

May 2018



The Inverrary News



If you need assistance from the Association, please call LIEBERMAN MANAGEMENT at (847) 459-0000 and ask for Customer Service. The office is open between 9 a.m. and 5 p.m. Monday through Friday. For after hour emergencies, also call (847) 459-0000 and the answering service will take your urgent message and forward it to management immediately.



Inverrary Meeting Schedule

Meeting	Date	Time	Place
May board meeting	May 9	7:00 p.m.	Pritchett School multipurpose room
June annual and board meetings	June 4	7:00 p.m.	Pritchett School multipurpose room
July board meeting	July 11	7:00 p.m.	Kingswood United Methodist Church

Directions to Pritchett School 200 N. Horatio Drive, Buffalo Grove

- Allow fifteen minutes for travel time.
- Take Milwaukee Avenue south to Lake Cook Road.
- Turn right at Lake Cook.
- Turn right at Lexington.
- Turn left at Armstrong Drive.
- At the stop sign, turn right onto Horatio Boulevard. You will see Pritchett School on your left.
- Enter the school building and turn left.

Directions to Kingswood United Methodist Church 401 W. Dundee Rd., Buffalo Grove

- Allow twenty minutes for travel time.
- Take Milwaukee Avenue south to Dundee Road.
- Turn right at Dundee Road.
- Make a U-turn at North Carriageway Drive.
- The church is on the right.

2018 Annual Meeting and June 2018 Board Meeting

As previously noted, the June annual meeting of the Inverrary Homeowners' Association will be held at 7:00 p.m. on Monday, June 4, 2018. The regular monthly meeting of the Inverrary Homeowners' Association will immediately follow the annual meeting.

The purpose of this annual meeting is to elect candidates to the Board of Directors. There are seven positions on Inverrary's Board, each of which is held for two years. In odd-numbered years, such as this one, three positions are up for re-election. In even-

numbered years, four positions are up for re-election. Since a quorum of Inverrary residents did not vote in last year's election, all seven Board positions are up for re-election this year.

In addition to the election of candidates, the annual meeting will include a discussion of matters of interest to the Inverrary community.

All unit owners have been sent nomination applications in the mail. All homeowners, including off-site homeowners, are eligible to serve on the Board of Directors. Please consider becoming an Inverrary Board member; it's a great way to meet your neighbors and serve your community.

After candidate applications have been received, election materials will be mailed to all unit owners. This information will include biographies on prospective candidates and proxies for those unit owners who will be unable to attend the annual meeting. If you cannot attend, please fill out a

proxy (one proxy per unit, please) and either send it to our management office or give it to a neighbor who plans to attend the meeting. For units under joint ownership, only one unit owner's signature is needed.

At least 20%, or 88, of Inverrary's units must be represented at the annual meeting, either in person or by proxy.

If this requirement is not met, the annual meeting cannot be held and may have to be rescheduled to a later date. Since this is both costly and time-consuming, please plan to either attend the meeting or to represent your unit by proxy. You can mail or fax your nomination application and/or your proxy to:

**Lieberman Mgmt. Services
25 Northwest Pt., Ste. 330
Elk Grove Village, IL 60007
Fax: (847) 459-3003**

As is true every summer, there will not be a June newsletter; the next newsletter you will receive will be a combined June/July newsletter that you will receive at the end of June.

**Board Notes
April 11, 2018**

Members present at the April 11th board meeting included **Lynne Mastrogany, Diane Moody, Betty Kamy, Daniela Moglan, and Jane Thomas. Peggy Rash and Nancy Reynolds** were unable to attend. **Jennifer Falasz**, Property Manager for Lieberman, and **Deborah Salter Green**, recording secretary, were also present.

Lynne called the meeting to order at 7:00 p.m.

Treasurer's Report:

The Association is in good financial shape.

Newsletter and Cul-de-Sac Rep Reports:

J. Thomas advised that the Newsletter went out in a timely fashion. Residents from few cul-de-sacs reported that they had not received their newsletters. Board members will ensure this does not happen again.

Business:

- Management presented bids from engineering firms to draw up specifications for the upcoming roofing project. The Board accepted the contract from Roofing Consultants Ltd.
- Management presented bids for landscape improvements. The Board accepted the bid from Clarence Davids to add soil and grass seeds around the new sidewalks.

Are You Looking for a Contractor?

The following is an excerpt from an email Lieberman sent to owners in April. We are providing this information to owners for informational purposes only. The Association has no connection with and offers no endorsement of either service.

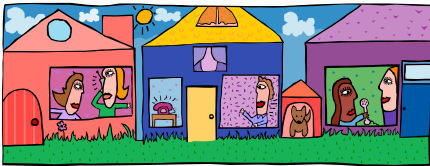
- When you need to hire a contractor for home repairs, it's hard to know where to turn.
- Owners needing repair or maintenance can now schedule services directly

through two different options – Trend Home Services and LocalFix Service Edge.

- Trend Home Services has 20 years of expertise in maintenance services, with professionals who can tackle a variety of home issues such as ceiling fan installs, drywall repairs and furnace filter replacements. With Trend, you can book a service appointment online and see competitive price estimates immediately.
- Book your maintenance appointment at <http://lms.trendhs.com/>
- Service Edge is an exciting offering from LocalFix that is a superior alternative to traditional home warranty and service plans. You can choose one of three packages for the upkeep and repairs of home appliances and HVAC units, and select either monthly or annual payments. When you need maintenance or repairs, you can log on to your account and book a time instantly with a skilled contractor.
- With Service Edge's highest-value plan, you pay only \$492 for \$1,000 worth of appliance maintenance yearly. And for a limited time, Lieberman residents can get an additional 10% off any Service Edge plan by using the coupon LIEBERMAN10.
- Choose your Service Edge plan at <http://lms.localfixse.com>
- **Disclosure:** Lieberman Management Services, Inc. receives a 10 percent

administrative and marketing fee from the amounts paid by the homeowner to Trend Home Services and Service Edge (LocalFix). The repair or maintenance work for the homeowner will be performed by Trend Home Services or Service Edge (LocalFix), not by Lieberman Management Services, Inc., under their direct arrangements with the homeowner. Lieberman Management Services, Inc. is not responsible for any such repair or maintenance work.

Community Corner



- Construction has begun at Meridian Middle School, part of District 102’s multimillion dollar building overhaul. At the conclusion of the project, 6th through 8th graders will go to Aptakisic, while 4th and 5th graders will be at Meridian. Tripp and Pritchett will be home to Kindergarten through 3rd graders. Meridian will also house the district’s Early Childhood program.
- Road construction on Weiland Road) from Lake Cook Road to Deerfield Parkway in Buffalo Grove is scheduled to begin later this year (or early in 2019). This is a reconstruction and widening project and will

include a sidewalk and a new multiuse path.

- Buffalo Grove’s Lake Cook Corridor project is inching closer to completion. The Lake Cook Corridor is bordered by Arlington Heights Road, Old Checker Road, N. Buffalo Grove Road, McHenry Road, and Lake Cook Road. This area, comprising 472 acres, is the commercial core of southern Buffalo Grove. Recent shifts in demographic, lifestyle, and consumption patterns have left many of the area’s shopping centers (particularly Chase Plaza and the Town Hall Center) with large numbers of vacancies. While this project is still in the planning phase; a draft plan can be viewed here: <https://il-buffalogrove2.civicplus.com/985/Draft-Plan-Summary-Video-and-Public-Comm>.

Electronics Recycling in Lake County

SWALCO (the Solid Waste Agency of Lake County) maintains four electronics recycling sites in Lake County that are open to Lake County residents only.

Illinois law bans the dumping of electronics in landfills.

Location	Address	Hours
Grant Township	2535 Molitor Rd. Ingleside	7:00 – 3:00 Mon. – Fri.
Grayslake	585 Berry Ave. Grayslake	7:00 – 3:30 Mon. – Fri. 8:00 – 12:00 Saturday
Highland Park	1180 Half Day Highland Park	7:00 – 1:00 Every Tuesday and 1 st Saturday of the month
Prairieland Disposal and Recycling	21N988 Pepper Road Lake Barrington	8:00 – 3:00 Mon – Fri 8:00 – 12:00 Saturday

The Grayslake facility also accepts clothing and textiles, shoes, mixed paper, cardboard, plastic containers, glass bottles and jars, steel cans, and food scraps. The Highland Park facility also accepts clothing and textiles, shoes, fluorescent light bulbs, and polystyrene foam, including cups, containers and packaging.

Backpacker Club

Anyone who has ever had a child in elementary school knows about the long list of school supplies you need to buy for the next school year. These supplies can get expensive, especially for families who are going through a difficult economic time.



You can help! Vernon Township is collecting school supplies and backpacks for resident children. This year, we will also be collecting gently-used calculators for high school students. As any parent of a high school student knows, these calculators are very expensive.

If you wish to donate to the “BackPacker” Club, please call Nancy at (847) 634-4600 for more details. Vernon Township will need the grade specific backpacks filled with the appropriate supplies by the week of July 20th.

Homeowner Gardens



If you have a garden and want to be responsible

for its landscaping, please contact Lieberman to let them know. The landscapers will provide a flag for you to put in the garden that will alert the workers not to disturb the area.

Inverrary's Swimming Pools to Open Soon

Inverrary's swimming pools are scheduled to open for the 2018 season on Saturday, May 26th, and it is anticipated they will remain open through Labor Day, which is Monday, September 3rd.

A copy of the rules and regulations for the swimming pools is included in this newsletter. Please review these rules carefully and understand them thoroughly. You might want to remove the page with the pool rules from the newsletter to keep for handy reference during the summer.

Safety is of the utmost importance, which is why pool violations result not in a warning, but in an immediate, minimum fine of \$100 per person per violation. Please make a note of the following important rules:

- No one may enter the pool area alone.
- Children under the age of 17 may enter the pool area only when accompanied by an adult resident who is at least 21 years old.
- Young people between the ages of 17 and 21 may enter the pool area without adult supervision **only** if they are Inverrary residents. They may not bring guests.

- No guest may enter the pool area unless accompanied by an adult resident who is at least 21 years old.
- There is a limit of two guests per unit.

Goings On Around Town

- The Long Grove Chocolate Festival is back! You will enjoy a weekend of luscious chocolate treats while your children will have fun in the expanded Kid Zone. Face painting, balloon artists, and a magician will also be featured. The festival is held in downtown Long Grove (the corner of Old McHenry Road and Robert Parker Coffin Road) the weekend of May 18th through May 20th.
- The Vernon Township 10th annual community garage sale is back! Come to the Prairie View Train Station on Saturday, June 9th between the hours of 10:00 a.m. and 3:00 p.m. to look for hidden treasures. If you wish to sell, spaces are available on a first come first serve basis. The deadline for reserving a space is May 25th.

Did You Know?

Have you remodeled recently? Or perhaps you replaced an old appliance? If so, you should know that Inverrary has specific rules that need to be followed when homeowners dispose of large items:

- If you buy new appliances or furniture from a retailer, they will often remove the old appliance for you for a nominal fee. Take advantage of this convenience.

- If you do need to dispose of a large item, first contact Lieberman Management for information on how to arrange for it to be picked up.
- It is your responsibility to arrange for a special pick-up.
- You are responsible for any costs that are associated with this special pick-up.
- Large items left outside for pick-up without prior arrangements will not be picked up.
- Any dumping of items on the common elements is strictly prohibited.
- If you violate any of these rules, you will incur a minimum fine of \$100 and be responsible for any costs associated with the proper disposal of your waste.

Are You Planning Any Exterior Improvements?



If you are thinking of installing a satellite dish, outside lighting, a window or door, a flagpole, or any other attachment to the outside of your unit, on the building, or on the common elements, be sure to call **Customer Service at (847) 459-0000** before adding or making any changes. You will be instructed if you need Board permission. **Improper installations will not only be removed, but you will also have to pay the cost of the removal as well as a fine. You will also be responsible for repairing the exterior of**

the building or common elements.

Take a Bite out of Crime

- If you observe a crime in process, please call 911 immediately.
- If you notice suspicious activity on the property, especially in the parking lots, please call the Sheriff's Office at 847-377-4000.

If you have knowledge of a serious crime or illegal activity that has already occurred or is about to occur at a business or other location, call Lake County Crime Stoppers at 847-662-2222. You will not be asked to identify yourself. Instead, you will be assigned a code number and if your information leads to an arrest and conviction, you could receive a cash reward up to \$1,000.00.

Warmer weather traditionally brings out petty thieves. Be sure to keep your cars locked and your valuables out of view. Make sure your downstairs windows are locked or secured so that no one can enter

through a window. Historically, car and home break-ins increase in warmer weather. If you are victimized, please report this to the sheriff's police and Lieberman Management so that there is a record of the theft.

Mark Your Calendars



May 2018

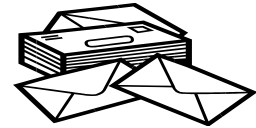
- May 1 – May Day
- May 5 – Cinco de Mayo
- May 9 – Inverrary Board meeting
- May 13 – Mother's Day
- May 15 – Start of Ramadan
- May 28 – Memorial Day (observed)
- June 4 – Annual Board meeting
- June 17 – Father's Day
- June 21 – Summer Solstice

Thought of the Day

Be like a flower and turn your face to the sun.

~Kahlil Gibran~

Editor's Corner



This paper is your newsletter. Ads, articles, and suggestions are appreciated. In order to ensure your contribution is included next month, please be aware that the deadline is the 20th of the month. Drop off your news or ads to our Newsletter Editor, Jane Thomas, at #338. Payment for ads should be attached to your ads; prices are as follows:

- **¼ page ads \$15**
- **½ page ads \$30**
- **full page ads \$60**

Make your check payable to *The Inverrary Condominium Association*. Thank you so much for your contribution!

Swimming Pool Rules and Regulations

- A. These rules and regulations are for the protection and benefit of all residents. Adherence to these rules and regulations will assure the safe and sanitary operation of the pool facilities. Parents are requested to caution their children to observe all the rules and regulations.
- B. Swimming pool hours are 10:00 a.m. to 8:00 p.m. daily, weather and pool conditions permitting.
- C. Entrance to the pool areas is by key only. FENCE JUMPING IS NOT PERMITTED. Each unit has been issued one key. It is the previous unit owner's responsibility to pass the pool key on to the new owner or tenant. Replacement keys may be obtained from management for a fee of \$100.
- D. You use the pools or pool areas at your own risk and responsibility. The Inverrary Association and/or management do not assume responsibility for any accident or injury in connection with this use. Residents agree to make no claim against the Inverrary Association and/or management for or on account of any loss or damage to life or property.
- E. The following rules are subject to a minimum \$100 fine per person. Fines are charged to the unit(s) where the violator either lives or where he or she is a guest. A second violation may result in the doubling of the fine to \$200 per person, and any subsequent violation shall also result in the doubling of the fine and may result in the institution of eviction proceedings. Additionally, violators may be barred from the pool areas for the rest of the season.
 - a. You may not enter the pool area alone or swim alone. Please note that children under the age of six do not qualify as a second person for the purpose of this rule.
 - b. Young people under the age of 17 may not enter the pool area (not just the pool) without an adult (age 21 or older) in attendance.
 - c. No physical fighting, battery, disorderly conduct, or vandalism is permitted within the pool area.
 - d. No alcoholic beverages are permitted within the pool area at any time.
 - e. Wheeled baby carriages, strollers, or similar baby equipment is not permitted within the pool area.
 - f. You are not allowed in the pool area when it is closed for any reason.
 - g. There is a limit of two guests per unit. All guests must be accompanied by an adult resident (age 21 or older). Relatives are guests unless they are actually living with the resident for an extended period of time.
 - h. If you have a skin, eye, or ear infection, you may not use the pool. Also, people with peeling sunburn or bandages may not use the pool.
 - i. You may only wear proper swimming attire in the pool area. Tee-shirts are allowed for sunburned bodies, but may not be worn in the pool.
 - j. Street shoes are not permitted anywhere in the pool area.
 - k. Toddlers with disposable diapers are not allowed in the water. Special "swim diapers" must be worn.
 - l. All swimmers must take a shower with soap and water in the shower room before entering the pool. Suntan oil must be showered off before entering the water.
 - m. Spitting, spouting water, roughness, and rowdy behavior will not be permitted. Do not push, dunk, or throw anyone into the water.
 - n. Balls, toys, and group games are permitted only when conditions allow and when their use does not interfere with the swimming rights of others.
 - o. Standing, jumping, or sitting on the rope barrier, or removal of the rope barrier, is not permitted at any time
 - p. No abusive or profane language will be tolerated. Loud music is likewise not permitted. Radios, boomboxes, and iPod speakers are not permitted. Use headphones to listen to your music.

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- q. Food, gum, and beverages are not permitted in the pool area. Breakable materials such as bottles or glasses are not allowed in the pool enclosure areas.
 - r. Smoking is not permitted in the pool areas.
 - s. Residents are encouraged to bring their own deck chairs. Chairs and/or baby carriers cannot block access to the pool, or obstruct the walkways.
 - t. Absolutely no animals are allowed in the shower rooms or pool areas at any time. It is also against the rules to tie an animal to the exterior of the pool fence.
- F. The cost of any property damage will be charged to the owner and/or resident associated with such property damage. This is in addition to any fine(s) that are assessed.
- G. The pools may be closed at any time due to any mechanical or operational difficulties.
- H. Because of their size and the fact that they are used by many unrelated people, the Inverrary pools are considered semi-private. This status requires that the pools and the swimmers conform to State and County regulations. The State and County have final authority over the opening and closing of the pools.
- I. It is not the intention of the Inverrary Association to deprive any resident of the use of the pools, but the pools must be operated in accordance with all laws, ordinances, and the Rules and Regulations. Violations must be treated seriously.