



E-Mail Newsletter

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



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

NEXT ASSOCIATION MEETING:

Thursday, November 4 6:30pm

18th and State Street Police station, Community Room

We will discuss elections and next slate of officers.

Please try to make this important meeting.

Homeowners

Contact information

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 # (cell no).

Homeowners

Property Insurance

Please forward proof of valid insurance on your property to the Cullerton Station P.O. Box for assessments to Cullerton Station Property Manager attention.

Address: Cullerton Station Condo Assn., P.O. Box 1845, Des Plaines, IL 60017-1845. **This is important.**

Unfortunately, a few 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 same address. **It is your responsibility as a homeowner to maintain valid insurance on your property, just as you would on 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 and what you should do in case of accident.

Parking:

Please note that the tow postings will be strictly enforced. Please do not park your vehicle in any spot other than your assigned parking space. It has recently come to our attention that garbage pickup has been interrupted and homeowners have not been able to get into and out of their parking spaces because vehicles have been parked in spots blocking movement. If you plan to do more than a few minute drop off/pick up please park in your assigned space to avoid the tow. Thank you.

Treasurer report

Operating Account: Ending Balance 8/31/10 \$15,458.85

Reserve Account: Ending Balance 8/31/10 \$110,097.26

Homeowner Balances and Delinquencies:

Collections are in process and being monitored by property manager and board.

Assessments and fees

Assessment booklets: New assessment booklets were distributed in July to all homeowners.

For assessment payments and fees: Cullerton Station Condo Assn., P.O. Box 1845, Des Plaines, IL 60017-1845.

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.

Capital Improvements-repairs/maintenance

Property Repairs Progress report

The following projects/jobs have been started/completed 2010:

- Front hall repair-repaint (June/July)
- Flower planting and landscaping (landscaper reviewed property, and recut and replaced dead plants, and pulled weeds again in August 2010 at board direction)
- Driveway sewer cover repair completed in July
- Parking lot concrete work completed in July
- 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 lights 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
- Fire extinguishers certification
- Other repairs of doors; locks and gate on the property

The following are scheduled for late 2010/2011:

- Repairs/Painting of railings on the balconies (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.
- Front carpet replacement (October/November)
- Rear hall repair-repaint (January/February)
- Rear hall carpet installation (February/March)

- Rooftop door seal review/repair
- Outside trim/door paint of commercial space
- Inspection of emergency lights; extinguishers
- Sealing of lower portion of west wall of the building
- Intercom repairs

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 pending

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 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.

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

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

Plumbing: Please check your faucets for leaks and toilet for proper operation. This can save significant money that can be used to support further improvements to our property. Thank you

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.

Buildings and Grounds:

New bags and wipes have been installed in the rear closet of each building to support picking up after pets.

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. The urine and poop can create a smell and an unpleasant environment for all.

And please wipe dog paws when entering building. We will have new carpeting installed over the next 60 days and this will go a long way to preserving the investment. To support you, the association has purchased wet wipes that are

installed in closet at rear entrance of each building. We also have provided a small quantity of bags for emergencies to pick up pet poop on the wall by the rear gate.

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

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.

Please note that rentals do impact your property value. 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 Property Manager notice.

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.

New Business

Property Manager is currently working with our attorney to complete the FHA approval process. In the past this has been the responsibility of the individual homeowner to go through this process.

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 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.

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