



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 #.

Cullerton Station Condominium Association Meeting Minutes April 4, 2008 below:
Condominium owners in attendance:

Jenou Olech 1933-1	Mark Maloney 1911-4	Mark Hong 1935-2	Kimberly Smith 1909-1
Marla Mueller 1929-4	LaJeune Belcher 1929-1	Linda Delavallade 1921-1	

Property Manager-Dominik Kowalski in attendance

Approval of minutes: Results from the November 2008 election
Jenou Olech, elected Association President

Contact: cullertonpresident@cullertonstationcondoassn.com

Jeff Cheng, Association Treasurer (Appointed February 2009)

Contact: cullertontreasurer@cullertonstationcondoassn.com

*Anne Terry, elected Treasurer after being drafted from the floor during the November election, resigned in December 2008 due to employer commitments

La Jeune Belcher, Association Secretary

Contact: cullertonsecretary@cullertonstationcondoassn.com

Dominik Kowalski, Property Manager

cullertonmgn@cullertonstationcondoassn.com, 847-312-0221

We encourage Homeowners to get involved in Community governance through participation in committees:

[Community Relations committee:](#)

Marla Mueller has accepted appointment as the board, Member-at-Large, and leader of the Community relations Committee. Ms. Mueller's committee will be both our external and internal community representative. The committee members will represent the association at Caps meetings and other community meetings. Marla is currently working on building a relationship with other associations in the area. And she also plans to meet with new condominium owners to offer them welcome to our community. We have 1 new homeowner, to welcome to the community, 1913, Unit #1!

Please forward contact information for new homeowners to cullertonsecretary@cullertonstationcondoassn.com

"Make sure you don't lose value on the asset that you've spent so much energy to acquire"



Homeowner Security

In light of recent incidents on our property, we plan to invite a Caps Officer to our next 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. Ms. Mueller reported that armed robberies have occurred recently in the vicinity of the Perspective school, which is located across the street from our complex located on Archer. Please be careful and aware of your environment.

Buildings and Grounds:

Homeowners volunteered to do the spring planting again this year. Date to be announced. Prep work in planters must occur prior to the planting. 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.

Treasurer report presented by Jenou Olech
(Jeff Cheng, Treasurer unable to attend meeting due to personal business.)

- 1. 2009 Budget
- 2. Current Bank Account Balances
 - Checking Balance: February 28, 2009 \$12,682.08
 - Reserve Balance: February 28, 2009 \$84,549.76
- 3. Tax Statement filing

Homeowner Balances and Delinquencies:
We can not charge 2 late fees in one month, and are moving toward 1 late fee (\$100) to be charged after the 10th of the month, effective April 2009. More discussion will be held at the next association meeting regarding homeowner balances and late fees.

Capital Improvements-repairs/maintenance

Discussion of roof and wall seepage and repair

- 1. Major roof repairs will be scheduled to start May 2009
 - At least five - 4th floor homeowners have reported leaks.
(Jenou Olech, our Board President will work directly with any selected vendors to support proper repair to roof.)
- 2. North wall elevation will be resealed. Foundation repairs will also be made to the north and west walls to seal foundation and eliminate leaks through foundation. 1909 and 1929, Unit #1 homeowners noted leakage through foundation.

Discussion of Plumbing repairs

1925, Unit #1 had sewer line repairs performed in March.

- 3. Additional repairs to sewer lines may be needed as a result of parking lot repairs.

Discussion of Parking lot repairs/changes

New 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.

Homeowner Insurance-2009

Please forward proof of valid insurance on your property to the Board Secretary. If you have not forwarded a copy, or if the copy that you sent last year has expired, email board secretary or place an updated copy of your homeowners insurance in the Cullerton Station box at 1909 S. State.

Again, unfortunately, a few of our homeowners have experienced situations that underline the importance of this request. To avoid/ameliorate 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. 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.

Property Repairs Progress report

39 repairs have been completed or are in progress since July 2008.

Report presented at meeting. Mark Maloney advised Board that water had been coming through his rear window sill area. He has not noticed any water since painting of the west exterior wall.

Other Business discussed:

Garbage Disposal:

To help 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 take the extra step to fill up back bin first. Thank you**

Garbage removal-The garbage company was not able to get into the property due to keypad problems. They have been given a remote opener to facilitate access.

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

Bike Racks: Ordered bike racks are scheduled to be installed in April.

Painting: Hallways and Outdoor balconies will be scheduled after roof repairs have been completed.

Carpet: Carpet cleaning will be scheduled after painting has been completed.

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.**

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: 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, asked us to share information about her painter with the association. He was recommended by the painters who are finishing the exterior rear wall on the property. Jose G. Canelo, 773-742-0621, jeaneloo2@yahoo.com This should not be construed as a recommendation or endorsement by the board.

Relationship: Members of this association and board are your neighbors. Specifically, the 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 our monthly 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.