

## Umbrella Association President's Report

Dick Ciarrochi

### Annual Audit Report Completed

The Association's audit for fiscal year 2000/2001 has been completed by R. Kot and Company. The report indicates that the Association is in good financial health. Anyone interested in receiving a copy of the audit may request one directly from our management company, ASI.

### Recommendations for Service Providers

A request for qualified service providers was made in our last newsletter. The following information was provided by homeowners.

#### Heating and Cooling

Van Treeck Heating & Cooling

(847) 838-6555

Allied Air Conditioning & Heating

(847) 367-8989

#### Plumbing

ABC Plumbing, Heating & Cooling

(847) 816-7880

#### Appliance Repairs

Nick's Appliance

(847) 362-5232

#### Window Repairs

Midland Glass Company

(847) 362-4242

#### Carpentry and Painting

Tom Hautop

(847)367-5856

#### Locks and Keys

Dan the Keyman

(847) 362-1077

The person making the recommendation, the Umbrella Board of Directors and its management company must be held harmless should anyone chose to use these services.

## Ground Maintenance Report

Mike Duggan and Lou Weiss

### Landscape Services - Mike Duggan

Now that the leaves are long gone, the shrubs and grasses are dormant and the ground is (nearly?) frozen, the landscape committee wants to provide you with highlights of last season's accomplishments which include:

- Obtaining an independent evaluation of our trees and evergreens from a professional arborist.
- Treating our Austrian and Scotch Pines for diseases confirmed by our arborist such as dipodia tipblight and Zimmerman pine moth.
- Expanding beds under the evergreens and shrubs to proportionally match their growth over the past years.
- Meeting most resident's requests for replacement of dead landscape plants during the spring, and again this fall.
- Negotiating multi-year contracts with Perricone Bros. to maintain the grounds and Hendrickson Tree Service to attend to our trees. Multiple year contracts help to insure the continuity, quality, and cost effectiveness of our landscape maintenance program.
- Alleviating a few water drainage problems.
- Extensive dormant pruning of pines and smaller "ornamental" trees in December.
- Removal and replacement of several dead trees and pines.

During the 2002 season, we will begin a fertilization program for trees that need help. We will also prune trees (on an exception basis) in order to keep them in a healthy and vigorous condition. Trees crowding streetlights and overhanging sidewalks and roadways need to be addressed in order to prevent safety problems.

### Ground Maintenance Report

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We still have some landscape requests from late 2001 that will be considered in the early spring. New requests for the replacement of dead shrubs will also be solicited at that time. A one-year warranty on all new plantings is provided.

Our goals are as follows:

- Protecting public health and safety.
- Protecting the asset value of our plants and landscape
- Controlling maintenance costs.
- Providing for aesthetic enhancement.

If you have any comments, please contact our managing agent, ASI.

### **Snow Removal Services** - Lou Weiss

In late November the Village Administration elected to complement its own equipment and personnel by signing up our Association Snow Removal Contractor to also plow all Riva Ridge Cul-de-sac roadways. The Village Street Department will continue to plow arterial streets--Red Top, 4th Avenue, Riva Ridge and Kempton--and also continue to salt all roadways in our complex. This is a one-year program to evaluate privatizing some snow removal services and should eliminate the conflict of both the Village and our Service Provider being at cross purposes as has been the case in the past.

### **Easy Water Saving Tips**

A major expense for each of the Residential Associations is our water bills. A little effort will conserve water and save money. The following are some simple tips to follow:

- Check toilets for leaks;
- Take shorter showers;
- Install water saving shower heads or flow restrictors;
- Turn off water while brushing teeth;
- Repair leaky faucets;
- Use automatic dishwashers and washing machines only for full loads.

If each household utilizes these tips our expenses and, by extension, our assessments can be significantly impacted!



### **New Happenings**

The new Pedestrian Traffic Signals at the Milwaukee/Red Top/Greentree intersection are now operative. This is a much needed safety improvement if you need to cross busy Milwaukee Avenue.

The Village Board of Trustees has given final approval for the five-unit, two-building subdivision on the empty lot on Red Top between the Jewel-Osco Center and Pimlico. Construction is scheduled to be completed by mid-year. This should turn out to be a positive improvement to the entrance to Riva Ridge.

### **Holiday Decorations**

The holiday season was made more festive by the many Riva Ridge residents who tastefully decorated doors, windows and bushes with lights, wreaths and theme flags! Ours was a community of twinkling lights and bright colors. The Board wishes to thank homeowners for their efforts as well as their cooperation with the rules and regulations regarding decorations and their removal by January 9th.

### **Flying the Flag** -Marilyn Fiduccia

In light of the September terrorist attacks many Riva Ridge residents are now displaying an American flag. Unlike many condominium associations, Riva Ridge does not restrict or prohibit the flying of our flag. We do ask, however, that residents follow the U.S. Flag Code. The following points are helpful reminders:

- When displaying the flag against a flat surface, either vertically or horizontally, the stars should be at the top and to the observer's left;
- If displayed at night, the flag should be illuminated;
- The flag should never touch anything beneath it, such as the ground;
- Worn and damaged flags should be destroyed by burning.

We encourage each resident to fly the flag proudly and appropriately.



### **Meetings Open to Homeowners**

All homeowners are invited to attend and participate in our monthly Umbrella Association meetings. Meetings are held on the second Wednesday of every month at 7:00 PM at the Libertyville Civic Center, 135 W. Church Street. These are open meetings where things that may affect you are discussed, so please come and give your insights and ideas to the Board.