

# The Estates of Manchester Lakes

Phase 5 Homeowners Association – Managed by Property Specialists



## Welcome from your HOA board!

The purpose of this newsletter is to keep neighbors updated on the events in your neighborhood and to share important information. This is our community's first newsletter and future publications will be developed by our volunteer Newsletter committee comprised of you, our neighbors.

Please contact a board member or a PSI associate with your feedback and/or suggestions.

Welcome to Manchester Lakes!

## Wanted: Committee Members

The board would like to invite neighbors to participate on community committees. We are looking for enthusiastic homeowners to volunteer their services and expertise to our Community. Please email Jean Dittrich at [jditttrich@psimanagement.net](mailto:jditttrich@psimanagement.net) if you would like to volunteer. Membership will be determined on a first come basis.

**Community Events Committee**

**Newsletter Committee**

**Landscape Committee**

## Community Reminders

### A&A Applications

Please be sure to complete and return an Alterations & Additions Application to Property Specialists, Inc. prior to the installation of any item on the exterior of your home.

Please reference the specific regulations governing such items in our association's declarations.

### Association Dues

The Board approved the 2007 budget allowing dues to not increase from 2006.

Please ensure you submit your quarterly payments on time.

You can eliminate late fees, lost payments, and save checks and postage by signing up for direct debit today! Simply complete a **Direct Debit** application and return to the office of Property Specialists with your voided check. Download the application at [www.psimanagement.net](http://www.psimanagement.net).

### Carbon Monoxide Detectors

Effective January 1, 2007 the Public Act 094-0741 requires that every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes.

For more information visit:  
<http://www.ilga.gov/legislation/publicacts/>

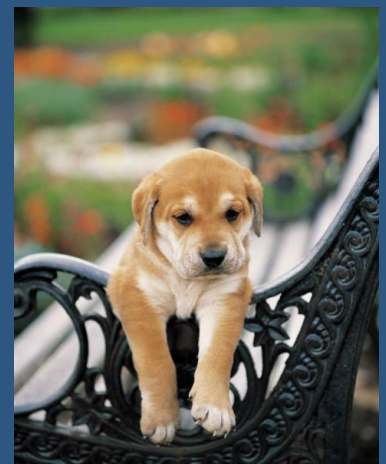
### Board of Directors

#### Meeting:

Wednesday, March 21<sup>st</sup>  
Algonquin Historic  
Town Hall  
6:00PM

**"Living  
together is  
an art."**

**William Pickens**



Remember to clean up after your  
pets.

## Property Specialists, Inc

5999 S. New Wilke Road  
Suite 108  
Rolling Meadows, IL 60008  
Phone:  
(847) 806-6121  
Fax:  
(847) 806-6154  
E-Mail:

[jditttrich@psmanagement.net](mailto:jditttrich@psmanagement.net)

## Beautiful Community

### Pets

Please remember to clean up after your family pets as they share our community with your neighbors as well.

### Foliage

Be sure to maintain your landscape foliage to keep our community a beautiful neighborhood in which to live.

### Trash pick up & Flyers

Please be conscious of the sometimes inordinate amount of trash that can collect in our community and do your share in clean up.

## Test Your Home for Radon – It's Easy and Inexpensive

The U.S. Surgeon General and EPA recommend that all homes be tested.

The EPA recommends that you fix your home if you have a radon level of 4 pCi/L or more. You can test your home yourself or hire a professional.

For more information visit the EPA website:

<http://www.epa.gov/radon/>

## Community Landscape

### 2007 Contract

Effective April 2007 the Manchester Lakes landscape contract has been awarded to Sebert Landscaping Co. for a contract period of 3 years. In bidding the community landscape contract the board was able to achieve contract savings as well as achieve a higher level of service.

### Monument Lighting Project

The Board has requested and begun to obtain bids for contract for lighting the Manchester Lakes monument located at the North entrance on Wentworth Drive.

Our goal is to have the work completed this spring.

### Pond/Walking Path Benches and Lighting

The Board is in planning stages to determine the specifications for installing park benches and lighting on our walking paths adjacent to the Manchester Lakes phase 5 ponds.

### Pond Aerators

Per homeowner request the Board investigated the use of aerators in Manchester Lakes' two ponds. Pulte provided information regarding the benefits of natural habitat versus aerators and edge mowing. Reduced maintenance costs and water fowl deterrent were two important factors in the Board's decision to keep the current pond formation.

## Board Notes

### Board Election

In March, two board positions consisting of Board Secretary and Board Director will be open for election.

### Community Email Distribution List

We would prefer to distribute board communications via email to reduce costs. Please provide your email address to Jean Ditttrich at Property Specialists. Your address will not be shared and will only be utilized for our community information distribution list only.

## Board of Directors

### PRESIDENT

Darren Burgstiner - Term Expires 2008  
4381 Bunker Hill Drive  
224-569-3240 Hm  
[burgdarren@comcast.net](mailto:burgdarren@comcast.net)

### VICE PRESIDENT

Chad Newsome – Term Expires 2009  
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### SECRETARY

Troy Conroy - Term Expires 2007  
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### TREASURER

Chris Wimberly – Term Expires 2008  
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### DIRECTOR

Mike Kurtz - Term Expires 2009  
510 Tuscany Drive  
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### DIRECTOR

Chris Lincoln - Term Expires 2007  
541 Tuscany Drive  
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[cblinks@sbcglobal.net](mailto:cblinks@sbcglobal.net)



Don't forget to take down those holiday lights.