

# DEVONSHIRE HOMEOWNERS ASSOCIATION

**FINANCIAL UPDATE** .... 2012 income through May 31<sup>st</sup> is \$42,510. Expenses year to date are \$53,502. Our reserve deposits YTD for 2012 are \$8,250 bringing our reserve balance to \$5,439. Our operating account had a balance of \$17,294. Our delinquencies through the same period total \$3,508.

**BOARD MEMBER ELECTION RESULTS** .... Board member elections were conducted at our annual meeting in May 2012. Elected for a two-year term were Marion Somers and Pat Wolcott. After the election process, the new board agreed on the following officers. Bob Bradley will be president, Wayne Thomas will serve as treasurer, and Pat Wolcott will be our secretary. Next May, we will have elections for three board positions.

Many thanks go to Diane Przybylinski for serving on the board. Diane was very instrumental in researching and selecting the trees that will be replaced in the very near future.

**LANDSCAPING WALK-THROUGH** .... As a result of our annual landscaping walk-through, we have replaced almost \$4,000 in new landscaping. This was all completed last week and each homeowner receiving new plants on or near their property was given watering instructions from American Maintenance. Please, please, please follow the watering instructions. If you feel we missed something, please let Bay Property know.

We also had a turf expert view our lawn. Lyle Yunker is the sales manager for Tri-County Stocksdale Company of Joliet. An analysis of his findings is included in this newsletter. The short version of the report is we need RAIN. The more it rains, the more our turf problems will go away.

**YARD WASTE PICK-UP** .... During the last HOA meeting, some homeowners were asking about yard waste pick-up. Marion did a little investigating and here are the facts: **Yard Waste pick-up** – Yard waste will be picked up by Waste Management on normal trash pick-up days. The yard waste may be placed next to the trash totes, either in the yard waste paper bags (sold at Home Depot, Menards, Walmart, Jewel, etc.) or in special totes rented from Waste Management. It is not necessary to call Waste Management for yard waste; the normal drivers will radio the yard waste drivers when there are bags waiting for pick-up. If you have a large amount of yard waste, or if you would like to schedule the pick-up, call Waste Management 24 hours before the normal trash day at 888-064-9713.

**OUR GUARD HOUSE** .... The “guard” house at our entrance has been cleaned out, power washed and painted. Many thanks go to Dave and Darleen Jarel for all their hard work on the guard house. The “DEVONSHIRE” name was removed and refinished by Mike McDormett. The “guard” house looks great.

**RULES BOOKLET** .... We finally have a complete rules booklet for all homeowners living in Kipling Estates. Each rules booklet is unique to each neighborhood. The front portion of the booklet covers all rules that pertain to all Kipling residents. The back portion contains rules specific to each neighborhood. In other words, the Devonshire booklet is different than the booklet produced for the folks living in our four single-family neighborhoods. Again, we would like to thank Marion Somers and Jane Woodward for their time in developing the Devonshire portion of the enclosed booklet.

June 2012

Next Association meeting is scheduled for July 17, 2012

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**RULE ON INDIVIDUAL HOMEOWNER LANDSCAPING** .... We are adding this rule specifically to this newsletter to emphasize its importance. Why, because the Devonshire HOA is financially responsible for landscaping maintenance. The more landscaping there is, the higher our cost to maintain. If you are considering any landscaping on you property, please follow the rule and keep in mind that you need Devonshire board approval.

**Landscaping (shrubs, trees, evergreens):** No landscaping or landscaping fountains can be added to the homeowner's property without ARC approval. Additionally, no landscaping can be added to the homeowner's property in excess of \$500.00, lifetime, perennial and annual flowers excluded, without ARC approval. Perennial and annual flowers are permitted without ARC approval but must be within the "lot line" per the plat of survey and maintenance will not be the responsibility of the landscaper hired by the Association. No landscaping may be added to Devonshire common property without ARC and Devonshire board approval.

**DEVONSHIRE CONCERNS/COMPLAINTS** .... All Devonshire concerns and complaints should be directed to Bay Property at 708-606-6601 or a board member. Please do not call the clubhouse with a Devonshire concern.

**YOUR CURRENT BOARD MEMBERS** ... Bob Bradley, 1601 Devonshire, 815 207 4038, Email – [bobbradley56@aol.com](mailto:bobbradley56@aol.com), Dee Krieger, 1731 Augusta, 815 723 3587, Email – [krieger1731@comcast.net](mailto:krieger1731@comcast.net), Pat Wolcott, 1714 Devonshire, 815 725 9263, Email – [wolcottdouglas@att.net](mailto:wolcottdouglas@att.net), Wayne Thomas, 1616 Devonshire, 815 729 2682, Email - [waynet1587@gmail.com](mailto:waynet1587@gmail.com), and Marion Somers, 1647 Augusta, 815 744 1697, [amsommers@sbcglobal.net](mailto:amsommers@sbcglobal.net) .

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Recently a turf specialist, Lyle Yunker, was at Devonshire to provide a second opinion to American Maintenance and Landscaping, regarding the lawn. After various samples and tests, including core soil sampling and pH tests, Mr. Yunker said that routine maintenance would not solve the underlying problems that exist. As you all are aware, we are experiencing extremely dry conditions. This is not helping the already existing problems occurring under the turf listed below:

- Minimum amount of top soil
- Gravel exists underneath 1inch of compacted top soil in some areas
- Clay soil
- Very high pH levels
- Thatch
- Last years damage from Summer Patch Disease
- The pitch/steep slopes of the property

Some of the above problems listed may be able to be corrected and are scheduled this fall; others will involve nothing short of stripping a minimum of the top 6" of existing soil and starting all over. Each one of these problems is compounded by the fact that we are near drought conditions. The lawns are so dry at this point; there are areas that may not recover.

The one thing that will help in the immediate future would be to water the lawn.

One of the most important things to remember about watering is that **one inch of water a week** usually is sufficient. It is best to water deep to give the roots an opportunity to grow deep so the lawn will be protected when extreme conditions occur. One easy way to measure the amount of water that is being applied is to place a small can (a tuna can for example) on the ground when watering is started. Turn the sprinkler off or move it when the water level in the can reaches one inch high. Because of the pitch of the yard in some areas of the property and the clay soil, keep an eye on the water run-off. If it's not being absorbed, you may want to turn the sprinkler off until the water soaks in, and then turn the sprinkler on again. Once you have an inch of water in the can, this should be enough for the week. Avoid light frequent watering which causes more harm than good. The ideal time to water is between 3 a.m. and 8 a.m. The other most important thing to remember when watering your lawn is that once you start, you will need to continue until the rain levels are enough (1" of water a week) to keep the lawn healthy. It is very important to be consistent on the watering to prevent further damage.

Together, with continued proper maintenance, homeowner watering and necessary amendments, a healthier lawn is possible.

**June 2012**

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