

December 2018 / January 2019

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.



January 2019 Board Meeting

The next regular meeting of the Inverrary Homeowners' Association is scheduled for **Wednesday, January 9, at 7:00 p.m.**

The meeting will be held in the multipurpose room of Pritchett Elementary School.

Driving Directions:

- Pritchett is located at 200 N. Horatio Drive in Buffalo Grove, Illinois.
- 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.

A Big Thank You to Our Cul-De-Sac Reps

During this season of thankfulness and good cheer, we want to acknowledge our cul-de-sac representatives who are responsible for delivering the newsletter to all Inverrary residents. That includes 436 units in fourteen cul-de-sacs! We especially appreciate their efforts during winter's rough, inclement weather. The timely delivery of the newsletter has helped us stay abreast of our community's affairs. These are the diligent volunteers who serve us so well:

1. Carlyn Meyer
2. Diane Moody
3. Rita Garrity
4. Lauren & Jeff Gould
5. Nancy Reynolds
6. Daniela Moglan
7. Laurence Schiller
8. Michael Altschuler
9. Chris McElroy
10. Boris Mogilner
11. Deana Filliman
12. Rhonda Wolff
13. Peggy Rash
14. Elma Sulejmani

Board Notes November 14, 2018

Members present at the November 14th board meeting included **Lynne Mastrogany, Diane Moody, Peggy Rash, Betty Kamy, Nancy Reynolds, Daniela Moglan, and Jane Thomas.** Jennifer Falasz, Inverrary's Property Manager, Deborah Salter Green, recording secretary, and several homeowners were also present. Lynne, noting a quorum was present, called the meeting to order at 7:00 p.m.

Treasurer's Report:

The Association is in good financial shape.

Newsletter Report:

Jane Thomas advised the newsletter went out in a timely fashion.

Maintenance & Landscaping Report:

The new trees have been installed.

Business:

- Management advised the bids for the roofing project are in process. The Board will begin reviewing the

bids in January. The project is tentatively scheduled to begin in the spring of 2019.

- The Board accepted the proposal from Corbrook Enterprises to clean the gutters on the property.
- The Board accepted the 2019 budget as presented.
- The Board accepted the proposal from Custom Pool & Spa to open, close, and service the pools for the 2019 pool season.

Coupon Booklet for 2019

Lieberman Management will be shortly mailing a new coupon booklet to be used for the 2019 monthly assessment payments. Please note that the new monthly assessment charge is effective January 1, 2019. If you use an automated bank payment system to pay your association fees, please be sure to update the amount. Please also note that a late fee of \$50.00 is assessed for payments received after the fifteenth of the month.

The Illinois Condominium Property Act and You

- The Illinois Condominium Property Act requires owners to purchase liability coverage for their individual units.
- Inverrary strongly recommends that unit owners purchase insurance coverage to protect the interior finishes of their homes and personal property in case of fire or other catastrophic event.

- While the Association’s insurance covers the building’s structures and exterior, this coverage extends only through the drywall and primer coat of paint. The interior, from the paint in, is a homeowner responsibility. All interior finishes, including carpets, floor coverings, cabinets, countertops, fixtures, and all personal property are covered only under homeowners’ policies.
- As our buildings are now over forty years old, it is increasingly important to protect your buildings with full coverage insurance for both the exterior and the interior.
- Some specific coverage options available to unit owners are as follows:
 - Water Backup Coverage. This coverage is most beneficial to units with basement or ground floor levels, but can be used for sewer backup to any unit.
 - Attached Property or Building Coverage. This coverage insures the finishes and property that is physically attached to the building, such as hardwood floors, built-in cabinets, and wall-to-wall carpets. In most cases, your policy will cover these items at 10% of the value of the insured personal property. This is frequently not enough

for replacement, Discuss replacement cost with your agent to insure yourself against an uninsured loss.

- Other coverage is available that is specific to individual owners’ needs. Please discuss your insurance needs with your insurance agent.

Wildlife Alert

If you have been outside after dark lately, you might have heard the “hoo hoo hoo” of an owl. Many species of owls are native to Lake County and, while owls usually dine on rodents, the great horned owl has been known on rare occasions to attack small dogs and cats. **Please keep dogs, even small dogs, on a leash, both for their own protection and because Inverrary’s rules prescribe it.** It’s also easier to pick up dog waste when you are walking your dog; remember, you can be fined for not picking up after your dog or for not using a leash.

Coyotes have also been spotted on and near Inverrary property. To dissuade coyotes from visiting our property, please follow these rules:

1. Don’t feed wildlife. When you feed wildlife, it encourages animals and birds to come in or near your home.
2. Make sure to turn on outside lights, make noise and observe the area for

any signs of wildlife before taking your pets outside.

3. Keep dogs leashed when outdoors.
4. Don't allow spilled birdseed to accumulate outside of bird feeders.
5. If possible, don't put your garbage out at night.

Porch Lights



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

Winter Reminders



Snow Dump Areas: Please refer to the snow dump maps that were printed in November's newsletter. These maps show the designated snow dump areas for each of Inverrary's 14 cul-de-sacs. Parking is prohibited in these snow dump areas between November 1 and April 15.

We 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, it is imperative that we keep the snow dump areas free of cars during the snow season. As always, we appreciate your cooperation.

Garage Doors: Please keep your garage doors closed when you are not using your garage.

The garages are unheated and contain non-insulated water pipes, which can freeze when it gets below zero. If you leave your garage door open, you will be billed for all charges relating to frozen pipes. Open garage doors also provide unobserved and easy access to your home by intruders.

Cars/Garages: Please drive out of your garage and close your garage door before you warm up your car. Carbon monoxide gas can enter any of the units through the garage and poison your neighbors or your own family.

Sidewalks/Stoops: Clarence Davids Landscaping does not salt sidewalks or stoops, so we encourage homeowners to salt the area in front of their own unit with one exception: Please do not salt any sidewalk or stoop that was replaced last summer. Salting new cement damages the smooth cement top.

Balcony Owners: If you live in a unit with a balcony, we strongly urge you to shovel the snow away from your balcony doors. If snow or ice enters your unit and causes damage, it is your responsibility to fix it.

Outdoor Hoses: Please remove any hoses that are still attached to outdoor spigots. Hoses and other attachments must be removed by November 1st and remain off the spigot until April 15th. Homeowners are responsible for the repair of spigots unless it can be shown that the damage to the spigot

was not caused by an improper attachment.

Your Water Softener

Do you have a water softener, especially an older model, in your home? If so, be aware that the bypass valve can break. If this happens, you will experience an explosion of water followed by a continuous flow of water into the area where the softener is located. As you can imagine, this can cause considerable and expensive damage, as many insurance policies do not cover water damage.

The bypass valve is held in place by a screw or pin that can wear and break without warning. This can happen whenever a water softener is connected to the water supply, even if the softener is not currently being used. If you have an older water softener, we urge you to check with your installer to be sure that everything is working properly.

In addition, water softeners that are not regularly regenerated can become breeding grounds for bacteria. These bacteria can leak into the home's water supply and cause a variety of illnesses.

**Community Corner
by Daniela Moglans**



- The Vernon Township Board is accepting applications for candidates to serve as township supervisor upon

the election of Daniel Didech to serve as the 59th district state representative. The Township Board is responsible for appointing a vacancy to fill the remainder of Didech's term, which will end in May, 2021.

- Lake County continues to see an increase in burglaries to motor vehicles and theft of motor vehicles. Of the total incidents reported, more than 90% of car doors were not locked and in several incidents, keys or fobs were left in the motor vehicle.

Please do your part. When you park your car, never leave your car running and always take your keys with you. Take action to avoid having your car stolen or burglarized.

- While the holiday season is a joyful time for many, it's not for everyone; coupled with the colder weather and shorter days, many people are stressed and have no place to turn. If you or someone you know needs help, contact TEXT-A-TIP, a 24/7 anonymous text communication system for anyone needing immediate mental health assistance.

Take a Bite Out of Crime

Lake County Crime Stoppers has initiated a new web and app-based system of accepting crime tips. Download the P3 Tips app (free from the App Store or Google Play), set your location to Lake County Crime Stoppers, and safely and anonymously submit crime tips in

the language of your choice. 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.

- 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.

Goings On Around Town

Prime Timers (55 and older)

This friendly group gathers every Monday from 11:30 a.m. to 3 p.m. They meet at the Township's Community Service Building (2900 North Main Street in Buffalo Grove). Typical gatherings consist of a card game called Hand and Foot, a variation of Canasta. Never played it? We'd love to teach you how or hear what games you'd like to play or learn to play.

Chair Yoga

If you've never done Yoga before, but want to get started, think Chair Yoga. If you're afraid of standing, think supported balances with Chair Yoga. Join Vidya Nahar for Chair Yoga and you'll discover the limitless possibilities and joys of chair yoga. Traditional yoga warm-ups and poses are practiced sitting on a chair or standing by a chair. You'll also learn Pranayam (yogic breathing techniques) and meditation, all while sitting in

the chair. Improve your flexibility, balance, strength, breathing, and overall health in this class with yoga practiced sitting in the chair or standing by the chair. Chair Yoga is Yoga for Everybody.

Session 2: Feb 4 - Mar 11
 Time: 9:00 a.m. - 10:00 a.m.
 Days: Mondays
 Place: Peterson Park
 Fee: \$60 Non-resident: \$90

Did You Know?

Parking is tight in many of the cul-de-sacs, and it's even worse in the winter, so it is important for residents to be aware of and to follow these rules.

Inverrary's Rules and Regulations allow homeowners two cars per unit. You may request permission from the Board to park a third car on the property, but you are not permitted to park four cars on the property. There are simply not enough parking spaces.

You may park in the following places:

- in your garage
- in front of your garage (one vehicle only)
- in a parking space

Neither you nor your guests may park in the following places:

- in a cul-de-sac where you do not live
- at the entrance to any cul-de-sac
- within fifteen feet of a fire hydrant
- on unpaved surfaces (no wheels on the grass)
- blocking a sidewalk

- obstructing passage to other vehicles
- in front of another resident's garage without that resident's permission

During the winter months, you need to follow these additional rules:

- Between November 1 and April 15, vehicles may not park in designated "snow dump" areas.
- When snow is in the forecast, if at all possible try to avoid parking in front of your garage door until the snowplows have been through the cul-de-sac.

Parking violators are subject to towing and fines.

Mark Your Calendars



December 2018/January 2019

- December 21 – Winter Solstice
- December 25 – Christmas Day
- December 25 – January 1 – Kwanzaa
- December 31 – New Year's Eve
- January 1 – New Year's Day
- January 7 – Orthodox Christmas
- January 9 – Inverrary Board meeting
- January 21 – Martin Luther King's birthday

Thought of the Month

For it in giving that we receive.

~Francis of Assisi~



*Let me show
you how
I measure up*

Cup	Fluid OZ	TBSP	TSP	Milliliter
1 c	8 oz	16 tbsp	48 tsp	237 ml
3/4 c	6 oz	12 tbsp	36 tsp	177 ml
2/3 c	5 1/3 oz	10.6 tbsp	32 tsp	158 ml
1/2 c	4 oz	8 tbsp	24 tsp	118 ml
1/3 c	2 2/3 oz	5.3 tbsp	16 tsp	79 ml
1/4 c	2 oz	4 tbsp	12 tsp	59 ml
1/8 c	1 oz	2 tbsp	6 tsp	30 ml

If you are considering making a move, contact me to find out the benefits of working with a seasoned real estate agent with a proven marketing plan. In the meantime, sweeten up your holidays with delicious treats for everyone!



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

Sunnie Gilbert

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Call me today for a FREE market analysis.



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RECYCLING GUIDELINES

YES!

Clean & Empty
Replace lids & caps



METAL
Steel & Aluminum Containers and Foil



PAPER
Cardboard (Flattened),
Office Paper, Newspaper, Magazines



GLASS
Containers, Bottles & Jars Only



PLASTIC
Containers, Bottles, Tubs, Agit,
and Jars Only



CARTONS
May be acceptable in some
programs, check with
local authority

NO!

Put material in loose - Not in Bags



No Plastic Bags
No Product Wrap
(return clean to retailer)



No Big Items (Electronics, Wood,
Propane Tanks, Scrap Metal or Styrofoam
- check with local authority for other options)



No Tanglers (Pingers, Hoses,
Wire, Cords, Ropes or Chains)



No Clothing
Textiles or Shoes (donate)



**No Food, Liquid, Diapers,
Batteries or Needles**



No Shredded Paper
(check with local authority
for other recycling options)

These Guidelines represent the common items accepted in most recycling programs in Illinois. For greater detail on specific items or programmatic variations, reach out to your local authority.

To find out more detail, including recycling and reuse programs beyond the bin, visit SWALCO.ORG, or contact SWALCO at (847)377-4600

