

TURNBERRY QUARTERLY

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



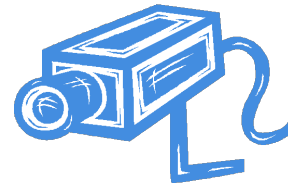
Air Conditioning Service: A Helpful Suggestion

Air conditioning contractors are having a difficult time locating homeowners' rooftop air conditioning units. Most of the units had been labeled at one time by Concord/Lennar, but the marker has faded off on many of them.

As a suggestion, the next time you have your air conditioning contractor here, you may want to ask him to label your air conditioner with your unit number using vinyl stickers. These will be less likely than the marker to fade in the sun. Labeling will help your contractor locate your rooftop unit more quickly in the future, possibly lowering labor costs.

Management has contacted the Village to see if there is a drawing that shows which rooftop unit belongs to each unit, but, alas, there is none. The Association does not want to risk labeling the air conditioners incorrectly, but your service technician should be able to confirm which unit is yours before labeling it.

Security Camera



You can view the lobby and garage entrance on television channel 950. Make sure you know who is at the door before allowing any visitors to enter.

Afterword

The *Turnberry Quarterly* staff is gratified by the positive response to the newsletter. We hope to continue disseminating information, updating residents on various rules and regulations, and fostering a feeling of camaraderie and community.

Please continue to read *Turnberry Quarterly* and send your feedback to TurnberryQuarterly@gmail.com.

Turnberry Quarterly Staff

Real Estate Taxes

The recent memo from property manager Katrina Steckervetz contains information and instructions on reviewing the assessed valuation of each condo. Any money that can be saved on taxes is a great perk. Thanks to management and our fellow homeowners for bringing this to our attention.

Did you know that...

- Turnberry is built on the site of the former rectory for St. Mary's Church.
- The Buffalo Grove Farmers' Market takes place every Sunday until October 24, 7:30 a.m. to 12:30 p.m. at the Spray 'n Play on McHenry Road.
- Trick or Treating will take place in Buffalo Grove on Sunday, October 31, from 2:00 p.m. to 7:00 p.m.
- Buffalo Grove's last blood drive for 2010 will be held on December 4 at the Alcott Center, 530 Bernard Drive, from 8:00 a.m. to 1:00 p.m.

Letter from the President

It is that time of year again, and the Board has been hard at work on the 2011 Budget. Once again, we will be able to keep next year's budget the same as the 2010 Budget. However the building is approaching its 7th birthday, and there are a number of large maintenance issues that will have to be addressed in the coming year.

The money to pay for these items comes from the Association's Reserve Funds. While our reserves may look healthy, they are actually about 60% of what the Reserve Study

recommends. To help remedy this situation, the Board has decided to increase the assessments by approximately 2%. These additional funds will go directly into the Reserve Fund.

The Board feels that this increase is low enough that it is not a severe impact on anyone but will still help to build up our reserves.

Sincerely,
Bruce Miller

A Note from the Property Manager

Hello everyone! Summer is nearing an end, and we will soon see the leaves changing color. This is actually my favorite time of year—the perfect time for taking walks (not too hot, not too cold!). Before we know it, the holidays will be here!

I would like to start off by reminding all pet owners that their pet(s) must be registered with both the Association and the Village of Buffalo Grove. After initial registration, the pet owner is also responsible for updating the Association with each pet's updated rabies tag number each year. Pet owners who do not register their pet(s) with the Association will be subject to fines being assessed to the homeowner's account. The registration form is quick to fill out, and there is no fee for registering with the Association, so please be sure to send this in.

I am sure all residents received the vandalism memo in August. Please be reminded that vandalism of any sort will not be tolerated and will result in fines and repair costs being assessed to the owner of the offending unit. We have noticed that someone has been peeling away the fire protection and sound proofing foams around the steel support beams and fire sprinkler lines in the building. Fortunately, damage thus far has been very minimal, but it must not continue. These barriers are required per Village code, and peeling them away could cause severe danger in the event

of a fire or other similar emergency. Any party proven to be doing this may be subject to additional fines from the Village.

As a reminder, homeowners may request copies of meeting minutes once the minutes have been adopted by the Board. The meeting minutes serve as a summary of the business conducted at that 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.

In order to help ensure safety and maintain property values for you and your neighbors, there are several types of routine maintenance that you can do. Now is the perfect time to schedule a routine inspection and filter change for your furnace/ventilation system. You may even want to have your appliances and toilet seal/gasket(s) checked every few years to ensure that they don't fail and leak into your unit and/or onto your neighbor below. We hope to use this newsletter as a way to periodically provide helpful tips for you.

Speaking of safety, your lobby and garage camera systems are a very important part of the overall security at Turnberry. When you have a visitor arrive, we encourage you to take advantage of this system by turning your TV to the new lobby camera channel (# 950)

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Director

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Location of Board Meetings

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

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

to view these cameras. This way you can verify that your guests are who they say they are! If you have an upgraded cable package, you should no longer have trouble accessing the security channel. If you do, please be sure to contact Comcast to get this issue repaired. This camera security system relies on the Association's contract with Comcast so that it will function. When you are ready to let your guest in the building, press and hold the number "6" on your phone to unlock the door.

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 and mailing a check, it also saves cost to the Association by minimizing clerical costs (postage/paperwork/labor). By helping to save cost to the Association, you would be helping the Board keep down homeowners' monthly assessments. If you would like to contribute to the financial health of the Association, please feel free to contact me for an Enrollment Form.

For those of you who are not on the automatic withdrawal program, you have probably noticed that the appearance of your statement has changed. In an effort to keep up with the times and make things more convenient, we have introduced e-statements. If you have access to an email address and prefer to write and mail your own checks, this might be a better option for you. E-statements also save clerical costs to the Association. The top right corner of your statement will show a website (<http://estatement.southdata.com>), and has a registration ID below it that is unique to your assessment account. If you are interested in setting this up, please be sure to have your statement in front of you, as the Registration IDs are computer generated, and we do not receive a list of those.

The following are a few friendly reminders of rules for the community. Please take the time, if you haven't already, to review the rules and regulations.

- 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 the Rules, along with the move security deposit amounts.

- The luggage carts in the lobby are available as a courtesy for all residents to use. Please keep in mind that these

carts are meant to assist you with carrying packages/bags up to your unit but should be returned as quickly as possible after use.

- Please be sure to tie all trash bags before placing them in the chute. Larger items (including holiday décor – i.e. trees) 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. Large items like furniture and trees require special pick-up by Waste Management. Homeowners must contact me to schedule this and will be responsible for the special pick-up fee.

- 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.

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

Kind regards,
Katrina Steckervetz

Condo Owners' Responsibilities

All Turnberry owners have certain responsibilities for maintaining their individual units, personal property, and furnishings. Unit owners are responsible for personal items left in their vehicles, storage lockers, balconies, and in the lobby. Owners are also responsible for any damage they cause to the common elements or other units in the building, even when the damage is caused by their tenants, service personnel, family members, guests, or pets.

In addition to personal property, household contents and improvements to their unit, unit owners are responsible for the following:

- All maintenance, repairs and replacements within the unit
- Exterior unit doors and frames
- Refrigerators, ranges, other kitchen appliances, smoke detectors and lighting fixtures
- Electrical fixtures, plumbing fixtures and installations, and any portion of utility service facilities located within the unit boundaries and servicing only the unit
- The inside surfaces with the unit - perimeter walls, floors, and ceilings
- Interior window surfaces and their cleaning
- Expenses for Limited Common Elements assigned or appurtenant to the unit

Common elements include:

- Portions of each unit which contribute to the support of the building
- Conduits, ducts, flues, shafts, plumbing, and wiring
- Land, foundations, walks, driveways, and landscaping
- Corridors, stairways, entrances, and exits
- Garage
- Lobby
- Mailroom
- Mechanical equipment rooms, boiler room and boilers, central cooling systems, and trash compactors
- Roofs
- Public utility line

Check It Out: Where are the diners?

When I left New Jersey to come to Illinois in the spring of 2008, I was thrilled to make the transition. I had recently retired from teaching, my family was located in this area, and I found a wonderful condo at Turnberry. The longer I lived here, the more entranced I became with Chicago and its suburbs. First of all, everything is so clean. Never have I encountered such well-maintained public roads, public parks, and neighborhoods. Secondly, other than local drivers' refusal to use turn signals, they are far more courteous than drivers I found in Jersey. Finally, public transportation makes it so simple to go downtown for the museums, shows, and festivals. And I've grown accustomed to the Midwest accent; some people even tell me that my vowels have become much broader.

Because residents of Turnberry are intelligent people, I know that they would not judge all Jerseyans by The Real Housewives of New Jersey, Jersey Shore, or The Sopranos. We really are much, much better than depicted on TV. However, there are two areas where New Jersey does surpass Illinois. First of all, we don't have to pump our own gas; in fact, it's illegal to do so. Only New Jersey and Oregon ban self-service gas stations. We sit in our cars, safe from rain, snow, and wind, while gas attendants fill the tank and wash the windows. Add to that the fact that gas in New Jersey costs approximately 50 cents less a gallon, and you can understand why I prefer it.

Two years after moving here, I've become accustomed to pumping my own gas and checking out the weather forecast before I venture out to the station. But I am still searching, unsuccessfully, for a restaurant that is comparable to the classic Jersey diner. No, I don't mean IHOP or Denny's or even The Buffalo Restaurant. I am looking for that place that is open 24 hours a day, every day. A place where you can sit with friends and one cup of coffee for hours on end. A place where the waitresses really are named Flo and Rosie. A place that offers the quintessential burger. As journalist Peter Genovese states in his book Jersey Diners, "A diner is not only a place to eat, it is a hangout, a community center, often more of a town hall than Town Hall is." My family and friends haven't helped much in my search which is why I'm now asking you, my neighbors. Where ARE the diners? If you know, please tell me. I miss Flo and Rosie.

Linda Gannon