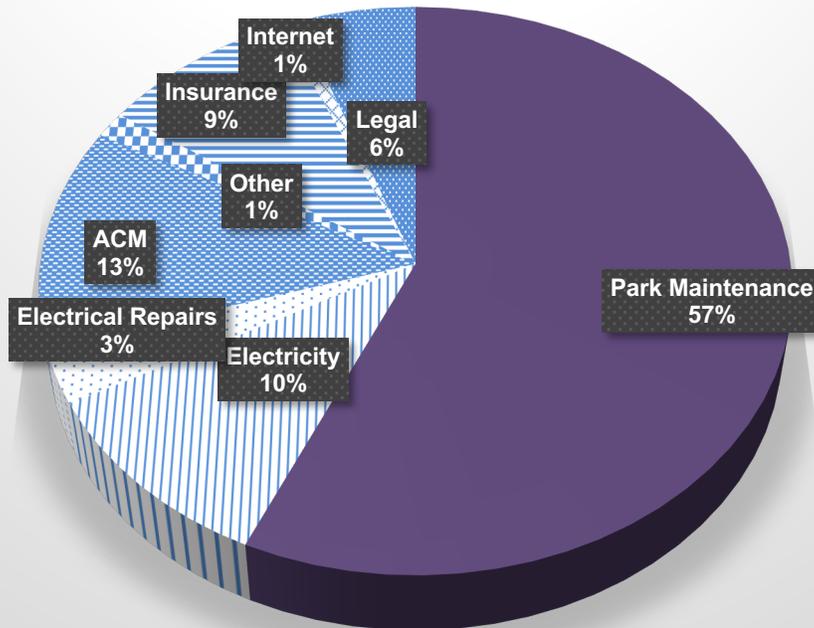


Where do your Annual Association Dues & Fees Go?



Association members sometimes ask, “What does the money I pay to the Association support”?

As you can see from the chart above, fifty-seven cents of every dollar that you pay the FLHPOA goes towards maintaining four parks in our neighborhoods: Orchard Park (Orchard Gardens), Bayview Park (Bayview), John Rule Park (Chesney Shores), and Chesney Park (Chesney Shores). The cost of maintaining the parks includes items such as weekly grass mowing in the summer, weed control, mulch for playground areas, sand for beach areas, trimming of trees in the park areas, and playground equipment. It also includes the mowing of grass around each entrance to the subdivision (the entrances from Route 59 and from Monaville Road into the subdivision).

Ten cents of every dollar goes towards electricity. FLHPOA pays electric bills for the lighting in the parks as well as any street light on subdivision roads that is not at an intersection. Pursuant to an agreement with Lake Villa Township, Lake Villa Township pays for electricity for street lights on subdivision roads which are located at an intersection, FLHPOA pays for lighting for non-intersection street lights. Three cents of every dollar goes towards repairing electrical lights in the parks. Thirteen cents goes towards our management company, ACM, and this pays for the accounting, billing, and day-to-day financial management of FLHPOA. Nine cents pays for general property and liability insurance for the Association. One cent goes towards internet service to run the camera system in Bayview Park. Six cents goes towards paying our law firm a monthly retainer to advise FLHPOA on legal matters. This does not include the cost of pursuing homeowners who are delinquent in their yearly association dues and fees.

It is important to note that none of your regular yearly association fees or dues goes towards maintaining the Harbor at Bayview & Chesney Parks. The cost of maintaining the Harbor is borne by Harbor fees paid by Association Members who use the Harbor.

The above graph is based on actual expenses for fiscal year September 1, 2016 – August 31, 2017.