



“To ensure you don't lose value on the asset that you've spent so much energy to acquire-look, listen, contribute, take action”



Homeowners:

To receive email notices of property news, and condominium updates, please send your email address to cullertonsecretary@cullertonstationcondoassn.com. Please include your name, building and unit #, and emergency contact #.

Jenou Olech, Association President

Contact: cullertonpresident@cullertonstationcondoassn.com

Jeff Cheng, Association Treasurer

Contact: cullertontreasurer@cullertonstationcondoassn.com

La Jeune Belcher, Association Secretary

Contact: cullertonsecretary@cullertonstationcondoassn.com

Dominik Kowalski, Property Manager

cullertonmgn@cullertonstationcondoassn.com, 847-312-0221

March 11, 2010 Condo Meeting attendance

Quorum met:

Jenou Olech 1933-1	Debra Fletcher 1925-3	Troy Roberson 1913-1
Jeff Cheng 1913-4	Travis Cook 1925-2	Ammar Saylawala 1911-3
LaJeune Belcher 1929-1	Jeffrey Curtiss 1925-1	James Satchell 1911-1
Marla Mueller 1929-4	Adeola Dada 1923-2	Eileen Arzand 1923-2
Kevin Schwind 1921-2		

Property Manager, Dominik Kowalski also in attendance.

Approval of minutes from April 2009

Officer change:

The association acknowledged the work of Antoinette Cook who took over as Secretary for a period during the 4th quarter of 2009. Ms. Cook resigned due to other work commitments. Writer was re-appointed to position of Secretary until another replacement is found/or time of election in November 2010.

Treasurer report

Operating Account: Ending Balance 2/28/10 \$12,581.06

Reserve Account: Ending Balance 2/28/10 \$145,019.34

Homeowner Balances and Delinquencies:

The following three accounts are currently in collections:

1919-4

1927-1

1929-2

Assessments and fees

Change to late fees: Please note that assessments are due and payable on the 1st of each month, and late fees are incurred on the 10th of the month. It is each individual homeowner's responsibility to ensure that their assessments reach the p.o. box as shown below on or before the first of the month. Please allow time for postal delivery. Checks should be made out to Cullerton Station Condominium

Association. Please note in the memo section of your check payment description i.e. August Assessment, Tax Appeal Legal Fee, etc... Please pay the exact amount. **For assessment payments and fees: Cullerton Station Condo Assn., P.O. Box 1845, Des Plaines, IL 60017-1845.**

Capital Improvements-repairs/maintenance

Property Repairs Progress report

The following projects/jobs were completed in 2009:

- Extension of back parking lot
- Parking lot lines/numbers repainting
- Repairs and roof sealing of buildings 1909 and 1933
- Sealing of north wall; a part of east wall above (1911-4) unit; parts of west wall below (1909-1) and (1929-1)units
- Main sewer pipe replacement in 1921 building/garage
- Installation of 3 emergency light on the south side of the building
- Bike racks installation in 4 buildings
- Intercom repairs in 1913; 1925; 1935
- Lock plates installation in 1931; 1933; 1935 buildings
- Flower planting and landscaping
- Fire extinguishers certification
- Other repairs of doors; locks and gate on the property

The following are scheduled for 2010:

- Driveway sewer cover repair (April/May dependent on weather)
 - Painting of railings on the balconies (May/June dependent on weather)
- Note: As a courtesy to Homeowners decking will be inspected. And based on condition/and or homeowner request can be replaced at the time of the paint repair. The deck replacement is homeowner responsibility and will be charged to individual homeowners.

Repairs/sealing/replacement of roof(s) on the entire building (May/June dependent on weather)

- Landscaping (May)
- Inspection of emergency lights; extinguishers
- Sealing of lower portion of west wall of the building
- Intercom repairs
- Front carpet replacement (April/May)
- Front hall repair-repaint (April/May)

Other minor repairs

Homeowner discussion:

Roof Leak/repairs- Each building will require 2 repairs to stop the water infiltration. The initial repair to the front portion of roof can be done without disturbing the 4th floor unit owners. The 2nd repair to rear portion of roof involves removing the deck to fully repair the roof. The roof repairs will be performed by association. The decking is the 4th owners responsibility. A meeting will be scheduled to talk to the fourth floor unit owners about the repairs. At this time repairs have been scheduled for homeowners who have made us aware of extensive leaking. 3-5 units are scheduled to be repaired per year.

1921-2 Front Balcony rusted (inspection and repair will be scheduled at time of balcony rail repainting)

1923-3 Floor separating from wall – pictures have been provided to Dominik. Association insurance agent will be contacted to schedule an appointment.

1929 Rear Building tile work and stair repair

Repair notice/request process

Go to the website shown below. From the top toolbar, click on contact property manager. Complete all of the boxes on the form, including the description of the concern and submit. www.cullertonstationcondoassn.com
If your building has a smoke detector problem, please contact Dominik to have it repaired. Please do not disconnect the smoke detectors. This is a safety concern. Thank you.

New Business

James Scatchell requested that the board consider having the entire property FHA approved. In the past this has been the responsibility of the individual homeowner to go through this process. The Board agreed to have the association attorney look into the process. If the process can be completely at minimal expense to the association, the Board, has authorized the property manager to begin the process immediately.

Homeowner

Insurance

Please forward proof of valid insurance on your property to the Cullerton Station P.O. Box for assessments to Board Secretary attention. Cullerton Station Condo Assn., P.O. Box 1845, Des Plaines, IL 60017-1845.

This is important. Unfortunately, a few of our homeowners have experienced situations that underline the importance of this request. To avoid/help reduce out of pocket expense, due to accidental damage to your, or a neighbor's unit, we encourage each of you to obtain condo insurance on your individual unit. If you have renters, they should have renters insurance, and a copy should also be forwarded to board. It is your responsibility as a homeowner to maintain valid insurance on your property, just as you would in your single family home. When damage occurs, you should contact your insurance company and they will in turn repair your unit if it is covered, and work on your behalf with both the association and any other involved homeowner. Talk to your insurance agent about what is actually covered by your insurance.

Homeowner Security

In light of recent incidents on and around property, we plan to invite a Caps Officer to a future homeowner meeting. Security measures that can be taken now:

Please make sure that all outside doors and gates are securely closed upon entering and exiting property. Do not prop doors or gates open. Do not open your doors (buzz) strangers into the property. Report any strange incidents or people to the homeowner association and the police. Please be careful and aware of your environment.

Buildings and Grounds:

A professional gardening service will be hired to do plantings this year. The cleaning crew will be asked to take on additional maintenance duties including plant maintenance and watering.

Note: Homeowner concerns have been reported regarding pets. Dog Poop-should be picked up and placed in plastic and put into garbage. Please do not allow your pet to urinate on or near the doorways and stairs to the property. This creates a smell and an unpleasant environment for all. Preserve your property and its value. And please wipe dog paws when entering building. This will help support a cleaner environment for all. To support you, the association is in the process of purchasing wet wipes that will

be positioned near the rear entrance of each building to help support you with this effort. We will also provide a small quantity of bags for emergencies to pick up pet poop.

Garbage Disposal:

To support maintenance of our property and community, the board is asking association members to be mindful of the following:

Garbage: Please do not leave garbage in the hallways, on the grounds, or in the garbage bin area. Its proper place is inside the garbage bin.

In order to retain enough room for everyone to put their garbage away properly, we need for you to break down all boxes and place them flat into the garbage bin. And please consider taking an extra step to fill up back bin first. Thank you

Snow removal: Homeowner comments about improvement to snow removal process will be passed onto vendor.

Rental Units

1. Please note that keys will be given to the owner of each unit only to ensure that the proper parties are receiving access to our building. Keys will not be provided to renters. Key charge is \$50.00.

2. All homeowners with renters currently must pay an annual rental fee of \$500.00 and show that they and the renter have proper insurance. The association currently has 7 rental units. Many mortgage companies use a 10% maximum guideline when establishing property values and loan availability for future purchasers. The rationale is that properties where a majority of the owners hold residence in the property will be better maintained, and therefore preserve the value of property. Banks make obtaining a loan more difficult on properties with a higher proportionate number of renters, and it can reduce a homeowner's potential buyer's pool. Note: Rent to Own units are not considered rental units.

Move in/Move out:

Please contact Dominik Kowalski, Property Manager to schedule all move-in and move-out activities.

- Please be considerate of your fellow resident and move your vehicle when asked. Also please note that all furniture/appliance moves, and other move-ins and move-outs that require a moving truck in the rear of property require board notification and approval.

Homeowner tips:

1st floor owners: To protect your sump pump, install a surge protector between sump pump and wall outlet. This can help prevent burning out your sump pump motor during power outages/surges. A battery backup surge protector is the preferred way to protect yourself and your assets.

To avoid mildew, paint bathrooms with semi-gloss paint and caulk showers to avoid leaks.

Change furnace filters, and have furnace and air conditioning cleaned and checked annually.

Debra Fletcher, 1925-3, has shared information about her painter with the association. Jose G. Canelo, 773-742-0621, jeaneloo2@yahoo.com
This is neither a recommendation or endorsement.

2. Recycling:

For those homeowners interested in going green. Julia Asbury has been kind enough to provide information on recycling

The recycling center is at the Northwest corner of 18th and Clark. There are two blue dumpsters, clearly marked for recycling, with a list of items that can be recycled and the items do not need to be sorted or bagged. They obviously accept paper, glass, plastic, aluminum, and tin cans.

Relationship: Members of this association and board are your neighbors. Board members are **unpaid** volunteers that work on behalf of all homeowners, not any homeowner individually. Please be mindful of this relationship when making requests and communicating concerns.

Be self-responsible: Anonymous tips/complaints will not be accepted. If you have a concern, please direct it to La Jeune Belcher, Board Secretary, via email for review and follow-up by the board. Or join us at the scheduled association meeting.

As always, we would like to extend a hearty welcome to all new homeowners; and encourage you to join us at the next homeowner association meeting. We believe that we have one of the finest properties in the south loop area, and we need your help to maintain it.