

(President's Message from page 2)

meeting he will propose that \$5000 from a grant the police department received should be used to install at least two street lights in the Hanover Square area, one on Bristol and another on Kingsbury.

Again, we hope this is just the start. But we need YOUR HELP too. There is only so much 2 or 3 people in our neighborhood can do. With YOUR help we could do so much more. Come on, take pride in our neighborhood and volunteer some time to help us make some improvements.

Property Values:

Property values are on the rise. The 3 bedroom units are starting to sell in the \$120s now. What does this mean? It means that the neighborhood is improving, and our neighborhood is becoming a more desirable place to live. In the last 12 years unit values have almost doubled. And that is good for all of us. Again, a huge reason is because of the residents who have put so much effort in making their homes better with improvements not only on the inside but also with some beautiful landscaping in front and by becoming involved in the community.

Police Academy, Hanover Park Style:

Dave of 1311A and Mary of 1309A, have been approved and are enrolled in the 2002 class of the Hanover Park Citizens Police Academy. This course is very informative. It gives enrollees the chance to see, from the inside, how and why police do the things they do. A few of the things learned are fingerprinting, crime scene investigation, traffic stops, and other topics. Two of the highlights are the ride along, where you get to ride with an officer on a patrol, and the trip to DuCom, the 911 center for our area. As a graduate of the 2000 class, I would recommend that anyone interested in any aspect of police work participate in this course.

Certified:

Another "WAY TO GO" for Dave as he has taken and passed the village's test for electrical work and codes. Dave has helped many of our residents repair or replace their garage and porch lights. Now he has proved he knew what he was doing.

See you around the complex.

Tom Schaefer

(CIDs & Private Government from page 1)

Once an Association is set up, it usually takes the approval by a large percentage (66% to 80%) of the owners to make any changes. One reason developers set it up this way is so the association will be stable. The down side is it also hinders positive change.

Association Rules:

Sad to say but instead of specifying rights as our U.S. constitution affords us, the bases of association rules are restrictions. As the developer intended, the main objective of the information in the forming documents is to maintain and enhance the value of the property by restricting the use of the property.

When you buy your home, you automatically become a member of the association with all the obligations associated with it, you have no choice, you belong.

Most of us didn't realize what we were getting into when we bought our home. We probably realized we were buying into the assets of the association but didn't give much thought to the fact that we were also buying into the liabilities of the association. If the streets or roofs need repair and the funds have not been set aside to repair them, you will be shelling out to get them fixed. We in effect end up paying the previous owner's bill for these repairs. In a perfect market where every buyer would check to see if the funds were at proper levels, property values would be adjusted down to compensate for under-funding.

We also did not realize the life style restrictions we were signing up for or understand what we would get in return for enduring these restrictions. The main benefits we might have seen are that the outside maintenance, lawn care and snow removal would be handled by the Association.

The rules define how the majority living in the association wants life to be conducted. As I previously mentioned, when you become an association member, you accept these rules as the model for your life there. You have agreed these rules define how you want to live.

Board of Directors Duties:

A Board of Directors is elected to govern the association, setting and enforcing rules and deciding on matters concerning the upkeep of the property and utilization of assets. The Board actually performs the functions of the three branches of government as we know them in the U.S., Executive, Legislative, and Judicial. Unlike in other U.S. governments where these branches are separated to main-

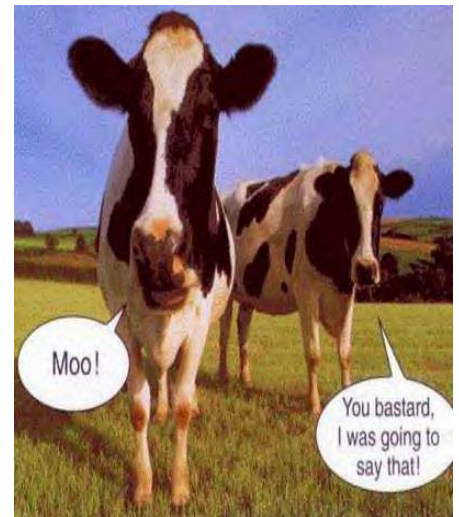
tain a balance of power, in the association these duties are all handled by one entity, the Board of Directors. The Board's mandate is to enforce the rules that are designed to protect and enhance property values. In many cases association government is more along the lines of corporate management than government.

Most Board members like to think they are making decisions in a fair and consistent manner and I believe they sincerely try to do this but the fact remains that most members of Boards have little expertise for filling these positions. In most cases the requirements to sit on the Board consist of owning property in the Association and being current on your Association dues.

The job can be thankless as you will never please everyone so someone is always upset with you. You get no pay for serving so your only compensation is knowing that you made a difference.

Considering the impact of the Board's decisions on the value of the property and quality of live in the association, it's easy to see why it's important that the association members nominate and elect the most qualified members for the Board positions.

Larry M. Adrian



Final Thought:
 "Is the glass half empty or half full?
 Depends on if you are drinking or pouring."
 - Bill Cosby's grandmother