

WESTCHESTER PLACE HOMEOWNER'S ASSOCIATION

Information Sources

When Buying, Financing, Refinancing and Selling

Insurance: For information about the Association's insurance program consult Konen Insurance Incorporated at (630) 897-4239 or www.Konen.com and also refer to the letter from Konen Insurance which is a part of this web site.

Floodplain and Floodway: There are no Westchester Place properties that are now included in the floodplain. To obtain information on a specific property call the Village of Westchester at (708) 345-0020 and ask for "flood plain information".

Village of Westchester Home Inspection: The Village requires an inside home inspection prior to the selling of a townhome. Consult the Village of Westchester website under the building department tab to view a copy of the items to be inspected and costs involved. It is least costly to correct any deficiencies prior to any inspection.

Copies of the Associations Declarations and By-Laws: This website includes the Declaration and By-Laws which can be downloaded as well as rules and regulations, audits, annual budgets and other financial information.

Paid Assessment Letters: Contact Caruso Management Group at (630) 717-7188 or fax (630) 305-7804. There is a fee and an additional charge for rush orders of five working days or less.

Questionnaires and Other Information: Contact Caruso Management Group Inc., at (630) 717-7188 or fax at (630) 305-7804. There is a fee for completion of Questionnaires. Copies of minutes, rules, budgets and, other documents are charged \$0.20 per page for copying and handling plus postage. An additional fee is charged for rush orders of five days or less.

Inspection of Exterior: The Association does an inspection of the exterior of a townhome when ownership is transferred to check for any damages or violations. This inspection is done automatically with no fee.