

# WPHOA NEWSLETTER

WESTCHESTER PLACE HOMEOWNERS ASSOCIATION

Summer, 2017

## **ANNUAL MEETING / NEW BOARD**

The Annual Meeting of the WPHOA was called to order at 7:30 PM on June 21, 2017. Congratulations to the newly elected Board Members, Jim Nosek and Dave Tate.

At the June Board Meeting, that followed the Annual Meeting, the following officers were elected.

Denise Polerecky, President  
Donna Rigoni, Vice President  
Jim Nosek, Secretary  
David Tate, Treasurer

Outgoing board member Michael Pastore was thanked for his many years of service as both a board member and officer.

## **FINANCIAL OVERVIEW**

At the June 21, 2017 Board Meeting, we reported on our financial position as of May 31, 2017. We reported \$171,888.69 in the Operating Fund's checking account, and \$554,924.94 in the Replacement Fund (restricted for the replacement of the roofs in the future). Net Income before Replacement Transfer for the five months ended May 31, 2017 was \$84,095.71. No money has been transferred yet (in 2017) into the roofs Replacement Fund. (While this has been the norm for the last several years, we are looking at making monthly transfers).

## **PROJECT UPDATES**

> Six dead trees were removed and stumps ground on Thursday, July 13th. One other tree was pruned where a large branch had broken, but was lodged up in the tree. Coincidentally, the Village of Westchester Public Works truck made the monthly visit on Westminster Drive that same day, chipping any branches that had been placed by residents along Westminster. (\*see story to right)

> Additional trees have been identified for removal this fall, including the obvious ones at the front entrance and along 31st. It's sad to lose the pines; there's been a valiant effort to save as many as possible but it has been a losing battle.

> We continue to repair, replace and paint the exterior siding panels in Phase 3 according to our regular schedule. It is important to know that better quality panels are being used then in the past, offering more durability and longevity. As this activity concludes, we hope to address some of the garage and front doors that need to be painted to conform to the unit color schemes.

**The next regular meeting for the Association is  
Wednesday October 4th at 7 p.m.  
at the Westchester Village Hall**

It has been changed from September 20th due to scheduling conflicts. Regular notices will be mailed.

## **JUST A REMINDER**

We have only one 4-WAY STOP SIGN in our community. Unless you live to the right on Ashton or to the left on Carlton as you enter from 31st, you probably see this intersection every day...perhaps several times a day. Just a reminder. Oh, and the Speed Limit is not 40 mph. (It's 25)!

## **STOOP, STOOP, STOOP, STOOP OF .....**

We are collecting information on the number of Homeowners that might be interested in having a fill added underneath their front (or back, or both) stoops where the ground has settled. We are exploring both gravel and/or an injected concrete solution. This would be done at your own expense. While each property will need individual quotes, once we know how many are interested and the extent of the work, the plan would be to get a better contractor rate for multiple locations. If you are interested, please call Marcia Caruso at 331-215-8635, x4206 with your name and address. Let her know you are interested in participating in the STOOP Project. Not Stupid Project... Stoop Project.

**The Village of Westchester will chip branches left along Westminster once per month. Our neighborhood is scheduled for THURSDAY in the first full week of each month. The last dates this year are: September 14, October 5, and November 16.**

Please keep this schedule in mind before dragging any branches to Westminster. While our Landscapers will remove small branches in the course of mowing, large piles of branches become an expense that would not be included in our mowing contract. While interviewing a perspective landscaper/snow removal contractor recently we learned a pile of pines branches on Westminster would have cost approximately \$60 to be hauled away. It's good to take advantage of the Village service, and to chip rather than haul away.

### ***Proviso Township Handyman Program***

This Handyman Program is for homeowners over the age of 60 and for disabled residents of Proviso Township. It includes:

- Minor repairs only
- \$5 per visit plus the cost of parts, if needed
- Give advice and referrals on a variety of home maintenance issues

For questions and to schedule an appointment  
call 708-547-4001

A Sampling of Handyman Services:

- > Repair/Replace
  - Blinds, curtain Rods
  - Door bells, door locks, door sweeps
  - Electrical outlets, switches, GFCI outlets, light fixtures
  - Grab bars, hand rails
  - Shower heads, wands
  - Smoke detectors, CO Detectors
  - TV, TV converter Box

NOT OFFERED

- > Appliance repair, hookup
- > Drain work, plumbing, toilet repairs
- > Exhaust fans, HVAC repairs
- > Garage Doors
- > Painting or decorating

### ***Portable Outside Fireplaces***

Please keep your neighbors in mind and exercise care and diplomacy if you enjoy an occasional outdoor fireplace. The Village of Westchester has the following ordinance on file for Portable Outdoor Fireplaces:

307.4.3 Portable outdoor fireplaces.

Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

307.5 Attendance

Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished.

Any use of outdoor fireplaces as fire pits (where the "pile size is 3 feet or less in diameter and 2 feet or less in height" fall into other issues for distance from structures (25 feet) and could require Village burning permits.

### ***New Waste Management Program for old Electronics, Paint, used Batteries ....***

This new program (called "At Your Door" has replaced the monthly electronic recycling the village had sponsored. While we've all had flyers mailed from the village, an inquiry recently revealed some information regarding pick-up for a TV:

- > It must be intact - no broken picture tube
- > You need to give them the diagonal screen size
- > They provide you with a day to put it at the curb...

Usually 2-3 weeks after you call!

Call: (800)449-7587 (M-F, 7am-7pm)

More details: [WMATYOURDOOR.COM](http://WMATYOURDOOR.COM)

### ***Wild Critter Removal***

The Village will not remove any wild critters. Recently, when a neighbor needed a skunk removed from a patio (it appeared ill or injured ... not to mention doing it's skunk thing) several calls and price quotes later, the following company took care of the task. It was not in-expensive... about \$125. This is not an endorsement but rather a sharing of information:

ACE ANIMAL CONTROL  
630-546-8122

John at ACE explained that it is generally a two-part process. The first visit is \$150 to isolate the suspected area (i.e. under a stoop) and set the (live) trap. Then a second visit (\$75) is to pick up the trapped critter. He also confirmed that skunks can spray at a very young age.

### ***Property Violations***

Please do your part to keep our neighborhood looking great. Some (too) apparent violations include:

- > Torn screens and broken glass windows/doors
- > Garbage cans not put away (must be "out of sight").
- > Overnight parking on any street
- > Outside work (doors, garage doors, awnings) without a variance request.

Please contact our management company before you do anything to the outside of your property. Variance forms are on the web site. Questions can be easily answered with a quick call to Marcia Caruso at Real Manage.

### ***E-Mail Newsletter Option***

Looking forward, we would like to offer the newsletter electronically (and on the website). If you'd like an email version, please take a minute to get your email address to Marcia Caruso at: [marcia.caruso@realmanage.com](mailto:marcia.caruso@realmanage.com)