

Association Info

Management Company

Horizon Management
2356 Hassell Rd.
Suite I
Hoffman Estates, IL. 60195
847-310-8080

Property Manager

Valerie Hodge

Board of Directors

President Tom Schaefer
Secretary/Vice-President . Bryna Schmidt
Treasurer Larry M. Adrian

Committee Heads

Landlord Relations Larry M. Adrian

Newsletter..... Larry M. Adrian

Web Site Development Tom Schaefer

Web Site

www.hanoversquare.org

Towing Company

Car Search 847-608-8120

President's Message

(from page 1)

New rule details:

Following are the requirements an owner needs to fulfill.

REQUIRED:

- Liability Insurance, no less than \$50,000
- Provide the Association with proof of this insurance

Proof may be provided by having your insurance agent provide a CURRENT certificate or declaration page to Hanover Square Condo Assoc c/o Horizon Management upon the renewal of your insurance policy each year.

Noncompliance = \$500 fine:

Because of the importance of this issue anyone not complying with this rule will be fined a nonnegotiable fine of \$500 for each month they are not in compliance.

We will not waive, discuss or back down from this rule or fine. We will have a 100% no tolerance policy for this. This may sound harsh and heavy-handed but it is not fair for a resident to suffer because of another resident's negligence.

Other Insurance recommendations:

The following insurance coverages are not required by the Association but they are recommended.

Personal Property

– Recommended minimum \$20,000

This insurance covers your personal belongings in your unit, clothing, furniture, electronics and so on.

Loss Assessment

– Recommended minimum \$1,000

Lets say a tornado hits Hanover Square and so many buildings are damaged the Association has to declare a special assessment to rebuild in addition to the regular assessment fee. This would cover the special assessment.

Additions & Alterations

– Recommended minimum \$50,000

The Association's insurance covers to the primer coat on each unit and the BASICS. Basics include original items furnished by the builder such as cabinets, light fixtures and so on. This coverage would pay for any improvements you have made to your unit such as a new tub, tile, flooring, upgraded cabinets, upgraded doors, etc.

Can we just be careful:

PLEASE, PLEASE, PLEASE be careful in your units and garages. We and I mean ALL OF US, CAN NOT afford another fire! If we continue on this path the insurance company will drop us and nothing will be covered if any emergency happens.

Do you know where your rules are?

Do you have a copy of the Association rules? Why do I ask this? Lately there have been a lot of violations. The main excuse given is "I didn't know it was against the rules".

Well just like other laws (state, federal, etc.), "not knowing" is not a valid defense. If you do not have a copy you may contact Horizon Management at (847) 310-8080 and request a copy or you can view and download a copy from the Hanover Square website at www.hanoversquare.org.

Sorry, no satellite dishes allowed:

SATELLITE DISHS ARE NOT ALLOWED in Hanover Square. This restriction is documented in the rules and will be enforced.

Why aren't dishes allowed? That's a fair question and here are the reasons.

1. Positioning

Because of how the buildings are built and positioned some units do not face the correct way to allow dish to receive signal without being put on another unit's roof.

2. Common Areas

As a unit owner you own the unit doors, windows and drywall inward and all utilities servicing your unit only. This means that the Association owns the exterior, roofs, and all common ground and the Association is responsible for these areas. Then if dish is not installed correctly, torn off by weather or removed, and roof or siding leaks the Association has to repair this damage.

3. Liability

If someone gets hurt by a falling dish, or by falling from a roof then the Association could be sued. Only Contractors authorized by the Association are allowed to work on Association property this includes the roofs.

(Continued on page 3)