

Umbrella Association President's Report Dick Ciarrochi

As we said in our last newsletter, your Board hopes to keep you informed about issues affecting the Riva Ridge Community. Several important things are occurring in our area.

• Fire Station Update

The developer proposes to build a two and a three unit building on the property behind the Jewel. Plans for the buildings must be presented to the Village Appearance Review and Planning Commissions for approval. Residents in the immediate area will be notified when the meetings are to occur. The Board will continue to monitor any new developments regarding the property.

• The Princess Restaurant Building

The former Princess Restaurant building has been purchased as the new headquarters for Libertyville Bank and Trust. At the time of this writing, the building is being demolished. Thought has been given to placing a gas station on a piece of the land. It doesn't appear, however, that this will happen.

• Franks Nursery and Crafts

The company has declared bankruptcy. If the store is closed or the property sold, this could be a potential site for a gas station. We will keep you posted about any new developments that arise.

• Wholesale Carpet Designs

Wholesale Carpet Designs and the vacant Silo Appliance Building are rumored to become a new Walgreens Store. Wholesale Carpet Designs has opened on a new site in front of the Kohl's store in Vernon Hills.

• O'Reilly's Furniture

O'Reilly's has obtained approval from the Village to build at 900 East Park Avenue (Route 176). A Culver's Drive-In and Restaurant will be adjacent to O'Reilly's.

• Rockland Road Repairs

The roadway between Milwaukee Avenue and the Des Plaines River Bridge on Rockland Road will be redone.

President's Report continued on Page 2

Ground Maintenance Report Mike Duggan and Lou Weiss

Ground Maintenance Revenue/Expenses

It may surprise you to learn that the annual cost for exterior maintenance in our complex is \$250,000. This includes landscaping, snow removal, driveways, walkways, mailboxes and posts and post light lanterns and lantern materials and services. Our revenues are derived from a portion of the Umbrella Association assessment. Our challenge is to meet the ever increasing costs with income that has been almost static for some five years.

Landscaping

While the new landscape contractor has performed fairly well, we have a number of concerns that we are trying to address with the company's management. Our concerns are primarily related to grass cutting.



Homeowner Landscaping Request

A number of homeowners have written ASI asking for landscaping repairs and replacements. We have been unable to address some of the requests because our budget limit has been reached. We are currently reviewing all unmet requests and will be sending a written response to them as soon as possible.

Snow Removal Services

It has been extremely difficult to find contractors who are able and willing to provide snow removal services. This is due to the size of our complex and the level of service we have been offering and expect from a contractor. The cost of the proposals presented to us far exceeds our previous costs. We continue to seek other snow removal vendors.

Post Light Services

The Board has reinstated a weekly post light lantern service. Should a bulb burn out in the lantern it will automatically be replaced within a week. You **DO NOT** have to call ASI to report the problem. We hope this will provide an easier method for handling this situation. The front entrance, patio and garage lantern lights are not included in the service.

Residential II News

Tom Hanson, President

Painting Program Progresses

Corbrook Enterprises continues its work for the Association. Wood replacement on both Kempton and Suffolk has been completed. Painting has begun on Suffolk. The August rains and heat spells delayed progress according to our timetable. However, both the contractor and your Board are confident that all work will be completed in an appropriate time frame.

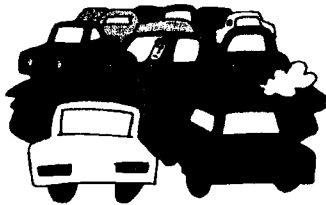
Annual Meeting / Election

The Association's Annual Meeting and Election is scheduled to be held on September 20th. Because this newsletter will be in production before the election occurs, the results will be sent to you in a separate mailing. We would like to thank the residents who returned a proxy and/or attended the meeting.

A Reminder about Parking Regulations

Marilyn Fiduccia

Since the development of Riva Ridge as a condominium community, rules and regulations have been established by both the Umbrella and Residential Associations to enhance the quality of life in the complex. In most instances, residents have voluntarily complied with them and the Boards of each association have found that most violations occur because residents have not read the Rules and Regulations. When an infraction occurs the resident is often unaware that a violation has been committed. We urge both owners and renters to take the time to read them. Pertinent rules will also be discussed in each issue of the Riva Ridge Review to alert you to their content.



Parking rules are an area of concern for most associations and Riva Ridge is no exception. Section IV of the Umbrella Association Rules and Regulations provides detailed guidance regarding parking do's and don'ts for all residents. Of particular note is the definition of vehicles that are "permitted" and "not permitted". The latter consists of recreational vehicles, semi-tractors or trailers, any vehicle licensed as a truck and any vehicle with signage. We ask each resident to respect his neighbors and the appearance of our community by refraining from parking "non-permitted" vehicles on driveways or in cul-de-sac spaces. Everyone's cooperation in this will benefit each and everyone of us.

Thanks much!

Holiday Information

Because the next Riva Ridge Review is not being published until late November, we want to alert you to several important pieces of information.

The Thanksgiving refuse collection will occur on the following days:

Tuesday, November 20th	No change.
Saturday, November 24th	Instead of Friday

Also, our waste management company has asked that residents use dark colored plastic bags that are securely tied for refuse. Garbage cans should not be used.

ASI, the management company servicing the Umbrella and Residential II Associations will be closed on Thanksgiving Day, November 22nd, and Friday, November 23rd. Emergency services only will be provided on those days.

President's Report— continued

• Traffic on Fourth Avenue

The Village and Village Police Department are monitoring traffic on Fourth Avenue and through Riva Ridge Drive and Riva Ridge because of citizen complaints. The monitoring is being done to determine the volume of traffic as well as assess speed control. The automobile dealerships have been asked to end test driving of repaired cars down Fourth Avenue and through Riva Ridge.

• Traffic Signal Update

The Village of Libertyville has approved the modernizing of the Traffic Signals at the corner of Red Top/Greentree and Milwaukee Avenue this Fall by adding Pedestrian Walk and Don't Walk Lights. This should assist those pedestrians attempting to cross busy Milwaukee Avenue

Umbrella Association Board of Directors

Dick Ciarrochi	President
Mike Duggan	Vice President
Tom Hanson	Treasurer
Marilyn Fiduccia	Secretary
Lou Weiss	Director

Meeting Dates: 2nd Wednesday
of each month, 7 PM

Location: Libertyville Township Hall
359 Merrill Court