

## President's Message

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This is a very serious issue! We recently removed two dishes from a building when the roof was being replaced. Within a week after the new roof was installed, one unit had the dish replaced even though they had been informed that the dish was not allowed. This unit owner was charged for our removal of the dish and was also charged for the costs associated with repairing the damage to the new roof that was caused by the drilling holes in the brand new roof to mount the dish.

Any dishes found on the property WILL be removed at the unit owner's expense. Any repairs that may be needed because of the dish installation will also be charged back to the unit owner. And a violation will be assessed for having the dish, damage to Association property, and for having unauthorized contractors on roof (If applicable).

### ***On to better news***

#### ***New roofs:***

Last summer, you saw the dumpsters around the complex. Why? We were in the process of having all roofs replaced. After 30+ years the roofs have seen better days. We scheduled the roof replacements in order of necessity, the more serious ones first.

We should not see any leaks for YEARS to come. To make sure of this we made sure we did a proper job. We replaced virtually all of the roof decking because the old decking was so deteriorated from water damage. In several instances workers actually fell through roofs because they were rotted so badly. We also added 3 feet of ice and water shield up the exterior walls (under the siding) where roofs abutted siding to prevent leaks. We also installed adequate ventilation in attic areas to assure we get maximum life out of the new roofs.

The biggest change you will notice is on the second floor roofs. The single fake chimney that the furnace flues for all of the three bedroom units were routed to was replaced with individual flue stacks for each unit. The fake chimney housings are hard to come by these days and expensive. By removing the fake chimney and replacing them with the individual stacks our future maintenance cost will be much less.

#### ***New lights:***

During a windstorm, light poles by 1301, 7608 and 7608 were blown down. According to current village building codes we couldn't replace them with the wooden poles like they were on, we had to use steel poles.

Currently, two poles have been replaced with steel poles anchored in 36-inch deep concrete footings. These new lights are brighter, safer and much better looking. As each wooden pole needs replacing, we will be replacing them with these lights.

Also thanks to a state grant to the village to help with security lighting in the village, the village and police dept are working with the Association to increase lighting in our area. The program will pay for 50% of the cost of the new lights including installation. We'll keep

you updated as we move forward with this project.

We are working on other pole lights that are out. The main problem we have is that the lights are 20+ years old and the wiring is going bad. Since the wiring is outside and wired directly to the ComEd transformers we are at the mercy of ComEd to open the transformers so that our electricians can make the repairs. To date, ComEd has been less than cooperative. The Management company, village, police department and I have all called ComEd about this with little result. We will keep on this issue.

#### ***Unit values up:***

The unit sale prices keep going up, that means your units are on average worth more! One ranch unit (A or F) was recently sold for the price of \$123,000 and a three bedroom unit was sold for \$153,000. These are new records! If we all work together, we can keep this trend going!

#### ***Signs repaired:***

The signs by the Kingsbury entrance to Hanover Square that were damaged by vandals and by a windstorm were replaced on March 29th 2004 by two residents who donated their time & equipment to improve the look of the neighborhood and to save the Association some money! This is the kind of act that HELPS ALL OF US! In the near future you will also see new street signs going up.

#### ***Drain tile repair:***

The 1305 building is at the low point of the complex and years of settling have made this area prone to flooding. We had a company evaluate this condition and installed new drain tile around the building to help alleviate the problem. The job was completed in June 2004 and seems to have helped. At the cost of almost \$10,000 I am glad it has. Our suggestion for those unit owners who's heating vents fill with water is to have a heating professional run new heating ducts in the ceiling and have the vents in the first floor filled with concrete. This will prevent water from entering the unit.



*Roof decking stripped off for replacement*

#### ***Security:***

Our security company has been directed to strictly uphold Association rules so that we will not have a repeat of the summer of 2004's incidents. Loitering, disturbing the peace, trespassing as well as the other Association rules WILL be enforced. Our security are all off duty officers and are working closely with the Hanover Park police to ensure we all have a safe environment. Please do your part to help. If you see something that may need attention contact the police. Better to call and have it be nothing than to have a problem take place because we didn't call.

Despite our security company's diligence, a resident's vehicle was broken into in July 2004 and items stolen and another resident's windshield was smashed. While no camera was in direct view of these areas we will be changing that in the future.

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