

The Kipling Kronicle

June/July 2012

Bringing the latest news to our evolving Kipling Community

Special points of interest:

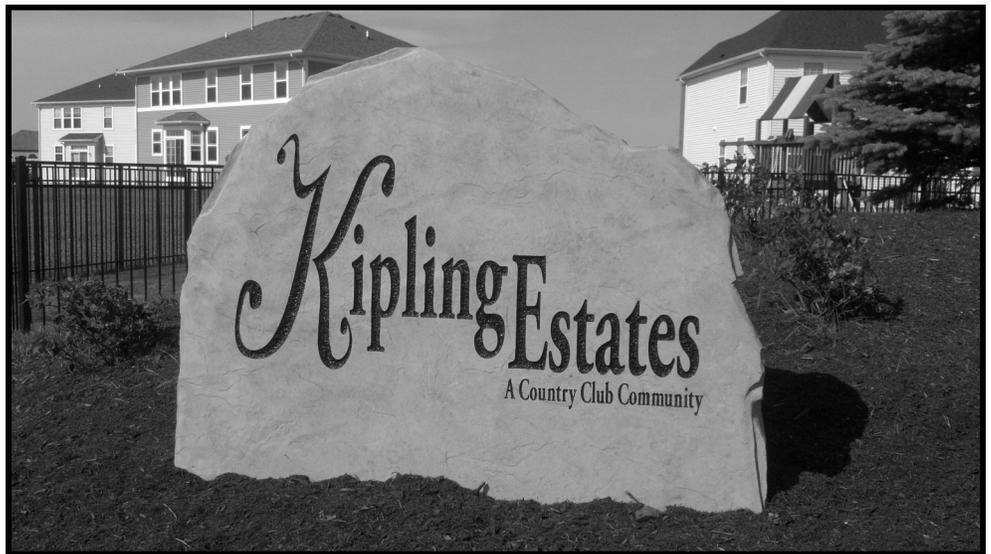
- Rule Clarification and Changes
- Fines Clarification
- Mound Road Entrance
- Healthy Lawns

Inside this issue:

- Board Meetings 2
- Financial Matters 3
- President's Letter 3
- Rules and Regulations 4
- Clubhouse Updates 5
- Community Interest 6
- Fines Clarifications 8



Kipling Estates
A country club community!



Board of Directors

Kipling Estates Homeowners Association Board of Directors

President	Bob Bradley	Devonshire President
Vice President	Patrick Crowley	Kipling Townes President
Secretary/Rules and Regulation	Melissa Gold	Englewood Point
Treasurer	Marion Somers	Devonshire
Landscaping Director	Linda Ramlot	Butterfield Ridge President
Operations Director/Rules and Reg.	Nancy Erwin	Courtyards of Kipling Estates President
Board Member	Patti McGrath	Saint Andrew's Estates President
Board Member	Susan Olson	Galway President
Board Member	Jeanne Eggert	Englewood Point President
Board Member	Chrissy Kuehl	Callaway Glen President

All Board members can be reached through the Clubhouse 815-725-9922.

Kipling Estates Clubhouse Contacts

Clubhouse Manager	Diane Gallico	815-725-9922	dianeg@kiplingcommunity.com
Communications Manager	Brenna Joyce	815-725-9922	
Administrative Assistant	Cathy Miller	815-725-9922	cathym@kiplingcommunity.com
Clubhouse Staff	Betty Presley	815-725-9922	bettyp@kiplingcommunity.com
Clubhouse Staff	Terri Lanzisero	815-725-9922	
Clubhouse Staff	Maria Koss	815-725-9922	
Handyman	Dave Jaral		

Board Meetings



KEHA Master Board

Meetings:

June 6, 2012 - Annual meeting - 7:00 pm

July 18, 2012 - 7:00 pm

September 12, 2012 - 7:00 pm

November 14, 2012 - 7:00 pm

Englewood Pointe

October 23, 2012 - 7:00 pm

November 6, 2012 - 7:00 pm

Devonshire

July 17, 2012 - 6:30 pm

September 11, 2012 - 6:30 pm

November 13, 2012 - 6:30 pm

St. Andrews Estates

September 17, 2012 - 6:30 pm.

November 12, 2012 - 6:30

Butterfield Ridge

September 11, 2012 - 6:30 pm

November 13, 2012 - 6:30 pm

Callaway Glen

September 4, 2012 - 7:00 pm

November 6, 2012 - 7:00 PM

*All meetings take place in the Kipling clubhouse at 850 Wynstone Drive.
Also, please visit www.kiplingcommunity.com for updates and events*

Board of Director's Business

Letter From the President

Dear Kipling Residents

In this, and future, newsletters, you will read about rules and our rules follow-up process. There have been a number of rules this board felt needed some clarification, and in some cases, rewritten. The overall concept of our rules has not changed. We as a board are trying to clarify vague rules. These changes will be published in our newsletter when they occur as the official notification to homeowners that change has occurred. Thirty days later, any change published will get final board approval.

I realize that no one likes rules. But rules are needed to maintain the quality of life our homeowners deserve. If we didn't have rules, our neighborhoods would be nowhere near as nice as they are today. We have a beautiful community. Our landscaping, in my opinion, is better than any of our surrounding communities. Our individual homes and properties look great. Rules, regulations and restrictions help make that happen.

The rules are set in stone to keep the value of your most important asset, your home, at a level of quality that will appreciate over the years. Please take time and read our rules booklet when it arrives at your home.

Bob Bradley

President, KEHOA

Financial Summary April 2012

April 2012 Income	\$	73,103.76
April 2012 Expenses	\$	22,419.70
YTD Income though 4/30/12	\$	174,361.43
YTD Expenses through 4/30/12	\$	91,063.88
Reserve deposits as of 3/31/12	\$	16,800.00
Account Balances as of 4/30/12		
<u>Operating Accounts</u>		
Leaders Bank Operating Account	\$	58,417.97
Leaders Capital Expenditure Account	\$	43,791.31
Standard Bank MM Capital Expenditure Account	\$	53,450.16
	\$	<u>155,659.44</u>
<u>Reserve Accounts</u>		
Leaders Reserve Money Market	\$	47,540.40
Leaders CD 10/26/12	\$	51,719.86
Leaders CD 9/21/12	\$	26,170.60
Leaders CD 10/1/12	\$	50,000.00
Standard Bank CD 11/21/12	\$	58,774.56
Standard Bank Reserve Money Market account	\$	<u>50,093.48</u>
	\$	284,298.90
Total Account Balances as of 4/30/12	\$	439,958.34
Accounts Recievable as of 4/30/12	\$	83,396.57
Accounts Payable as of 4/30/12	\$	46,158.06

Rules and Regulations

The members of the Master Association Board of Directors have been very busy working on the "Rules and Regulations" booklet to simplify and clarify the existing rules that were incomplete and confusing.

The new booklet will be mailed to every homeowner soon, but here are a few highlights that residents might be interested in:

Clarification for All Neighborhood Associations

Commercial Vehicles, Trucks, RV's, Boats, Trailers:
 "Truck other than pick-up trucks": means any truck that does not qualify for one of the following license plate designations as established by the Office of the Illinois Secretary of State:

Passenger plates, Military passenger plates, B-Truck plates, Collegiate, Sorority/Fraternity, Environmental, Organ Donor, Fire Fighters Memorial, Mammogram, Master Mason, Wild Life Prairie Park, Prevent Violence, Illinois/Michigan canal, Mayor/Village President, Sporting Series Bass, Deer, Duck, Goose, Pheasant, Turkey, Person with Disabilities, Hearing Impaired, Specialty Passenger Plate, Taxi Cab, Ceremonial License, Driver Education, Electric Vehicle, Antique Vehicles, State Police, Secretary of State Police, Department of Natural Resources Police, Sheriff Department, Dealer Plates, Constitutional Officer, Illinois Supreme Court, Members of Congress, Senate, House Consular, and Temporary Registration Permit Plates for any of the aforementioned.

"Commercial Vehicle": means any vehicle which is used or could be used commercially, and does not qualify for one of the license plate designations set forth in paragraph (1) above.

"Not more than 48 hours": means that said vehicles shall not be parked for more than two calendar days per month. A vehicle which is parked for a third day during the same calendar month is in violation of this definition, and subject to a fine.

Clarification for Butterfield Ridge, Callaway Glen, Galway, and St. Andrews Estates Associations

Tool or Storage Sheds/Structures:

Sheds/Structures of any type are prohibited. Pursuant to the Covenants, Conditions and Restrictions (CCR) of the Kipling Estates Homeowners Association, "The term Storage Shed" shall be broadly defined so as to include any temporary or permanent storage unit container, structure, building, and partially or fully enclosed space in excess of 45 cubic feet or standing taller than 36 inches.

A solid earth tone color temporary storage unit, container, structure, building, partially or fully enclosed space which does not exceed 45 cubic feet in volume and does not stand in excess of 36 inches in height shall be permitted, in the rear of the residence as long as it not visible from the street.

Change for Butterfield Ridge, Callaway Glen, Galway, and St. Andrews Estates Associations

Flagpoles:

All flagpoles must have ARC approval prior to placement. Flagpoles must be no taller than 20 feet in height and be set in concrete, and properly secured. The only flags permitted are the American flag and Military flag. The flag can be no bigger than 3 feet by 5 feet. Flags must be kept in good condition at all times. If the flag(s) are not removed from Sunset to Sunrise then lights must be shown on the flag(s). A short temporary flagpole may be attached to the front porch for the purpose of flying the American flag.

Change for Butterfield Ridge, Callaway Glen, Galway, and St. Andrews Estates Associations

Garbage and Recycling:

All garbage containers shall be kept in either the garage or in an enclosed area concealed from public view. The enclosed area must have a minimum of two (2) sides (L shaped) with no roof and made with maintenance free materials. ARC approval in writing is needed prior to installation. Any existing enclosures that do not meet these requirements must be changed by June 1, 2013.

Garbage must be securely tied in appropriate trash bags or in trash containers with covers that close tightly. Garbage and recycling bins may be placed curbside for collection no earlier than sunset on the day before the scheduled pick-up date and need to be returned by sunset on the garbage pick-up day.

Change for Butterfield Ridge, Callaway Glen, Galway, and St. Andrews Estates Associations

Basketball Hoops:

Prior ARC approval in writing is needed to install permanent or semi-permanent basketball hoops. Permanent basketball hoops may be installed in the backyard only and must not be visible from the street. Semi-permanent basketball hoops in a concrete sleeve, adjacent to the driveway are allowed so long as the pole, hoop and backboard can be removed. The centerline of the post must be no less than three (3) feet from the sidewalk and no more than eighteen (18) inches from the driveway. Portable hoops need to be placed on the side of the driveway at all times and secured according to the directions for the hoop. No unsightly sand bags, rocks, etc. can be used to secure hoops. Hoops that are in the street, sidewalk, blown down etc. are subject to a fine. Basketball hoops must be stored from December 1st to March 1st. All portable hoops need to be replaced with semi-permanent basketball hoops by December 1, 2014. Semi-permanent hoops may remain up all year long at the beginning of December 1, 2014.

Clubhouse Updates From Diane

Kipling Beauty

Congratulations to resident Khaliah Childers for winning Ms. Illinois Beauty Pageant. She will compete in the Ms. USA Contest in Texas. We wish you all the best!



The Pool is now Open



Kipling Residents (16 and over) are allowed to bring 2 guests per household for free. A fee of \$2.00 per person will be charged for any additional guests.

Poolside Amenities

The Vending Machine is available for \$1.00 for your convenience. Please have correct change with you.



Picnic Area is available for your convenience. Enjoy your snack/lunch without having to go home. Please clean up after you are finished, so others can enjoy their snack/lunch at the tables and chairs, too.

Photo Contest



Kipling Estates Photo Contest will take place again. Bring your best photo to the clubhouse; two per family.

The contest will be held throughout the month of June and judging will be July 1 thru July 15th. One vote per family will be allowed, but you must be a Kipling Resident to enter and to vote.

Classes and Events- Get Involved

Water Aerobics Classes



Water Aerobic Classes will be held Monday and Wednesday Mornings at

9:15 until 10:00. Tuesday and Thursday evenings 7:15 until 8:00. Classes will be \$5.00 per class, so come and join the fun.

Swim Lessons

Session I will begin June 25th. Check our website for registration forms, and dates at www.kiplingcommunity.com



Tennis Lessons



Tennis Lessons Session I begins the week of June 18th from 9:00 am until 10:30 am. Bring your own racket. Cost: \$25.00. Call Ed Kretz for further details (815) 725-6963.

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Community Interest

A Healthy Lawn

Donna White

American Maintenance and Landscaping, Inc.

ph. 815-744-2131

Many lawns are growing on compacted soils. The soil under a lawn becomes harder and harder as the years pass. It is rained on, walked on, played on and mowed regularly. Typically, the more clay you have in your soil, the more susceptible your lawn is to compacting. The signs of compaction are tricky to detect: grass seems to be off-color, thinning and shows signs of stress in high temperatures. Because the grass is weak, it may be more susceptible to disease and insect damage and your lawn is more prone to weeds. Your lawn requires three elements for survival - moisture (water), nutrients, and air. When your lawn gets heavily compacted, its roots get deprived of the air they need to survive and grow. What can be done to loosen the earth in a lawn and also allow water and nutrients to better penetrate into the soil and to the grass roots?

Core aerating!

Aerating is the process of punching holes (usually 3-4 inches deep) into your lawn to allow water, oxygen, fertilizers, and other nutrients to penetrate the soil and better reach the roots of your grass. Aerating is usually done by pushing hollow cylinders into the ground and forcing out plugs of soil to the lawn surface. Spikes are also used to aerating, but are not usually as effective. Because spikes do not remove "plugs" from the ground, they do not create holes in the soil for expansion and in some cases, weed prevention. If you have a small buildup of thatch each year, aerating generally solves this problem as well. Thatch is a cushion of old, partially decayed grass roots and stems that develops in many sodded lawns. It separates the actively growing crown of the grass plant from the soil surface. The plugs of soil that are deposited on top of the ground help decompose thatch.



If you are doing a light fall overseeding on a lawn, the holes left by the aerator make a perfect place for the seeds to fall into and germinate. Core aerating also helps prevent the development of weeds. If the lawn is thick and healthy there is less chance for the weeds to germinate.

The best time to aerate most lawns in our area is in late August to mid September. This is when the lawns are coming out of summer dormancy and beginning a period of vigorous growth. Lawns will recover quickly from aeration at this time. Competition from weeds is also minimal during this time.

Please let us know if core aerating is something you are interested in. Group quantity rates apply when we have 10 or more signed contracts in your subdivision.

Our appointment board fills up fast, so please let us know as soon as possible so we can put you on our schedule.

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**Kipling Estates
Home Owners
Association**

Kipling Estates Clubhouse
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Shorewood, Illinois 60404



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Welcome Home!

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next issue of the
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Full Page Ad \$125

1/4 Page Ad \$50

Half Page Ad \$75

Business Card Ad \$25

*All Kipling residents receive 25% off any advertisement placed for their own business

* Deadline for all Ads is the 15th of the previous month. Newsletters will be printed and distributed every other month. Next issue August/Sept.

Rules and Regulations Continued

Enforcement of Rules:

Enforcement of our rules and regulations is authorized in the Declaration of Covenants, Conditions and Restrictions for Kipling Estates, Article XI, Sections 11.02 and 11.03, and with the general provisions of the Declarations of the Neighborhood Associations. The Board of Directors of the Kipling Estates Homeowners Association established the following process: Any violation of the rules will be documented by sending the homeowner a letter outlining the violation. The homeowner will be given 14 days to correct the violation. If the violation is not corrected after 14 days, the homeowner will receive a fine of \$25.00, which will be added to the homeowners account and will be due and payable with the next assessment.

If after an additional 14 days the violation is not corrected, the homeowner will receive an additional \$50.00 fine. This fine will also be added to the homeowners account and will be due and payable with the next assessment. This process will continue every 14 days with the fines increasing \$25.00 for each 14 day time period.

Any repeat violation after a notice has been sent for that violation as outlined above, the homeowner will be notified in writing and subject to an immediate fine of \$25.00. If the repeat violation is not corrected within 14 days, the same process as outlined above will commence.

Additionally, the Board shall have the power to suspend a homeowner's right to vote in the Association, suspend a homeowner's right to use any recreational facilities located in the common area, or place a lien upon the lot or dwelling. The Board shall have the power to impose all or any combination of these sanctions.

If the violation continues past 90 days from the initial notice to the homeowner, the Board may serve the homeowner with a written notice of a hearing to be held by the Board in executive session. The notice shall contain:

The nature of the alleged violation;

The time and place of the hearing, which time shall be not less than ten (10) days from the date of the notice;

An invitation to attend the hearing and produce any statement, evidence and witnesses on his behalf, and the proposed sanction to be imposed

In the event a violation has been issued and the homeowner believes they have been unjustly accused, the homeowner has the right to request a hearing before the Board. The homeowner must contact the Kipling Estates clubhouse and speak with our Administrative Assistant who will set up a meeting with the Board of Directors.