

Fairfax Village Newsletter

Date: March 2013

The occasional newsletter is the means by which the Board of Directors communicates with the unit owners of Fairfax Village. The Board encourages your attendance at the scheduled Board Meeting dates held at the **Rolling Meadows Library** at **7:00PM** on the **third Monday** of the following months; **March, May, June, August, September** and **November**. Next Meeting is the **Annual Meeting** on **May 20, 2013**.

President's Message

The March Board Meeting was the first meeting of 2013. Accordingly, the Board reviewed the 2012 unaudited year end financials and the loan refinancing agreement and focused on the 2013 spring projects.

For the year 2012, the actual expenses amounted to \$362,941 against a budget of \$361,920 or 0.30% over budget ó essentially a breakeven year. The audited 2012 financials will be reviewed at the May 20th Annual Meeting.

As anticipated, the loan refinancing agreement closed before the end of December 2012. Again, the new loan arrangement will save FFV \$32,535 over the course of its amortization.

The major project for 2013 will be to develop a comprehensive plan to address the Ash Borer problem. The Ash Borer Plan will focus on removing the worst infested trees; this has been accomplished with the removal of five trees, and to continually monitor the condition of the remaining trees. Secondly, the Plan will focus on replacing removed trees where this action is believed to be the best solution, and planning ahead to plant trees in advance of removing declining trees in the following years. The area around the gazebo and the pond will receive priority attention. The major emphasis for new plantings will be hardy trees that grow quickly. Owners that may be interested in funding the cost of a replacement tree as a memorial tree with a plaque should contact Jan Sarno or Deane Wandersee.

Our annual spring common area clean-up will begin shortly. During this time, Bill Seymour and Paul from C.L.A.S.S. will inspect the common areas for winter damage and plan corrective actions.

The Board unanimously approved a proposal to engage a law firm to file a tax reduction appeal on behalf of all FFV owners who opt into this initiative. Bill Seymour will be sending a explanation letter along with a return response form to indicate your agreement to participate.

Please plan to attend the Annual Meeting on May 20th as we will be electing two new board members and a new president.

Thank you for your support during 2012 and we look forward to a great 2013 for FFV.

John

A Message to all Owners from Your Board of Directors

This message is to raise a serious concern regarding the future oversight and management of your association. The issue of enlisting board members has been raised over the past several years with little or no success. We currently have the following directors' terms that will terminate in 2013 and 2014; Deb Kaczmarek and John Golec in 2013 (both will not run again) and Mike Sidor's term expires in 2014.

FFV is also in need of owners to serve on the following committees; landscape, annual golf/picnic outing, and annual Christmas Party. Please contact any Board member for details.

Owner contributions are essential to an association's well being. Owners must pay assessments, follow the rules and elect board members. Owners must step forward to serve as board members in order to satisfy the association's charter (FFV requirement is 5 board members). Without a full complement of board members, the association will be dissolved by the State of Illinois. If the association is dissolved, the State of Illinois will appoint a custodian. The custodian will have full authority to manage the association and would be paid from association funds. One can be assured that the monthly dues would increase in order to pay the custodian. The association would have no say in the matter.

YOUR ASSOCIATION NEEDS YOUR HELP!!!! Please contact any Board member or Bill Seymour for further information.

Spring Housekeeping Reminders

- Overnight parking violators are subject to having their cars towed away. Please contact Bill Seymour's office to get overnight parking approvals. (Rules and Responsibilities Section 2.3)
- No owner may alter, install, or remove any trees, shrubs or other landscaping without written approval of the Board and/or Landscape Chairpersons. Please contact Jan Sarno if you have any questions. (Rules and Responsibilities Section 2.9)
- "Kitchen waste" is not to be placed on the street until the morning of pick-up. Owners are responsible for cleaning their area if animals break into their garbage bags. (Rules and Responsibilities Section 2.10)
- Dogs and cats must be leashed and their droppings picked up from the common area. (Rules and Responsibilities Section 2.14)

Water Conservation Reminder

As a reminder, the monthly assessment had to be increased by \$5.00 because of the rate increase that was imposed by the City of Rolling Meadows. **In order to mitigate excess water usage we ask that all owners please check their toilets and faucets for leaking water as this sort of problem is a major contributor to water usage. Please contact Bill Seymour's office if you need a plumber referral.**