last year (U)
  - K Associate Membership fees will remain as last year (U)
  - K Special events excepted, alcohol will not be permitted in the Pool area, Picnic Area, and lower level of the Clubhouse (8-1)
  - K Lifeguards will be paid minimum wage for chores performed when the pool is closed (U)
  - K Lifeguards and other pool personnel will be permitted to use our facilities, without guests (U)
  - K Planning Committee's Report was accepted as presented (U)

#### KEY TO SYMBOLS

U = UNANIMOUS  
 D = DIRECTIVE  
 8-1-2 = majority 8  
 minority 1  
 abstain 2

#### BOARD ATTENDANCE for the meeting on FEBRUARY 26TH

##### PRESENT

Bill Bennett  
 Tony Catania  
 Astrid Hasley  
 Lou Eisenberg  
 Jen Mansfield  
 Joe Rezek  
 Mary Jo Reid  
 Gregory Tretyak  
 Nancy Wakeman

##### ABSENT

Bruce Golovan  
 Joe Plata  
 Noreen Travers

## Mark Your Calendar

CANDIDATE'S FORUM,  
 CLUBHOUSE 3PM  
 APRIL 1

LANDSCAPE FORUM,  
 CLUBHOUSE 7PM  
 APRIL 10

HOMEOWNER'S  
 MEETING,  
 CLUBHOUSE 3PM  
 MAY 13

## MEMBERSHIPS AVAILABLE



If you have friends near the Crossings let them know that a limited number of Crossings Associate memberships will go on sale soon. These memberships entitle the Associate to use the pool, tennis courts and grounds as well as rent the clubhouse.

They are good for one year from the date of issue. Last year's associates will be given first choice and after that, first-come first-served until our maximum is reached.

## RESPONSIBILITIES OF CONDOMINIUM LIVING

With springtime just around the corner, many owners will want to express themselves through adding landscaping, building a deck, laying a new patio. Over the past year, several new owners have joined our community and for many, this is their first experience with the condominium concept. But even those who have been part of the Crossings for many years have questions about responsibility for exterior areas.

A big advantage of our lifestyle is that the responsibility for maintenance outside our home is assigned to our Association that maintains almost anything outside of our homes. (See the maintenance responsibility chart that is posted on our Internet site for specific responsibilities).

As a result of this assigned responsibility, no owner or other resident may make any changes to the exterior without prior written approval of the Association. Most owners have chosen to buy a home in the Crossings because of our "look", our ambiance and the general value that our homes have in their setting. It is the responsibility of the Association to maintain

the ambiance that most owners desire.

In addition, the Association cannot assume ongoing maintenance of exterior alterations that have been made for the exclusive use of an individual owner. Such changes include major installations, such as a satellite dish or deck. However, even a small item, such as a planter screwed into the siding, may cause water infiltration, that leads to premature replacement of that piece of siding. All the other owners (the Association) should not have to incur cost because of action taken by one owner.

These two reasons are why our rules require that any change to the exterior be described on an Alterations & Additions application (A&A), fully, with dimensions, drawings and other explanatory material. If the application is approved, by signing it, the owner agrees to follow the specifications as indicated in the application and to accept full responsibility for the altered area, thus accepting any future incremental costs required for maintaining the area.

No board member wants to require a neighbor to remove an improvement because the proper paper work



has not been completed. However, without the paperwork, the Association, not the owner, becomes responsible for maintaining the change. The Association requires approval before beginning any alteration. Non-compliance will result in a fine and possibly an order to remove the improvement. **All of that can be avoided by simply completing an application and receiving written approval prior to beginning any work.** Please cooperate with your board by planning far enough ahead to give the Board 30 to 45 days to respond to your application. A&A applications are available in your Rules and Regulations handbook, on our website, from PSI or from any Board member.

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### PEOPLE, PLACES & ISSUES SCHOOL DISTRICT 96 ELECTION FORUM

FEATURES CANDIDATES RUNNING FOR DISTRICT 96 BOARD

AIRS THROUGH APRIL 2 ON CABLE CHANNEL 6 MONDAYS AT 8:30 PM, SATURDAYS AT 10:30 AM AND 4:30 PM, AND THURSDAY AT 6:30 PM

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## THE THIRD - AND LAST - "COFFEE TALK"

with Village President Elliott Hartstein



Informal talks where ideas, gripes and accolades are welcomed.

Take this opportunity to express your concerns and ideas with the Village President and several Village Trustees - or just take the time to stop by and introduce yourself to everyone.

The last of the "coffee" series will take place March 10th and 11th at 7:30 - 9:30 AM at the Buffalo Restaurant at Lake Cook and Arlington Heights Road. A Village Trustee will

attend the session, as well.

These talks are an opportunity to informally discuss the concerns and ideas of the people who live in Buffalo Grove.

Ideas, gripes and accolades are welcome. It's a chance to talk about how to improve Village services and results directly with the Village President.

## WHO PAYS ????

When an owner calls management to deal with a problem, often the owner is not sure who has the responsibility for remedy. Last year, the Board compiled a list of townhouse components showing the maintenance responsibility for each and published the results in the *CrossWinds* as well as mailing a personal copy to each owner. The report delineates the Association's responsibilities Vs each individual owner's responsibilities and makes it clear who will pay the bill for any needed repair.

For example, the Association is responsible for all exterior painting. Any problems with exterior paint will be handled by the Association at Association

expense. The Association will also exterminate pests outside the units, but the owner is responsible for any pests that get inside.

Some issues are not as



When deciding who pays the bill, some issues are not so clear cut

clear-cut. For example, your ceiling is leaking water and you call the Association to inspect because it appears that rain is seeping in. However, the inspection shows that rain is not infiltrating, but the "leak" is caused by condensation. You would be responsible for the repair and also for the inspection cost. If the problem is an Association responsibility, the Association will pay for the repair and the inspection.

Please review the Maintenance Responsibility Chart for further details. It is posted on our website and paper copies can be obtained from the Management Company, PSI.

## CUTTING CORNERS

As the snow melts and our lawns get softer, please be careful when leaving or entering your driveway. **CUTTING THE CORNER** will destroy the lawn and although our landscaper will repair it, the less damage the quicker our community will be spiffed-up for spring.



**CUTTING CORNERS  
DESTROYS THE LAWN**

Incidentally, our landscaper and our snow removal contractor are one in the same --- so any damage caused by the plows will be repaired without question by our landscaper.

Any major problems can be called into the management office to make sure that the landscaper is aware of the situation.

## SENIOR EXPO

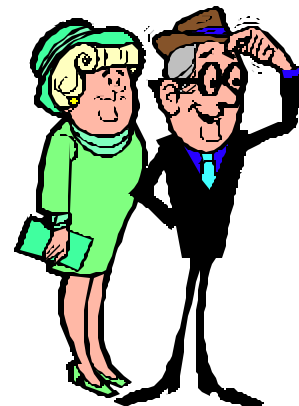
The Buffalo Grove Joint Commission on Aging is sponsoring their first ever **SENIOR EXPO EXTRAVAGANZA**

For this event, themed, "A Rainbow of Opportunities," Buffalo Grove Businesses will come together with non-profit organizations to showcase various products, services, and discounts, available to seniors

The event itself is scheduled to take place on **TUESDAY, APRIL 24 FROM 10 AM TO 2 PM AT GROVE**

**BANQUETS AT THE SCHWABEN CENTER**, 301 Weiland Road in Buffalo Grove.

The event will feature a free day for area seniors and their families to enjoy lunch, entertainment, giveaways, blood pressure screening, demonstrations, raffles, hearing screening, State of Illinois Mobile Drivers' Services Facility, and more.



Free Day for Area Seniors

## CROSSINGS STREET IMPROVEMENTS

All Crossings streets have been scheduled by the Village of Buffalo Grove for improvement beginning sometime in April 2001 and concluding by August. All streets in our neighborhood will be repaired except Fremont Way.

That includes Farnsworth, Fairfax, Anderson, Fremont Court East and West, Bristol and all of Franklin. While work is being done on your street residents are asked to have garbage out before 7AM and to water lawns sparingly so that water does not spill over into the street. You may also need to park your car on a nearby cross street or the clubhouse parking lot while work is completed on your street.

Specific dates are not avail-

### To Be REPAIRED

- \* FARNSWORTH
- \* FAIRFAX
- \* ANDERSON
- \* FREMONT CT. E
- \* FREMONT CT. W
- \* BRISTOL
- \* ALL OF FRANKLIN



able so we will need to keep an eye out for road construction crews --- when they appear, work will begin. While causing some momentary inconvenience, this project will spiff-up our neighborhood and at the same time improve safety and drainage.

Call the **Village's Engineering Division** with any questions you may have throughout the project on **weekdays from 8:30 AM – 4:30 PM at 459-2523**. Daily progress updates will be provided over **the Village's automated "Info Line at 808-5555 – dial prompt #93**.

### PEOPLE, PLACES & ISSUES PARK DISTRICT ELECTION FORUM

FEATURES CANDIDATES & REFERENDUM CONCERNING THE BG PARK DISTRICT  
AIRS THROUGH APRIL 2 ON CABLE CHANNEL 6 MONDAYS AT 9 PM, SATURDAYS AT 11 AM AND 5 PM,  
AND THURSDAY AT 7 PM

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 Meetings on March 26th and April 23rd**

*All Crossings residents are encouraged to attend*

**DID YOU KNOW???**

**The Crossings Web site can list your home for sale or lease.**

This feature is available to all Unit Owners and is viewable from the public portion of our Web site.

If you wish to take advantage of this feature, then send a description which should include the model name, number of baths, improvements, pricing and contact information. You can even include a picture with your description! Send this information to:

**[crossings@mediaone.net](mailto:crossings@mediaone.net)**



Any questions regarding this process can be directed to the above email address.

**ELECTION DAY  
April 3, 2001**



As Americans, we can have no more precious right, nor no more important duty than to carefully and thoughtfully select our representatives in government. **TUESDAY, APRIL 3, IS OUR NEXT OP-**

**PORTUNITY TO DO SO.**

As Crossings residents, we must educate ourselves with respect to the candidates, show our colors by coming to the poll on election day and vote for the candidates of our choice. (SEE RELATED ARTICLE ON PAGE 1)

The Crossings polling place is the Clubhouse, 1100 Fremont Way. Let's have a big voter turnout!

*Make Your Vote Count...*