

## Umbrella Association President's Report

Dick Ciarrochi

### Serving on the Board of Directors

In December a request will go out to all homeowners asking that you consider running for election to the Umbrella Association Board of Directors. Currently, we have five board members. The Umbrella Association Declarations call for a nine member board. Three of our five current members are up for reelection. It is not known, at this time, whether they will seek reelection. The present board is made up of four individuals who have served on previous boards of both the Umbrella and Residential Associations. Only one person, Mike Duggan, joined the Board with no prior knowledge of Riva Ridge and he is doing an excellent job!

We will need additional people to run for the Board. With new owners moving in every year, we must get new candidates to work together with board members who have had previous experience. Residents may think "I am working and just don't have the time". I am certain that, in the course of a month, anyone can find five to six hours to devote to protecting their biggest investment--their property.

When the request for candidates is mailed out, PLEASE give serious consideration to running for the Board. We would like to see ten to twelve candidates for the seven positions that will have to be filled.

### What's Happening in the Area

In the last newsletter we reported that Frank's Nursery was in Chapter 11 bankruptcy. Information that we currently have is that Frank's is undergoing a reorganization to come out of Chapter 11 and has no intention of closing the Libertyville store.

### Would you Recommend a Company or Person that does Service work for you?

Each of us has occasional need for service in our units. An appliance to be fixed, a furnace or air conditioning system to be cleaned or serviced, a painter or a house cleaning service are needs we all face at some time. Each year five to eight percent of the units in Riva Ridge are sold. New people moving in may need these types of services but not know who to use. If you let the management company know about a company or person who provides you with services that you would recommend, we will publish the information in a future newsletter. Just drop a note to ASI with the pertinent information. The person making the recommendation, the Umbrella Board of Directors and its management company must be held harmless should anyone use the services of any person or company represented.

## Ground Maintenance Report

Mike Duggan and Lou Weiss

### Grounds Maintenance

The landscape contractor's service cycle for this year ends on November 30th. This means that there will be no automatic trash pickup from the grounds of our complex until April 1, 2002.

Please, let's all pitch in by picking up flying debris such as newspaper pages, plastic bags, cans and bottles that land on the turf areas of our units. There is no one else available to perform this work during the winter months. In order to keep spending within our budget, we are appealing to your goodwill for help.

### Landscape Services

We have signed a one year contract with our tree care provider for a range of tree spraying and deep root fertilization services for the next season. There will also be selective tree pruning as needed. Evergreen trees, spruces and pines throughout this area are infected and we are attempting to remediate the problem with the above services.

We have shared the cost with the Village for two trees on Red Top Drive at Emerson to replace two that died. The landscape contractor will be pruning the smaller evergreen and leafy bushes during the winter months.

We have tried to catch up with homeowner service requests as best we could this fall. The oldest requests were handled first. Those that had to be postponed until next spring received a note from our managing agent informing them accordingly.

Once again, we ask those homeowners who wish to do their own plantings this coming spring to outline what you plan to do on paper, with a sketch, and mail this to Carole Gregor at ASI so we may consider it as soon as possible.

### Snow Removal Services

In late October you received a flyer outlining the services our new contractor will be providing during the winter. If you have not already familiarized yourself with these details, please do so now. Ever increasing service costs, combined with fewer companies in this business able and willing to handle properties such as ours, forces us to adjust the level of services. Parking as many of your vehicles in your garages will permit the service provider to clear driveways faster and more completely. A second pass through will be made but, after the crews have completed this sweep through our complex, there may not be another clearing until the next snowfall.

Even with the increased monthly assessment we are unable to offer a higher level of service this year. Therefore, it might be a good idea to purchase a bag of ice melt salt for those in-between times of heavy snowfall. Combined with the sun, it clears a light accumulation of snow and ice rather quickly.

# Residential II News

Tom Hanson, President

## Annual Meeting/Election

The Annual Meeting of your board took place on September 20, 2001. Thanks to all who attended and to homeowners who mailed in their proxies enabling the election to take place. Elected to the board were Ruth Brockman, Dick Budris, Tom Hanson and Bernie Pilchen. Election was by acclamation. The new officers of your association are:

Tom Hanson, President and Treasurer  
Ruth Brockman, Vice President  
Bernie Pilchen, Secretary  
Dick Budris, Director  
Jim Darnell, Director

At this meeting, the budget for next year was also approved.

## Painting Schedule

Painting and wood replacement has been completed on Kempton and Suffolk. Next year Ruidoso and James Court are scheduled for work.

## Balcony Program on Hold

Your Board is aware of peeling problems on balconies. On the advice of professionals we have delayed any action to correct the problems for another year.

## Holiday Decorations

Decorations are a beautiful addition to our Riva Ridge community during the holiday season. We are looking forward to another season of tasteful decorations that are in keeping with our rules and regulations. Here are some guidelines to assist you.

1. Before planning your decorations keep in mind that **nothing** is permitted to be affixed, hung, or placed on any portion of a building exterior, balcony, lamp post, mailbox, sidewalk, driveway or lawn.
2. The inside of your unit is yours to decorate in any way you see fit. Just be careful about potential fire or electrical hazards.
3. The inside of windows or glass storm doors are great for wreaths, holly, spray-on snow, sparkle, ribbons, and even twinkling lights.
4. Small, non-electric wreaths or ribbons may be placed over, or hung from, coach lights located on the building or front wall of garages.
5. Holiday theme flags may be flown from the same bracket normally used to display American flags.
6. Shrubs and evergreen trees may be strung with lights to create outside festivity. Caution should be taken to use only UL approved outdoor cords, and to plug them into the weatherproof outlets near your front and rear entrances. Do **NOT** plug into the lampposts or carriage light fixtures. Neither should you replace their special bulbs with colored lights.
7. Please do not activate your decorations until **after Thanksgiving** and have them **removed by January 10, 2002.**

## Important Information

The Libertyville Township Hall is undergoing an extensive remodeling that will span several months. Both the Umbrella and Residential II Associations use the location for their meetings. Consequently, a new site is being sought to conduct our business. The monthly statement will be used to communicate where future meetings will be held. We encourage you to attend board sessions and watch the statement for more specific information

## Just a Winter Reminder

With the approach of cold weather all residents are reminded that hoses should be disconnected from outside spigots. Spigots should be turned off tightly.

If you plan on leaving your unit vacant for an extended period, do not set the thermostat below 62 degrees. Leave cabinet doors under sinks opened. Homeowners who remain here during the winter are well-advised to leave these doors open whenever the temperature is below 20 degrees. Bathroom doors should also be open. It is suggested that you leave a key with a neighbor, preferably one who doesn't work, and inform ASI who has the key. This will insure access should an emergency arise. You should also notify the police department when leaving town.

We ask everyone to cooperate with these preventive measures!

## Holiday Information

### Association Specialists Incorporated (ASI)

Monday, December 24th	Closed
Tuesday, December 25th	Closed

Monday, December 31st	Closed
Tuesday, January 1st	Closed

### Refuse/Recycling Collection Dates

Wednesday, December 26th
Saturday, December 29th

Wednesday, January 2nd
Saturday, January 5th

### Christmas Tree Pick-up

Mundelein Disposal will pick up Christmas trees on any collection day from December 26th onward. No special pick-up will be designated for trees.

Have a  
happy and safe  
Holiday Season

