

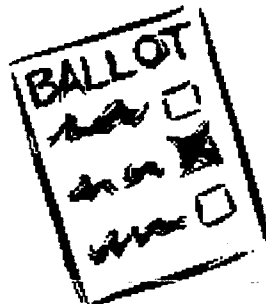
Umbrella Association President's Report

Dick Ciarrochi

Annual Meeting and Election

The Umbrella Association's Annual Meeting and Election will be held on April 10, 2002, at the Spring Meadows Retirement Community, 901 Florsheim Drive. It will begin at 7:00 P.M. As you may remember, the meeting was originally scheduled for February 13th but was canceled because of a lack of candidates willing to serve on the board. Several owners have now come forward and are willing to guide our community. The resume of each will be mailed to owners in the next few days.

Included with the resumes will be other election materials including a proxy. It is imperative that owners who are unable to attend the meeting on the 10th of April sign the proxy and return it to ASI. The meeting cannot be held unless 131 proxies are available on that evening. As an alternative to giving ASI your proxy you may give it to a board member or neighbor who plans on attending the meeting. If you plan on attending in person, please bring your proxy with you so that you can be given a ballot at the time of the election.



I must stress that using the proxy, either in person or by sending it to ASI, is ABSOLUTELY essential. It is a homeowner's responsibility to authorize the election. If 131 proxies are not available, the election must again be postponed. Each postponement means additional costs are incurred by the Association. These are estimated to be \$300 to \$500 for each occurrence.

PLEASE return your proxy to ASI or attend the April 10th meeting!

Ground Maintenance Report

Mike Duggan and Lou Weiss

During several walks through the property to check on the quality of our contractor's snow removal work, it was startling to see the large number of dog droppings on all of our public sidewalks. Though we recognize that some Red Top Subdivision residents prefer to walk pets in Riva Ridge, instead of Fourth Avenue, it is apparent that most of the droppings are from our own animals. Red Top Drive, Riva Ridge and the two private walks to both Florsheim and Red Top Center are littered with Droppings.



This is an appeal for more responsibility on the part of those dog owners who are not cleaning up after their dogs. Picking up after your pet is not only required by Village Ordinance but reflects consideration for other Riva Ridge residents and reflects pride in our complex.

Thank you for cooperating with this request!

Exterior Home Improvements

Lou Weiss

The Umbrella Association is responsible for the appearance and uniformity of all buildings in Riva Ridge. Before a homeowner considers any changes or improvements that affect the exterior of their unit, written approval must be obtained from both the Umbrella and the Residential Boards of Directors. Failure to secure written approval could require restoration of the original look of the building at the homeowner's expense.

If you are considering any change, please contact ASI for further information.

Other News of Interest

Not only are the new pedestrian traffic lights functioning at Milwaukee Avenue and Red Top Drive, but you will now be able to cross Milwaukee with a longer "walk" time cycle. Thanks to the Village Administration and Village Boards is in order.

Construction has begun on the empty parcel of land on Red Top Drive between Pimlico and Jewel/Osco. Completion of these town homes is expected by late summer.

Construction will begin in Spring on the new bank building at Red Top Drive and Milwaukee Avenue. This site was the former location of the Princess restaurant.

For those who have asked, Red Top Drive, from 4th Avenue to Milwaukee Avenue, will be completely resurfaced this summer. A request has been made to the Village for repairs to the Riva Ridge Cul-de-sacs, Kempton and Florsheim in order to extend the useful life of the pavement.

A Change in Meeting Location

Because of renovation work occurring at the Libertyville Township Hall the following Umbrella Association meetings have been relocated to the Spring Meadows Retirement Community, 901 Florsheim Drive, Libertyville.

| | | |
|-----------|----------------|---------|
| Wednesday | April 10th | 7:00 PM |
| Wednesday | May 15th | 7:00 PM |
| Wednesday | July 10th | 7:00 PM |
| Wednesday | September 11th | 7:00 PM |
| Wednesday | October 9th | 7:00 PM |
| Wednesday | December 11th | 7:00 PM |

Appreciation!

Tom Hanson

We regret to inform you that both Marilyn Fiduccia and Dick Ciarrochi have elected to retire from the Umbrella Board of Directors. Marilyn has served Riva Ridge for nearly 15 years and Dick for over 8 years in various capacities. Both will be sorely missed as their contributions have been all encompassing and their shoes will be hard to fill. Our thanks to both of you.

Residential II News

Tom Hanson, President

Painting and Wood Replacement Program

Ruidoso and James Court are scheduled to be completed this season. The contractor will be replacing all rotted wood on these streets before painting begins. For all other streets in Res II, replacement and painting of rotted wood will only be done if the homeowners report any needs, in writing, to ASI. Please be as specific as possible when reporting a problem. If several areas need attention, report each of them.

Auditor's Report

The Residential II audit report is available upon request from ASI. The request must be made in writing.

Homeowner's Insurance

The State of Illinois has enacted some changes in the insurance requirements carried by Associations that could benefit homeowners. Because of the September 11th tragedy, however, insurance costs for the Association have risen. In addition, homeowners are reminded that it is essential for them to maintain adequate coverage for the interior of their unit(s).

Management Change

The Residential Associations and the Umbrella Board are conducting a study on the economic benefits of having a single management company. The study is just beginning and we would welcome any input from homeowners with suggestions to improve the services you require.

Thank You!

A Special Thanks

Marilyn Fiduccia

Last spring the Board of Directors established a goal "to communicate more effectively" with the residents of Riva Ridge. Since August, 2001, the Riva Ridge Review has been issued every two months in an attempt to reach that end. Publication of the Review has relied on the good will, expertise and time of several residents who have worked quietly behind the scenes. Bernie Pilchen created the new name and masthead of the Review and provided tutoring and support to a new editor. Ronnie Weiss converted handwritten articles into copy ready news, often in a very short turnaround time. Allen Hibnick furnished computer skills necessary for the layout and design of each newsletter despite a very hectic professional schedule. To each of you, Bernie, Ronnie and Allen, I extend my thanks and that of the entire Riva Ridge community!