

# The Spotlight

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## A word from the President....

Tom Kwasinski, FLHPOA President, [flhpoa.president@gmail.com](mailto:flhpoa.president@gmail.com)

Greetings to you all. What started as an early winter has turned out to be quite calm. I hope this is an indication that our spring and summer will be exciting. Speaking of exciting, the board has come up with several projects for this upcoming year.

In no particular order of completion, we are looking to install a full basketball court in Orchard as well as two additional benches. If anyone has ideas where to locate the benches please let us know. We are installing an ADA compliant swing in John Rule along with additional signs for drivers to use extreme caution in the area. The parking lot at the Chesney park and boat ramp has been totally redone with fresh packed gravel. In Bayview, we will continue with the back fill along the seawall and seed as we go along. We are checking to see if a second porta-potty enclosure can be installed in the south harbor area. Lastly, the fence replacement will be starting at the southern end and working north in Bayview.

The transition from ACM to Associa-Chicagoland has gone fairly smoothly. The board has only been made aware of seven billing issues. While nothing is perfect, I am pleased that the number is so low. Many of you missed our December meeting. At the meeting were representatives from the Township to discuss flooding in the Chesney area. The Township was looking for easements to install drainage pipes to the lake. The Township was also open for ideas to help with this situation. Unfortunately, nothing was finalized.

On the delinquent accounts front I have some good news. Having started out with over 145 homes/properties being delinquent, the number is now 43. The association has taken over one property during the legal action. The board is now a landlord and trying figure out the next actions to be taken.

I want to encourage all members to attend at least a few board meetings in the upcoming year. A major complaint was that no-one was informed of the management company change and that association members were not asked. These, along with all issues, are discussed at meetings. It is when upgrades and improvements are decided upon. It is when the spending of money is decided upon. There are no secrets, just the lack of participation by non-board members.

I would like to thank my fellow board members for all their hard work. Nothing would get done without them. All the time and effort they put forth is amazing to say the least.

## Save These Dates

**19-Feb:** FLHPOA Meeting 7pm

**3-Mar:** Harbor Registration Day 1pm

**19-Mar:** FLHPOA Meeting 7pm

**16-Apr:** FLHPOA Meeting 7pm

## *Get involved!*

If you're thinking about volunteering, consider one of the positions listed below. If interested in any of the following, please attend a board meeting to make your interest known and get answers to any questions you might have or reach out to Tom Kwasinski at [flhpoa.president@gmail.com](mailto:flhpoa.president@gmail.com).

We need:

- Pavilion Director
- Volunteer Coordinator
- Entertainment Committee members

## REMEMBER...

Refer all questions related to your property records, fees, payment records, etc. to Associa Customer Care folks by calling them at 847.490.3833 or writing to [HelpMeChicagoland@Associa.us](mailto:HelpMeChicagoland@Associa.us)

# Meeting Minutes

Debra Neuman – [filhpoa.secretary@gmail.com](mailto:filhpoa.secretary@gmail.com) – 847. 973.8814

## October-

**Guest Speakers:** Dr. Julie Brua and Dr. Mark Linden presented a 25-min. slide presentation with regards to the 2018 capital improvement referendum to be voted on November 6<sup>th</sup>, 2018 for the Gavin School District

**Harbormaster:** Shoreworks to patch seawall under the culvert. Tim Damato presented his notes from his meeting with the Fox Waterway Agency. (Synopsis of meeting attached).

### Directors and Committee Reports:

**Orchard-** Construction still ongoing. Active work on the pump house. New generator. Light works!

**Chesney-** Quiet. *Absent*

**Bayview-** Quiet

**Director-at-Large-** Nothing -Quiet

**Pavilion-** (2) new Electric boxes put in.

**Project Manager-** *Absent*

**Entertainment Coordinator-** *Absent.* Bonfire this Saturday, October 20<sup>th</sup>. Tim Damato dropped wood off. The wood is by the shed.

### New Business:

ADA swing \$1,000. This will be installed at the John Rule park. We will start with one and see how that goes. Motion to purchase: Barbara Bodkin 1<sup>st</sup>, Jennifer Pamley 2<sup>nd</sup>.

Chesney Parking Lot Project - Comparison of proposals. (3) proposals presented: Superior Paving, Petersen Paving, Total Paving. The board voted to go with Total Paving: \$8,300 for the work to be done. Motion to accept: Barbara Bodkin 1<sup>st</sup>, Alex Politanski 2<sup>nd</sup>. Accepted and approved by the board.

## November-

**Harbormaster:** (Tim Damato): To meet with Will (Shoreworks) to discuss remainder of the work at the harbor to be completed. Drilling rods in Sea Wall, pulling rocks from north of ramp, NW corner chop up concrete. (8) Truck loads to be brought in by Will and Fox Landscaping to grade. We will wait on the sand at the beach due to the spring flooding.

### Directors and Committee Reports:

**Orchard-** (Jennifer Parmley) Play lot age limit sign broken.

**Chesney-** (Mike Van Bladel) Quiet

**Bayview-** (Jefferson Salata) Hampshire/Hillside young adult driving too fast hit park fence rail. Came forth admitted his fault and will help in the repairs. (Reported by Tom Kwasinski)

**Director-at-Large-** (Eric Boechelli) Quiet

**Pavilion-** (Jennifer Parmley) Quiet

**Project Manager-** (Tom Whipple) Dirt around the northern seawall, filler dirt southern seawall, seeding. Repair damage egress (pier 19). (See additional comments under harbor master)

**Entertainment Coordinator-** Bonfire was cancelled due to the weather being too windy. Not to be rescheduled..

### New Business:

Annual mailings will be going out. Motion to reimburse Alex for expenditure of mailing envelopes and fees. \$187.66.

Subdivision Electricity: Lake Villa Township is to be paying for the electric at the intersections. The FLHOA is to be paying for the electricity any non-intersections. FLHOA is paying for it all. About 6K a year. Tom and Alex will set up an appointment to discuss this over-sight with the Township.

**Easement:** There will be a December meeting with the Lake Villa Supervisor with about (40) people effected by the flooding –Academy/Chesney. Create an easement between (2) houses on the lake for the water runoff.

**Internet:** AT&T –Wi-Fi at Bayview Park cameras have crashed. \$900.00 a year for service. Motion made to get rid of this service and toss/recycle the equipment. Motion made: Alex Politanski 1<sup>st</sup>; Jefferson Salata 2<sup>nd</sup>. Approved.

**Piers:** KSN (Our Attorneys) and Insurance agent brought up somethings to discuss and think about regarding our piers and policies.

The association owns the piers (35)

Basically the Association “rents” out the piers creating a “Landlord” “Renter” issues. Ex: person walking on a pier that was not worked on by a licensed and bonded contractor, this could mean a lawsuit costing each homeowner in association.

Several ideas thrown out there for discussion: (1). Harbor pick (4) approved contractors to build/fix the piers. Members can still paint the piers. (2). Association hires an approved contractor to build the piers. Could cost approx... 8K per pier. (3). Raise pier “rental”.

Harbor committee needs to meet to discuss. Bring to the board for a vote what was decided. December 4<sup>th</sup> at Tim Damato’s.

Chesney parking lot is complete. Fox Landscaping to continue to be landscaper for association. Alex Politanski 1<sup>st</sup>, Mike Van Bladel 2<sup>nd</sup>.

## **December-**

**Before the General Meeting** we had representatives from the Lake Villa Township. Jim Jorgenson-(Public Works), Daniel Venturi (Lake Villa Township Supervisor), Bleck engineers surveyors company. (Pat Bleck – civil engineer), (Joy Corona). The discussion was with regards to Columbia Bay Drive and Academy Drive/Court drainage improvements. Looking for a route to Fox Lake to move flood water. This will handle a (10) year flood not a (100) year flood. Looking to also potentially buy out some houses that have the flooding issue to turn into a retention pond. Route 59 is higher than the subdivision. A topographical map was presented with possible easements and distributed to the residents affected. Many questions were asked. The special meeting was closed at 7:50 and adjourned to the hallway for further discussion. FLHPOA general meeting continued. Material handed out for the special meeting has been retained and filed.

Discussion on Welcome packet for new owners. Alex Politanski presented a sample. Alex received PIN #'s from attorney. There are (10) homes listed (Knolls Ct/Fairview Ln.) That their Pin’s appear as part of our association and no fees have ever been collected. The Pin’s and exhibits have been retained with the secretary.

**Harbormaster:** (Tim Damato): Harbor meeting was 12/4/2018 at Tim Damato’s. Present: Tom Kwasinski /Alex Politanski, /Christina Ostertag /Terry Meister and Don Hickey.

Don’t know what the costs are going to be. Insure premiums.

Licensed contractors for pier inspections. Don Bratton will give specs and charge \$50.00 a pier to inspect.

Pier Fees to be increased by \$50.00. \$300.00 includes the inspection fee and key. \$90.00 key only will include the inspection fee.

Pre and post inspections. Don Bratton will give copy of license to board.

Don Bratton will be looking for structural damage.

Sample Letter distributed to board of what would go out to the harbor members to define impending changes.

Steel piers (Shore works) is a viable option. Ben Watts is doing this.

Good job spreading out dirt mounds. (\$600.00)

Boat Decals(Rydan): Orange and Yellow Starburst this year. (\$700.00)

Internet. Looking for the (4) digit passcode or favorite superhero. To disconnect.

### **Directors and Committee Reports:**

**Orchard-** (Jennifer Parmley) Quiet

**Chesney-** (Mike Van Bladel) Pump station has graffiti. Did not call on it.

**Bayview-** (Jefferson Salata) Quiet

**Director-at-Large-** (Eric Boechelli) *Absent*

**Pavilion-** (Jennifer Parmley) Quiet

**Project Manager-** (Tom Whipple) Dirt around the northern seawall, filler dirt southern seawall, seeding. Repair damage egress (pier 19)

**Entertainment Coordinator-** (Teri Van Bladel) Santa visit no longer. No other activities to report.

**New Business:**

Directors to look at signs around the subdivisions and what needs to be replaced. Note where and when.  
Handicapped street sign needed. Order by February.  
Light situation with the Township is still being looked into.



*Harbormaster  
Report*

[flhpoa.bayview.harbor@gmail.com](mailto:flhpoa.bayview.harbor@gmail.com)

**Harbor Registration is scheduled for Sunday March 3, 2019**

The 2019 Harbor Registration Day is scheduled for March 3rd at 1 p.m. at the Lake Villa Community Center located at 37850 Route 59 Lake Villa, Illinois. Please remember to bring five (5) documents: 1) something showing you've paid your annual association dues and fees for 2018, 2) proof of insurance for your watercraft, 3) proof that the watercraft is registered to your (i.e. the homeowner's) address, 4) registration of your boat trailer and 5) registration of your tow vehicle so that their license plates can be verified.

**NOTE:** If you pay your dues online via the Associa-Chicagoland system, simply print the confirmation page at that time. If you paid via USPS then you will have to go online and print your account ledger showing a zero balance due.

Please remember that the registration process is being handled by Board and Harbor Committee members and other volunteers, none of whom get paid to do this work. They would very much appreciate it if everyone made the utmost effort to have their watercraft registered on Harbor Registration Day to avoid inconveniencing anyone on another day. \*\*\*There will be an additional \$40 inconvenience fee if you prefer to go to any of the harbormasters homes to get the key and have documentation approved.

We want to hear from you.....

One of the projects that FLHPOA board has budgeted for is an addition to the basketball court at Orchard Park making it a full court. Please go to our Facebook, NextDoor or website to answer questions regarding the basketball court at Orchard Park. You are also welcome to attend a monthly association meeting, email a board member or call Tom Kwasinski. The next meeting is February 19th at 7:00 pm.

<https://docs.google.com/forms/d/1dBZnNEOKsJCQ4UTVrjx1xso6wRYThG55kZsBDTc0ic/edit>

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Volunteer Coordinator			
Entertainment Coordinator	Terri Van Bladel	(847) 826-8182	<a href="mailto:flhpoa.fun@gmail.com">flhpoa.fun@gmail.com</a>



Visit the FoxLakeHills.org website on a regular basis to stay current on events and special announcements.

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STOP WASTE!!**

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### NUMBERS TO KNOW

**FLHPOA**  
P.O. Box 131  
Lake Villa, 60046  
FoxLakeHills.org

**Associa**  
847.490.3833  
HelpMeChicagol  
and@Associa.us

FLHPOA meets monthly on the 3<sup>rd</sup> Tuesday at Lake Villa Community Center located a ¼ mile south of Grand Ave. on Rte 59.

#### 2019 FLOPOA Annual Assoc. Fee

\$125/assessment  
\$10/improved lot  
\$5/unimproved lot

#### 2019 Harbor Fees

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\$90 - Launch key  
\$210 - Slip  
\$100 – initiation fee for new members

### CRIME STOPPER

If you're the victim of a crime (including break-ins to your car) or know anything about a crime, please call the Lake County Sheriff's Department at

**847.549.5200**  
(non-emergency)

The Spotlight editor is Liz Hein.

Send comments or questions to:  
flhpoa@gmail.com

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Newsletter**

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