



**NEWS
AROUND
THE
NEIGHBORHOOD**

October, 2008

This will be the last newsletter with input from the current Board of Directors. Newsletters will, of course, continue, but new Board members will be overseeing it. The philosophy of the current Board has been that this community is a great place to live because the residents make it a great place to live. People walk around the neighborhood, meet other walkers, stop and talk to neighbors, help each other out. It really is what we, the homeowners, make it. No matter who is elected to the next Board of Directors, it is each resident that makes a house a home, and 272 of us make it a community.

Enclosed is a survey which we encourage everyone to complete and return in the self-addressed stamped envelope no later than November 7, 2008. Input from homeowners is how the Board is made aware of things, good or bad, so your input is requested and appreciated.

Special Thanks. Special thanks to:

Tom Beishuizen for checking out and repairing the lighting and pump control electrical equipment at our main entrance that was damaged during the September 13th flood.

The members of the **Landscaping and Beautification Committee** for their help in cleaning up the waterfall and adjacent areas after the flood.

To **Gayle Parr, Maria Rossi, Sharon Burosh, Nancy Lyzenga, Rita Stopper, Joe Arias, Betty Bryan** and **Leslie Slater**, who helped make the ice cream social a success. Their names weren't received in time to make it in the last newsletter, and we didn't want to forget to thank them!

Thank you everyone!

Welcoming and Social Committee. Enclosed is a flyer regarding games being set up in the neighborhood. If you're interested in joining or starting a game, be sure to call or e-mail the Committee at their new e-mail address: briarcovesocial@gmail.com.

Signs. Per Section 4 of the Rules and Regulations, "... only temporary but tasteful 'For Sale' signs are permitted." Please be aware that any signs in the lawn can damage the sprinkler system. Lawns with any kind of signs are being noted. If repairs are necessary in the spring, the homeowner will be responsible and be billed for the cost of the repairs.

Proof of Homeowners Insurance. Pursuant to Article V, pages 7-8 of the Declaration, every homeowner is required to have a homeowners insurance policy (Form H03), even if there is no mortgage on the property. This is not only for your protection, but also for your attached neighbor. As a part of this requirement, the Association is to be listed as an additional insured/additional interest. **THIS DOES NOT MEAN THAT THE ASSOCIATION WILL BE RECEIVING ANY REIMBURSEMENT FROM THE INSURANCE COMPANY.** It does mean that the Association will initially receive a copy of the "DEC" page and then again at each renewal or only when a change is made (cancellation/non-renewal), depending on your insurance company. There is NO cost to have this change made, nor is there any premium increase. This requirement is not an option. Per the Declaration, it is the business of the Association to know that a homeowner's insurance policy is in force on the property. It is expected that all homeowners comply. Your insurance agent can fax the "DEC" page to Peter Bylen or you can mail him a copy. If you have any questions about this requirement, please contact Peter.

Winter Reminders. Don't forget to disconnect your hoses from the outside of your homes (failure to do so can cause pipes to burst over the winter), and to remove pots and decorations from porches to permit snow removal.

Accomplishments of the Board of Directors. At the annual meeting this November, the residents will be voting to elect the new members of the Board of Directors, and the current board of Directors' terms will be ending. This seemed like a good time to recap the accomplishments of the current Board of Directors:

- ◆ Transitioned control of Association responsibilities to homeowners with minimum impact on residents and services after Olthof abruptly released control.
- ◆ Reviewed Covenants and By-laws to identify potential problems prior to taking over responsibilities from the Developer (i.e. maintenance of Dyer ditch).
- ◆ Review of audit results conducted as a result of the KMC litigation. Audit is currently undergoing further review. A decision will then be made as to whether or not further litigation should be pursued.
- ◆ Responded to and worked to resolve resident complaints.
- ◆ Maintained an active volunteer overview of sprinklers and lawn conditions and made repairs, saving the Association costly service calls.
- ◆ Encouraged community participation in reporting situations that needed repair or correction to 1st American Management.
- ◆ Formation of the following Committees, which includes about 35 volunteers:
 - ◆ Architectural Review Committee. This Committee developed the standard procedure for exterior modification requests, which ensures that all exterior

modifications are done in accordance with our Declaration, By-Laws and Rules and Regulations. It also protects the homeowners by requiring any contractors to provide proof of license and bonding from the Town of Schererville. To date, they have approved 70+ requests.

- ◆ Landscaping & Beautification Committee. This Committee has submitted recommendations regarding landscaping for the common areas, such as weed control and plants. They did a beautiful spring clean up and monitored the common areas all summer, trimming and cleaning up as necessary. They have developed a suggested list of shrubs/bushes/trees, which is on our Website.
- ◆ Finance and Budget. This Committee has worked closely with 1st American Management and the Board and has monitored expenses to stay within budget and identify problem areas. They also worked with the Board to prepare the proposed annual budget for 2009. They look for ways to save the Association money and still provide the necessary services to the homeowners, which is a difficult task. They also reviewed the financial condition of Association prior to assuming responsibility from Olthof.
- ◆ Welcoming and Social. This committee has welcomed new homeowners personally to the neighborhood and developed a binder for new homeowners containing important documents and useful information. They arranged the ice cream social during our annual garage sale. They are in the process of putting together a phone directory of homeowners. They have started a book club, and are working on more ideas to bring people together in the community.
- ◆ Rules and Insurance. This Committee, along with the Board, has tried to pursue conformance of the insurance requirement to be sure that ALL residents are protected against catastrophic loss.
- ◆ Website and Newsletter. This Committee has kept our Website updated with current information, such as monthly budget summaries, annual meeting minutes, alerts that concern our community, contact information, exterior modification request form and newsletters. This Committee has also prepared the News around the Neighborhood newsletters which are created from input by the Board, the Committees and individual residents, and then are mailed to homeowners and posted on the Website.
- ◆ Met with vendors responsible for lawn cutting, lawn fertilization, lawn irrigation and tree and shrub replacement, the result of which was improved lawn condition and snow removal.
- ◆ Involvement with Town of Schererville in opposing the Canadian National Railroad purchase of the EJ&E Railroad.

- ◆ Responded to homeowner inquiries via e-mails to the board, phone calls to board members, visits by homeowners to board members, and as a result of e-mails or phone calls to 1st American Management.
- ◆ Enforced the rules by becoming familiar with the Declaration, By-Laws and Rules and Regulations, and by pursuing those in violation of same.
- ◆ For the record:
 - ◆ Maintenance of Dyer Ditch (Declaration, Page 5, Section 8): The Board spoke with the Assistant Drainage Administrator of the Lake County Surveyor's Office. Per contact, the County would not bill Association for work done on the Dyer ditch. It seems that this was put in the Covenants as a requirement for the Developer.
 - ◆ Public Sidewalk Repair/Replacement (Declaration, Page 7, Article IV, paragraph b): The Board spoke with the Schererville Director of Planning and Building regarding this topic. Per the Director, public sidewalk repair/maintenance is responsibility of the Town of Schererville (assume also of Dyer).

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