

# TURNBERRY QUARTERLY

The Official Newsletter for Residents of Turnberry Condominiums at 125 N Buffalo Grove Rd

## Turnberry Profile — Sue Meeks

With the unofficial title of the “Mayor of Turnberry,” Sue Meeks is a familiar face to all of the building’s residents. It is Sue who delivers UPS and FedEx packages to our doors. It is Sue who picks up and disposes of random pieces of trash. But most of all, it is Sue who always greets each of us with a smile and well wishes.

Sue and her husband Bob moved into Turnberry on October 7, 2005, two of only a handful of residents who were living here then. St. Louis born and bred, they decided to move closer to their daughter, son-in-law, and four grandchildren in North Barrington. Their son, daughter-in-law, and two children live in Texas, and as Sue stated, “After retirement, we really didn’t want to move to Texas.” But Illinois seemed like a natural fit. Sue and Bob drove around the area and saw the sign advertising condos at Turnberry. Sue said, “We thought we were moving into Arlington Heights, only later finding out it was actually Buffalo Grove!” Nevertheless, they liked what Turnberry had to offer and quickly decided to make it their home.



When asked what she liked best about her move to Illinois, Sue readily responded, “Being close to my grandchildren is the best thing ever. Second to that is getting to know the wonderful people I’ve met at Turnberry.”

## Smoke Detector Safety Tips

According to the National Fire Protection Association, the majority of fatal residential fires occur at night when residents are asleep. Smoke alarms constantly check the air for traces of smoke particles and other contaminants, and can warn you of a fire when you are asleep, allowing you more time to escape.

Proper maintenance is the key to safety. Having a smoke alarm that does not work can be a fatal mistake. Use the following tips to care for your smoke alarms:

1. Test alarms monthly by pushing the test button on each alarm. If the alarm does not sound, replace the batteries and retest.
2. Clean smoke alarms regularly, following the manufacturer’s instructions. In most cases you can use a vacuum cleaner to prevent dust and dirt from clogging alarm’s air vents and sensor.
3. Never paint over a smoke detector.
4. Replace batteries at least once a year, perhaps when clocks are turned back in the fall or forward in the spring.
5. Always replace a battery if the alarm “chirps” to indicate that the battery is low.

## Afterword

We hope you have enjoyed the first edition of *Turnberry Quarterly*. We would like this newsletter to become a mainstay of Turnberry: a way to disseminate information, to update residents on various rules and regulations, and, most importantly, to foster a feeling of camaraderie and community among us.

To that end, we encourage everyone to read *Turnberry Quarterly* and to become involved. For example:

Do you know a great plumber? electrician? carpenter? doctor? hair stylist?

Do you have a favorite restaurant? local store? merchant?

What do you think can be done to improve the quality of life at Turnberry?

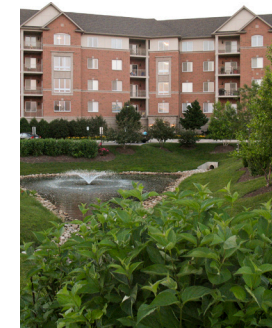
What can be done to keep the Homeowners’ Association Assessment fees reasonable?

How can we improve attendance at Board meetings?

How can we get to better know our neighbors?

Please let us know what you think. Send us your ideas for future articles and suggestions for improvements. You can e-mail us at [TurnberryQuarterly@gmail.com](mailto:TurnberryQuarterly@gmail.com) with your ideas and suggestions. We look forward to hearing from you.

Turnberry Quarterly Staff



## Board of Directors

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## Location of Board Meetings

American Veterans Post 66  
Liberty Room  
700 McHenry Road  
Wheeling, IL 60090

## Letter from the President

While walking around the building recently, I realized just how good everything looks. I have been here since November of 2005, and each year, Turnberry looks a little better. The outside foliage is filling in, the trees are getting bigger, and the flowers are blooming. Unfortunately, winter is on its way.

But the heart of our building is the people who populate it, and we seem to have a population of nice, friendly people. Everyone says hello and holds doors open for one another. Someone usually brings the newspapers in and lays them out in the foyer, especially if it is raining out.

Turnberry is our home and like a home it needs continuous maintenance to keep up its appearance and to maintain the machinery that keeps it running smoothly. As long as we treat it as our home, it will continue to be a desirable place to live.

Bruce Miller

## A Note from the Property Manager

Hello, everyone! At the last Board meeting, I was given the privilege of putting together a short article to update homeowners on what has been happening.

I would like to start off by reminding owners that they may request copies of meeting minutes, once the minutes have been adopted by the Board. These minutes serve as a summary of the business conducted at the meeting, which may help those who were not able to attend to stay informed. Minutes from a meeting are normally adopted at the next open Board meeting.

I am pleased to announce that, after much chaos, the work on the boilers and storage tank in the mechanical room is complete. The Association and its attorneys worked very hard to negotiate with Lennar, and Lennar agreed to share in the cost of these much needed repairs.

**SAFETY ALERT:** As you are all probably aware, the garage door has been damaged. The bottom panels need to be ordered and replaced, so we are in the process of getting pricing for this repair. In the meantime, the door is functioning again, but it might make some minor noise while opening and closing due to the dents. It has been brought to my attention that owners sometimes open the garage door long before they drive through it and race to get through it while it is still open. Please be advised that this is not only

dangerous to yourself and pedestrians but can also cause major damages to the garage door and your vehicle. Please use caution when driving through the garage entrance, and be sure to allow yourself plenty of time to get through. Also, do not drive at speeds in excess of 10 mph when driving throughout the garage and parking lots at Turnberry.

Also, I wanted to remind all owners of the new Addendum to the Association’s Rules & Regulations regarding dryer vents and ducts. Please review this new Addendum and send me a copy of your receipt (deadline 12/31/09) when work is completed (if you haven’t done so already). It is very important that this be done to protect yourselves as well as your neighbors throughout the building.

If you are on the go a lot (like me!) and have a hard time finding time to sit down and pay your own bills, you might be interested in the automatic withdrawal of your Turnberry monthly assessments through Foster/Premier. This program will not only save you the time and cost of writing & mailing a check, it also saves cost to the Association by minimizing the clerical costs (postage/paperwork/labor). Additionally, by saving cost to the Association, you would be helping the Board keep homeowners’ monthly assessments down. If you would like to help contribute to the financial health of the Association, we can give you a form to fill out!

*continued on page 2*

## A Note from the Property Manager *(continued from page1)*

The following are a few friendly reminders of Rules for the community. Please take the time, if you haven't already, to review your Rules & Regulations for additional important Rules.

- If you, or a tenant, are moving in/out, please be sure to schedule the move date with management so that the elevator can be padded. This should also be done when having furniture or other large items delivered. More specific details on moving instructions can be found in your Rules, along with the move security deposit amounts.
- Please be sure to tie all trash bags before placing them in the chute. Larger items must not be placed in the trash chute, as this could damage the chute. Please also break down any boxes before placing them in the recycle bin.
- Smoking is not permitted within the common areas of the building. If you smoke within your home, please try to keep the air circulating to help avoid the scent drifting into the hallway and other units.

- Items should not be left outside of your storage locker in the garage. This is not only unsightly, but it also puts your items at risk.
- If you are renting out your unit, please keep in mind that the Association must have a copy of the current lease and tenant name and contact information. It is very important that we have this information on file, in case of an emergency.

Please note that due to my recent marriage my last name has changed from "Lass" to "Steckervetz." Therefore, my email address has changed to [ksteckervetz@fosterpremier.com](mailto:ksteckervetz@fosterpremier.com). My old email address will continue to forward to my new email address temporarily, in order to give owners some time to adjust their records accordingly.

If you have any questions, please feel free to contact me.

Kind regards,  
Katrina Steckervetz (Lass)

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## Buffalo Grove Fire Department Officer Meets with Residents

On Thursday, July 16, 2009, residents met with Skip Hart, Public Education Officer of the Buffalo Grove Fire Department to discuss fire safety. He first set residents' minds at ease by stating, "Turnberry has phenomenal fire protection. It is, unequivocally, a fire-safe building with all precautions in place." These precautions include sprinklers, pull boxes, alarms, lighting, and fire exit doors, all of which are routinely tested. In addition, the pull boxes are wired to indicate to the fire department exactly which one had been pulled to narrow down the location of a fire.

Officer Hart informed the residents that from a "call-in to rig-out," the department can reach Turnberry in 1 minute and 20 seconds. While firefighters depend upon hydrants and pumper trucks, the in-house sprinkler system begins to pour water when the temperature reaches 135 degrees. Sprinklers are also placed in the garbage chute to manage any fire which may begin there. The hydraulic-cylinder elevators will not operate after an alarm has been pulled. However, if residents should already be in an elevator during an emergency, they can activate the "Help" button which calls a service that can notify the fire department.

Even with the swift action of the fire department, Officer Hart stressed the importance of Turnberry residents

"working as a community," helping each other in a time of need. To that end, he offered the following suggestions:

- Establish a system of floor captains and co-captains who will know when residents are gone for an extended period of time and who will have access to contacts for those residents in case of an emergency.
- Create a list of residents with health issues so that fire and police personnel can immediately check their condos and help them in the evacuation, if needed. The management company would keep that list confidential and give it only to police and fire personnel when necessary.
- Have a lock box with all keys that only the fire department shift commander could access.
- Remember that all units must, by law, have a carbon monoxide detector which should be placed 15 feet from any sleeping area. Any fossil-fuel-consuming device, such as a stove or a fireplace, is capable of leaking carbon monoxide.

## Routine Condo Maintenance

One of the perks of living in a condo building is that residents are not required to deal with all that "outside" maintenance – no more backaches from mowing the lawn or shoveling snow. However, living in a condo does not excuse us from the "inside" maintenance required of all homeowners. Whether done weekly, monthly, seasonally, or annually, certain tasks are necessary to ensure that our homes stay in good repair. And, because we live in such close proximity to our neighbors, we have an additional responsibility. For example, a leaking pipe may hurt not only the owner's unit but also the neighbor's unit directly below.

Consider the following items as a way of maintaining the value of your home while also maintaining good relations with your neighbors.

### Heating/Cooling System

- Check your air filter every month, especially during heavy use months (winter and summer), and if the filter looks dirty after a month, change it. At a minimum, change the filter every 3 months. A dirty air filter will slow down the air flow and make the system work harder to keep your unit warm or cool, wasting energy. Clean filters remove dust, pollen, and animal dander from interior air and prevent build-up of pollutants in the system, improving efficiency and preventing expensive maintenance that may be caused by premature system failure.

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## Dryer Vent Cleaning Addendum Adopted by Board of Directors

According to the US Consumer Product Safety Commission, 15,500 fires associated with clothes dryers occur annually. These fires account for an average of 10 deaths, 310 injuries, and more than \$84.4 million in property damage each year. More residential fires start with clothes dryers than with any other household appliance because of the hidden lint inside the dryer and the lack of vent maintenance.

To combat this potential fire hazard, the Board of Directors has adopted a "Unit Dryer Duct and Vent Professional Cleaning" addendum at its August 26, 2009 meeting. The addendum, which became effective immediately, states:

1. In an effort to avoid fires due to clogged dryer ducts and vents located in units, each unit owner shall have their dryer duct and vent professionally cleaned at least once every two (2) years, at the unit owner's sole expense. Alternatively, per Section 3.02(a) of the Declaration, the unit owner may request the Association to coordinate such dryer duct and vent professional cleaning for a reasonable fee to be determined by the Board, but in no event less than \$150, above and beyond the actual cost of such professional cleaning.

### Plumbing

- Check the caulking around showers, bathtubs, toilets, and sinks. Re-caulk any areas that need to be sealed to prevent leaks, dry rot, mold, and mildew.
- Keep drains free of hair, gunk, food, etc.
- Consider replacing rubber washing-machine hoses with metal-braided ones to avoid flooding.

### Electrical

- Check GFI circuits, especially after electrical storms.
- Fill the garbage disposal with ice and operate it to clean and sharpen the unit.
- Test smoke alarms at least yearly.
- Have your dryer vent cleaned to avoid the possibility of fire.
- Clean out the dryer lint trap after each use.

### Windows and Screens

- Make certain that no cracks have appeared in windows or that no seals in double-pane windows have broken.
- Check for holes in screens to avoid letting in flying critters.

2. Proof of said professional cleaning shall be provided to the managing agent that the unit owner has complied with this rule by the cleaning deadline. The first cleaning deadline is December 31st, 2009. Subsequent cleaning deadlines shall be every two years thereafter (December 31st, 2011, December 31st, 2013, etc.)

3. In the event a unit owner does not produce written evidence of professional cleaning of dryer ducts and vents by each deadline as referenced in section 2 above, a monthly fee of at least \$100.00 will be assessed against the unit until the unit owner provides written proof that they have had their dryer ducts and vent professionally cleaned plus any other remedies allowed by the Declaration and Illinois law.

4. In no event is the Board liable to any person either with regard to a failure to enforce this rule, strictly or not at all.

Residents with questions should contact Foster Premier in writing so that the Board of Directors can address any concerns.