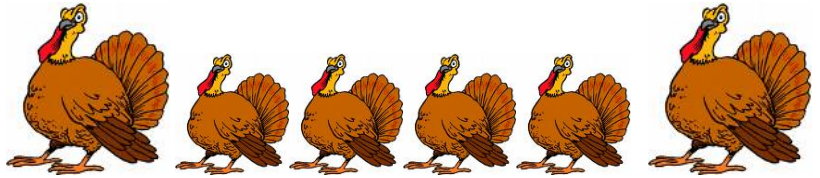


November 2018



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.



November 2018/January 2019 Board Meetings

The next regular meeting of the Inverrary Homeowners' Association is scheduled for **Wednesday, November 14, 2018 at 7:00 p.m.**

As usual, there is no meeting scheduled for December. The January meeting of the Inverrary Homeowners' Association is scheduled for Wednesday, January 9, 2019 at 7:00 p.m.

Both meetings will be held in the multipurpose room at Pritchett Elementary School.

Driving Directions:

- Pritchett is located at 200 N. Horatio Drive in Buffalo Grove, Illinois.
- Allow ten 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.
- Enter the school building and turn left to enter the multipurpose room.

Board Notes

The October Board meeting was canceled because a quorum of Board members was not able to attend the meeting.

Garage Door Damage

Lieberman will continue to check garage doors for damage throughout the winter (weather permitting). We will also be checking to ensure that residents who have been told they need to replace their garage doors have actually done so.

Garbage Pickup

- Because of the Thanksgiving holiday, there will be no garbage pickup on Thursday, November 22nd. Thursday's garbage will be picked up on Friday, November 23rd. Because the garbage men have two days of garbage to pick up in one day, pickup times may be earlier or later than usual.
- As always, household garbage must be placed in plastic bags. Garbage cans are not allowed.
- The earliest you can put your garbage out is after dark the night before a scheduled pickup.
- Please let management know if you have a large item to dispose of so the proper arrangements can be made at the homeowner's expense.
- Don't forget to bring your recycling bins back into

your garage! Recycling bins need to be out of sight by Tuesday morning.

- If you place your garbage out the night before it is picked up, animals often break the bags open and scatter the contents about. Please try to put your garbage out in the morning instead of at night. This is especially true now that coyotes have been seen in our neighborhood.
- If you choose to use small plastic bags for garbage, please ensure that there is enough weight in them to prevent them from blowing around. Place small bags under a heavier item, or put several small bags in one larger bag.
- On recycling days, put heavier items on top of the recycling bin to hold down papers and lighter items.
- Fill a spray bottle with ammonia, bleach, or even WD-40. Before you place your garbage bags outside, spray a little on the bags. This will deter animals from tearing your bags open.
- When you recycle shredded paper, please place it in a paper bag and staple the bag shut.
- Failure to follow these rules will result in a mandatory fine, as

Inverrary does not issue warnings for garbage violations.

Please Turn on Your Porch Lights!

With the end of daylight saving time, the long nights of winter are upon us. As a safety precaution, we ask that all residents turn on their porch lights at dusk to make Inverrary brighter.

Leaky Basements

With all the rain over the past several months, several homeowners have reported water entering their basements through the basement windows. While the Association covers foundation leaks, homeowners are responsible for the window wells and the drains, as well as the basement windows.

The Association recommends that homeowners who live in two-story units purchase and properly install window well covers. Also, be sure to clean the drain and the area around the window well so that any water that gets into the window well is drained into the sump pump.

Seasonal Decorations



- Seasonal decorations brighten Inverrary during the dark fall and winter holidays. We love to see them, but they can only be placed on your front door, front stoop, or balcony. Do

not use nails, screws, or any other object that could puncture the siding or any part of the building to hang your seasonal decorations.

Unit owners are responsible for the costs of any repair of damage caused by seasonal decorations. Damage to siding will result in a minimum \$100 fine as well as costs for siding repair or replacement.

- Do not install seasonal decorations more than thirty days before the holiday and you must remove them no later than fifteen days after the holiday.
- The Association is not responsible for any damage done to the decorative lights or other decorative items due to seasonal maintenance of the property.
- Owners and residents who install decorative lights must exercise extreme care not to cause a safety or fire hazard. Only properly UL listed equipment may be used. Unit owners and/or residents assume liability for any situations arising out of the use of decorative lights and other decorative items.

Snow Dump Maps

Please refer to the maps in this newsletter that show the designated snow dump areas for each of Inverrary's 14 cul-de-sacs. Parking is prohibited

in these areas between November 1 and April 15.

The Association will periodically check to ensure that no one is parking in the snow dump areas. While we know that parking is tight in many of the cul-de-sacs, we also need to keep the snow dump areas free of cars in order to remove snow safely and efficiently. We appreciate your cooperation.

Snow Removal



Winter is coming, and it is once again time to review our snow removal procedures:

- It is important to remember that snow removal does not begin until at least two inches of snow have fallen. Two snow gauges are located on Inverrary property and are used to check snowfall depth.
- After an overnight snowfall, the snowplows drive through each cul-de-sac and establish a drivable path to the street early in the morning.
- The snowplows return later to finish plowing each cul-de-sac, and workers begin to shovel the walks and stoops.
- It is imperative that residents remove pet tie-out chains or stakes from stoops and walkway areas. If you do not remove a tie-out chain and any equipment is damaged, you will be

charged for its repair or replacement.

- Please note that the snowplow and shoveling crew alternate the order in which they plow the cul-de-sacs. No one cul-de-sac is always cleaned first.
- Do not park your vehicle in the designated snow dump areas from November 1 through April 15. We will periodically check these snow dump areas and fine violators. In addition, if you do park your car in the snow dump area, your car will be snowed in. Please refer to the cul-de-sac maps included in this newsletter that show where the snow dump areas are located.
- While we know that parking is tight in Inverrary, when snow is in the forecast try to avoid parking your vehicle in front of your garage door as this interferes with plowing. This is especially important in areas where garages are opposite common area parking. The plows need to get to the garages.
- If your car is parked in such a way as to cause the snowplowers to make a return trip that they would not otherwise have made, you will be assessed the cost of the return trip.
- The Association assumes no liability for damage to vehicles parked in violation of any of these rules.

- If you are going out of town for a few days, park your car inside your garage or else move it to the farthest end of one of the parking areas.
- Stoops and sidewalks are not shoveled until it has stopped snowing. Residents are encouraged to remove all items from their stoops to allow for optimum cleaning.
- Once the crew has finished shoveling an area, they do not return to shovel any snow that might drift back onto the stoop or sidewalk. Residents are therefore encouraged to keep a shovel handy to handle this drifting snow.
- Repeated thawing and freezing can make stoops and walkways icy. The Association does not salt stoops or walkways, so residents are encouraged to salt their own stoops and walkways with calcium chloride.
- If you had a new stoop or sidewalk installed this year, do not use any ice-melting materials on the new concrete, as they cause pitting.
- If you experience problems with snow removal, please inform Lieberman Management in a calm, courteous manner. Management is here to help Inverrary residents.

Weather Proofing



Here are some easy, do-it-yourself weather proofing tips that will not only make your home more comfortable, but will also lower your heating bills:

1. Examine doors and windows and replace weather-stripping or caulk as needed.
2. Ensure electrical cords, outlets, and air vents are dust and clutter free. Clear any debris from your home's exterior, especially gutters and around vents and drains.
3. Keep your garage door completely closed. Opened garage doors cause the penthouse unit to cool down and raise heating bills. Open garage doors also cause water pipes to freeze and burst. If this occurs, the resident whose garage door was open will bear the repair costs. Slightly opened garage doors also allow mice and other pests to enter the building.
4. Please close your windows when it rains or snows. Open storm windows allow water and moisture to get between the interior and exterior walls. Moisture causes the wood to rot, requiring the replacement of both wood and siding. The moisture can also

affect the wallboard inside your home. Closed storm windows help to prevent this damage. Homeowners can be fined for not closing storm windows during rain or snowfall.

5. Back your car out of the garage before warming it up. Unsafe exhaust fumes from cars idling in the garage enter the units, possibly even yours.
6. Have your furnace checked and cleaned, and don't turn your furnace off when your home is vacant. Set the thermostat at 60° if you will be away for more than a day. If your heat is off, your water pipes might freeze and burst.
7. Penthouse residents should leave one cold-water tap running at a slow drip when the temperature is below zero degrees. Penthouse water pipes are in the garage walls and are very susceptible to freezing.
8. It is the homeowner's responsibility to clean his or her fireplace chimneys. Dirty chimneys are a fire hazard.
9. Remove water hoses and any other attachments from outside spigots. Failure to do so can result in pipes that burst. Water pipe repairs will be billed to the negligent homeowner.

Ice Damming/Roof Leaks

Snow presents problems not only on the ground but also to roofs, and snow on roofs can even cause damage to the interior of your home.

Ice damming occurs when snow melts on a warm roof. The snow turns to water and drains to the cool roof edge where it freezes and dams up the gutters.

As the ice dam grows, water from the melting snow backs up and is forced under the shingles and into the roof envelope where it can cause interior leaks. This leaking water can cause substantial damage to roofs and soffits, as well as to interior ceilings, walls, and finishes.

The weight of the ice can also cause the gutters to fall and damage items underneath.

Some ice damming is inevitable. Changes in the outside temperature and sunny days may result in minor icing on any roof. However, this type of icing would not cause the interior damage that has been experienced by so many residents.

Most authorities agree that the main cause of ice dams is a warm and inadequately ventilated attic. Attics should be sufficiently insulated and ventilated in such a manner that the attic temperature is uniformly at or near the temperature of the outside air.

The following are suggestions for homeowners to help stop ice damming:

1. Determine the R-value of your attic insulation. In our climate, an R-value of R-38 (12") is best. We recommend you do not use blown insulation. Roof decks will be replaced when re-roofing is done and blown insulation may blow away.
2. Seal all ceiling penetrations, (light fixtures, fans, and ducts) to keep warm, moist air out of the attic.
3. As part of the re-roofing project, we used the ridge roof venting system that greatly increases attic ventilation. Residents should be sure the soffit vents under the roof are not blocked with insulation as this assists in providing good upward ventilation.

Several owners experienced what they thought were water leaks but were actually water spots caused by humidifiers.

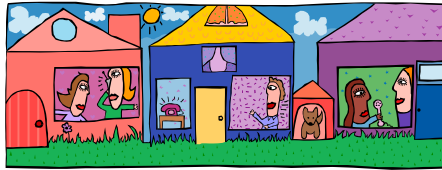
This warm moist air also escapes into the attic and accelerates any ice damming on the roof.

If residents feel they must humidify their indoor air, the recommended indoor humidity is around 35%. The National Homebuilders Association recommends you keep relative humidity at

18% or below to avoid damage to the structure. Residents are encouraged to place a hygrometer in the center of the room to maintain a consistent comfort level. If you see water condensation on your windows, this is an indication that the humidity level is too high.

You can find additional information on the Web if you Google "ice damming," "optimal indoor humidity" and "ridge roof venting."

Community Corner



- Vernon Township has joined a growing chorus of northern Lake County governments to raise concerns about Foxconn, a \$10 billion, 20-million square foot technology plant that is being built in Racine, Wisconsin. The plant is being built on wetlands and fields that absorb water from the headwaters of the Des Plaines River. With nowhere for water to go but downstream, flooding in northern Lake County could accelerate.
- The Lake County Sheriff's Office continues to receive numerous calls from the public stating fundraisers, identifying themselves as representing the Lake County Sheriff's Office, are

soliciting for donations/and or pledges via mailings and phone calls.

The Lake County Sheriff's Office does not make phone calls or send mailings soliciting money from the public.

If you receive a call from a telemarketer identifying herself/himself as calling on behalf of the Sheriff's Office, be advised the call was not approved by the Lake County Sheriff's Office. If you receive a mailing, you can forward the mailing to the Lake County Sheriff's Office, 25 S. Martin Luther King Jr. Avenue, Waukegan, 60085. Our office is currently working with the Illinois Attorney General's Office on this matter to ensure the public is not intentionally or unintentionally misled.

Did You Know?

- Please remove hoses from the outside water spigots no later than November 1 and leave them off until April 15 of next year, as freezing temperatures can cause damage. Any expenses incurred for repairing spigots are the responsibility of the unit owner unless it can be shown that the damage to the spigot was not caused by the improper attachment.
- Parking is tight at Inverrary at the best of

times, but it is even worse in winter when we lose parking spaces to the snow dump areas. Remember, however, that parking is tight in all the cul-de-sacs and that you may not park in any cul-de-sac but your own.

Take a Bite Out of Crime

- If you observe a crime in progress, please call 911 immediately.
- If you notice suspicious activity anywhere on the property, 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.

Thought of the Month

The world is tired, the year is old,
The little leaves are glad to die,
The wind goes shivering with cold
Among the rushes dry.

~Sara Teasdale~

Mark Your Calendars



November 2018

- November 1 – Day of the Dead (*Dia de los Muertos*)
- November 2 – All Souls' Day
- November 6 – Election Day
- November 7 – Diwali
- November 11 – Veterans Day
- November 12 – Veterans Day observed (Federal holiday)

- November 14 – Board meeting
- November 22 – Thanksgiving
- November 23 – Black Friday
- December 3 – First day of Chanukah

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.



The holiday season is a time to reflect on everything and everyone who impacted your year, which is why we wanted to take the time to tell you how much we appreciate you.

This season is also a time to give back in any way you can. The Coldwell Banker Charitable Foundation supports local housing-related charities.

Visit givehousing.com for more information on the foundation.



Sunnie Gilbert covers Chicago's North, Northwest and North Shore Suburbs.


Sunnie Gilbert

847.338.4900

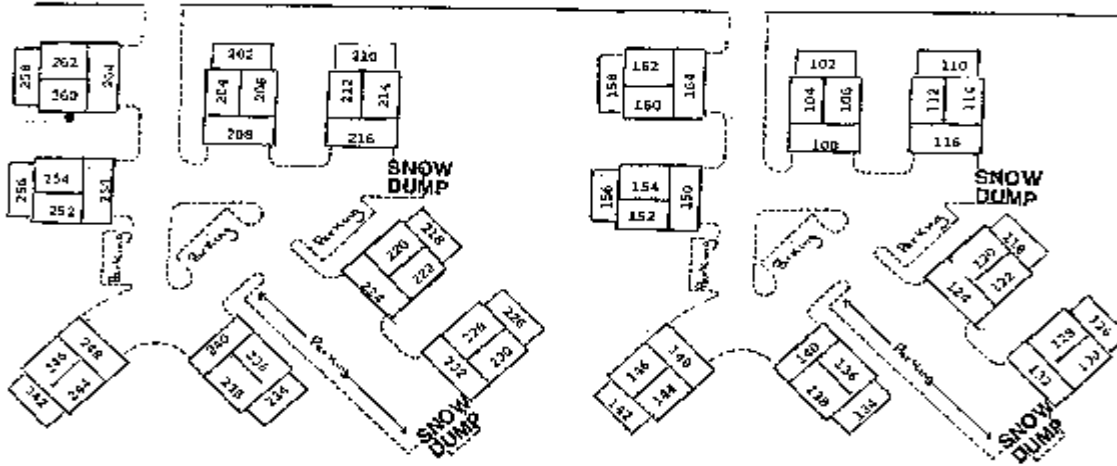
Sunnie.Gilbert@cbexchange.com

www.sunniegilbert.com

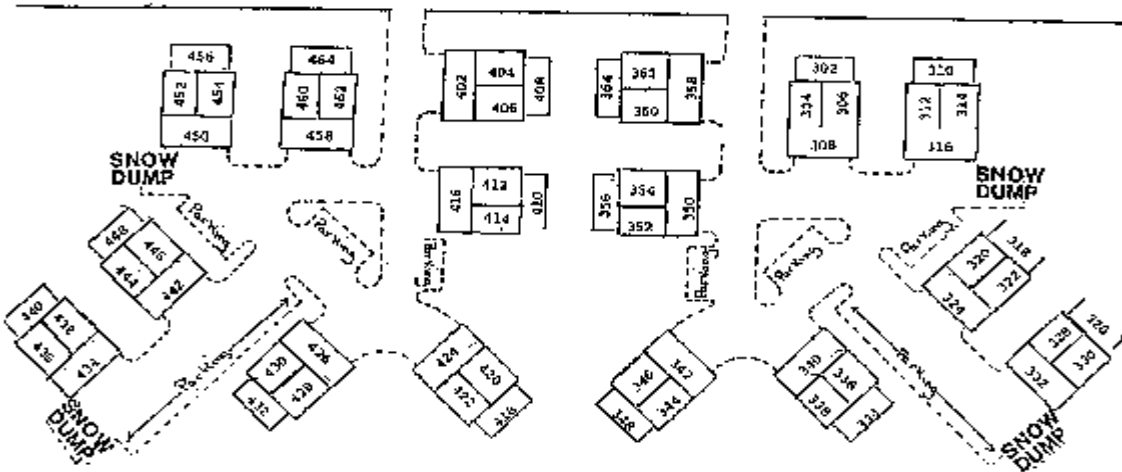


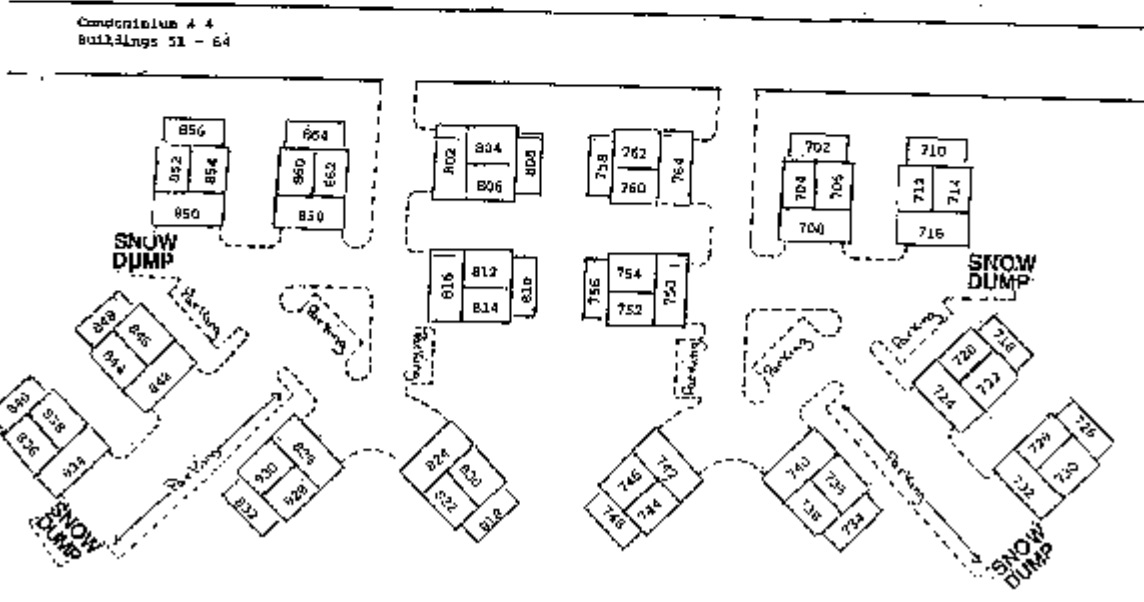
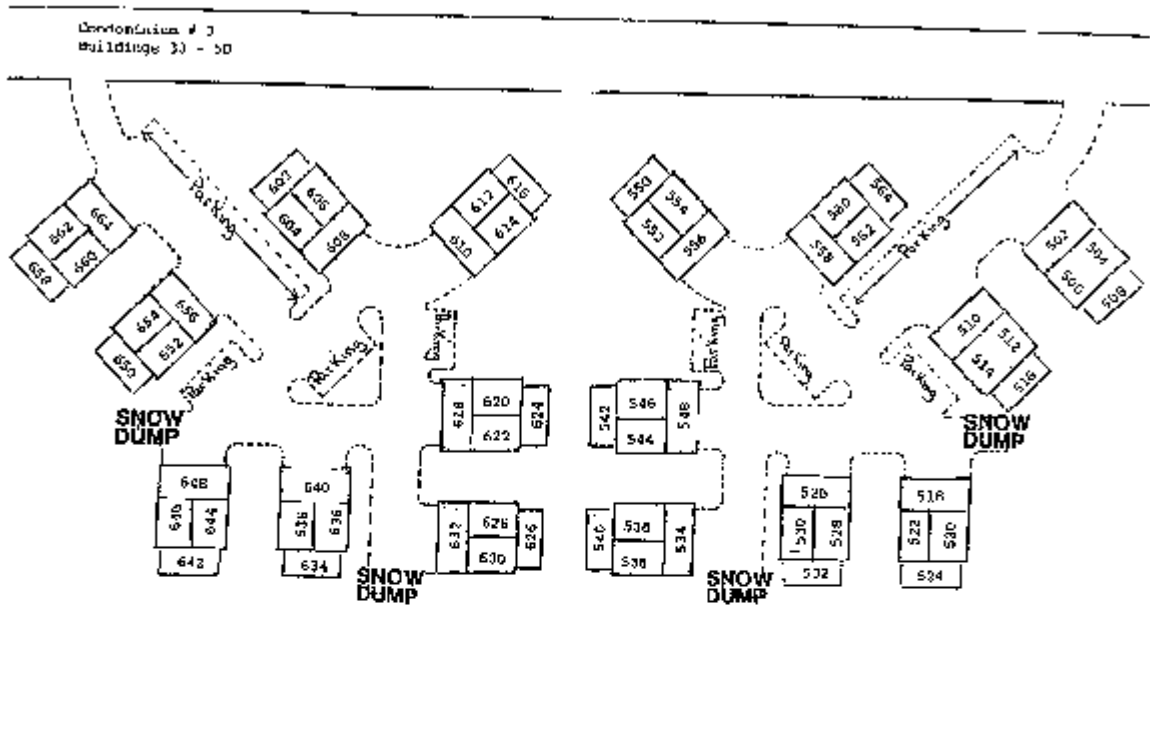
Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents and are not employees of the Company. ©2018 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. 

Condominium # 1
Buildings 1 - 16



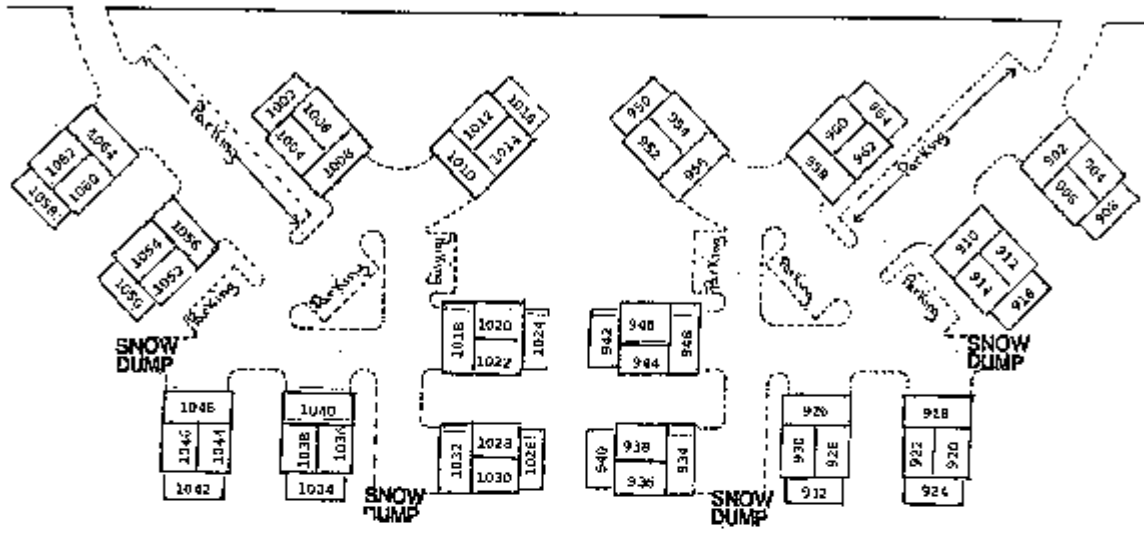
Condominium # 2
Buildings 17 - 32





Inventory Building #'s & addresses

Condominium # 5
Buildings 85 - 80



Condominium # 4
Buildings 81 - 96

