

TURNBERRY QUARTERLY

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

Turnberry Profile — Dolly Gerszonovicz

We know her as “Dolly,” our always diligent, always observant neighbor and Secretary of the Board of Directors. Ironically, Dolly herself did not know until she was in the first grade that her real name was Dahlia, that she had been named after the beautiful, brightly-colored flower. The nurses in the delivery room first nicknamed her “Dolly,” and that name was embraced by her family. Dolly grew up in Skokie, as the middle child with a brother and sister. After graduating from college, she began her 8-year employment at Meridian Leasing as a junior broker. For the past 14.5 years, she has been a manager in sales and marketing at the Friedman Corporation in Deerfield. Dolly sells “...enterprise resource planning software systems for made-to-order manufacturers.” As she states, she loves her job because, “Every deal is different, and I enjoy the thrill of competing against other companies.” This self-confessed “control freak” is a multi-tasker who enjoys working with people but not micromanaging them.



wait for the models to open so she could choose her unit. Within a few months of living here, she was “volunteered” to run for the Board. She reluctantly agreed to serve for one year only; five years later, Dolly is still on the Board. “I couldn’t abandon the job. There was so much we had to do to get the Association up and running, and I felt responsible for that.” She also enjoys working with the other members of the Board. “Without a good Board, a condo is finished, but we have 5 people who care and who think progressively, proactively, and with fiscal responsibility.”

When she takes time off from her job, Dolly pursues her favorite pastimes: traveling, especially to Aruba; playing in a golf league; going to movies; and cheering on her favorite sports teams. She is a season ticketholder for the Bears, but also enjoys pro baseball and hockey. In fact, she was in the stands for the first game of the Blackhawks’ Stanley Cup finals.

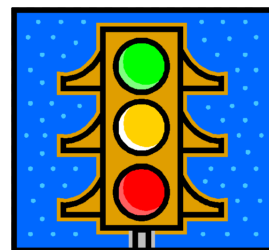
Prior to moving into Turnberry as one of the first residents in August 2005, Dolly watched the building going up, and realized how well-built and attractive it was. She recalled thinking, “I love this building!” and couldn’t

When asked what she liked most about living at Turnberry, Dolly quickly responded: “the residents, the neighborhood, and the location” — 3 elements that make for a great environment.

Upcoming Events

- On July 4, the Buffalo Grove fireworks show will begin at 9:15 p.m. You can have a front row seat for the display from our own entrance. Grab a chair and enjoy the show!
- The 9th annual Buffalo Grove Invitational Fine Art Festival will take place on July 17 and 18. Over 150 artists from around the country will be displaying their works in the parking lot of the Town Center.
- Buffalo Grove Days will be held from September 2 through September 6. Detailed activities will be posted by the Village as the date approaches.

Wait for the Light



Now that the red and green lights have been installed in the garage, let’s make use of them. The new warning system helps to ensure the safety of drivers and pedestrians while minimizing the chance of damage to the garage door.

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



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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

Hello everyone! We hope you are enjoying the summer weather and many improvements that are taking place at Turnberry.

We have noticed some minor vandalism recently—someone has been peeling away the fire protection and sound proofing foams around the steel support beams and fire-sprinkler lines in the building. These barriers are required per Village Code, and peeling them away could cause severe danger in the event of fire. Fortunately, damage thus far has been minimal, but it must not continue. Please be advised that vandalism will not be tolerated, and will result in fines and repair costs being assessed against the owner of the offending unit. The offender may also be subject to 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 stay informed. Minutes from a meeting are normally adopted at the next open Board meeting.

Turnberry has seen some common-area improvements made over the last few months. The exterior of windows has been washed; common-area carpets have been cleaned; the garage floor was powerwashed; and fresh mulch has been added to the plant beds. The garage-door red/green light system was installed to help ensure the safety of drivers and pedestrians. Please see the memo on the garage bulletin board for instructions on how this system works, and make sure the light is green before you proceed through the garage-door opening!

The floor of the garage-level trash room has been sanitized and painted to minimize bacteria and odor build-up in that room. With the floor and walls painted, and the new “spill shield” beneath the trash chute, the cleaning crew will now be able to keep this room more sanitary. The wood and steel bumpers along the walls will protect the cinderblocks from

damage by the dumpsters and save the Association the cost of repairs in the long run! Your Board has been committed to finding reasonable ways to help maintain property values during difficult economic times, and to keep Turnberry as safe as possible.

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 channel 19 to view these cameras. If you have an upgraded cable package, you may have to contact Comcast to ensure you have access to the security channel. This way you can verify that your guests are who they say they are. This camera security system relies on the Association’s contract with Comcast. 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 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 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, please feel free to contact me for the enrollment form.

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

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A Note from the Property Manager *(continued from page 1)*

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 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.

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

Kind regards,
Katrina Steckervetz

Letter from the President

I would like to thank the unit owners and renters on the first floor for being available and allowing access for the main dryer lint stacks to be cleaned. This building was designed so that each of the 4 units in the 13 different tiers have their dryer vents exhausting into a common vent stack that goes from the first floor up to the roof where it is blown out. The only way these 13 stacks can be cleaned is by accessing them through the first floor units. While it was necessary, it was also an imposition on the first floor residents.

While cleaning the dryer stacks, Mister Natural found one fan motor that was burned out and another that was not working properly. The service company also found some charred dryer lint which meant that there was a minor dryer lint fire which put itself out. The motors have been replaced and repaired, and preventative maintenance has been performed.

I would also like to thank all the unit owners and renters for having their individual dryer vents cleaned. This is necessary maintenance that will prevent dryer fires.

Once again, thanks for being such good neighbors.

Bruce Miller

Be Prepared for a Natural Gas Leak

Residents must immediately contact both Nicor (1-888-Nicor 4 U) and the Buffalo Grove Fire Department (911) if they notice a natural gas smell. The Fire Department will respond at once to evacuate the building, if necessary, or confirm that it is safe to remain in the building until Nicor arrives. The Fire Department will also grant Nicor access to the mechanical rooms so that Nicor can locate and repair the leak.

It is vital that the person who detects the odor contact Nicor and the Fire Department directly so that he or she can answer questions about location and time. If the leak is within your unit, the Fire Department will also need you to provide access. Nicor does not charge for being called out on a gas leak, and usually arrives within one hour.

Carbon monoxide detectors are required not only by the Village of Buffalo Grove ordinance but also by Illinois state law (effective January 1, 2007). They can be plugged into a wall outlet and should be in every dwelling, along with a smoke detector. Each CO detector should be installed within 15 feet of each bedroom. These devices should be checked regularly by activating the test button. If they fail to operate under test conditions, the batteries may need to be replaced. If fresh batteries do not solve the problem, it may be time to replace the detector.

Carbon monoxide detectors that also detect natural gas leaks can be purchased at most hardware stores. Although this natural gas detection feature is not a requirement, it is recommended as a safety precaution.

Are You Adequately Insured?

The Turnberry of Buffalo Grove CA Board of Directors strongly recommends that everyone, both owners and renters, carry general liability as well as property insurance protecting their homes. Some of the items **not** covered by the Association's insurance policy include the following:

- personal property, such as clothes, furniture, and artwork
- unit upgrades
- appliances
- floor coverings
- paint and wallpaper
- personal liability situations that arise when damage to a unit stems from a problem originating in another unit

Owners, including owners who rent out their units, are encouraged to have an HO-6 policy that provides a minimum of \$75,000 coverage for "building coverage" and a minimum of \$50,000 for personal property. Unit owners may want more coverage based on the upgrades/extras in their units and the value of their personal property.

Renters should consider purchasing an HO-4 policy to protect their personal belongings and to provide personal liability for situations that occur within their unit. Landlords do not insure these exposures on the renters' behalf. Renters can be held personally responsible for injury to another person or for damage to another person's property if an incident occurs within their rented residence.

The Board suggests that owners and renters contact their personal insurance agent who can recommend appropriate insurance coverage.

Check It Out: Jameson's Original Charhouse

In the first issue of the Turnberry Quarterly, we asked readers to submit ideas for future articles. One resident suggested reviews of local restaurants that stand out in terms of food quality and service. Please note that this feature is not an advertisement for any restaurant; it simply reflects the tastes of our residents.

For a Chicago-area steakhouse, competition includes restaurants such as Morton's and Ruth's Chris. Jameson's Charhouse rises to that level. Our resident states that he has been going to the Arlington Heights location for over 12 years, and in that time, only once did he have a complaint about service - a complaint that was immediately addressed by the management.

As you would expect, Jameson's Charhouse is best known for its steaks and chops. Our reviewer states

that the petit filet and prime ribs are well worth the price. If you prefer seafood, he recommends the jumbo shrimp or any of the daily fish specials. Portions are large, leaving plenty to take home for another meal, and are accompanied by soup or salad, potato or rice, and fresh vegetables. Dinner entrée prices are reasonable, ranging from approximately \$15 to \$22. The luncheon menu is equally attractive with numerous salads, sandwiches, and burgers available in addition to chicken and steak entrees. Be sure to leave room for dessert with tiramisu, a house specialty. The restaurant also has a liquor license, serving an array of wines and mixed drinks.

Jameson's Original Charhouse is located at 1331 West Dundee Road in Arlington Heights.

Did you know that...

- For safety reasons, you should turn off your washer hoses if you will not be using them for over one week. You can avoid major damage to your condo or to your downstairs neighbor's condo.
- If you have a temporary or permanent physical disability, you can register with the Buffalo Grove Fire Department so that in the case of an emergency in the building, fire and police personnel can provide extra assistance.

- Buffalo Grove sponsors a senior/disabled taxi program for residents which provides a \$2.50 discount off the meter taxi fare for any ride that begins or ends in Buffalo Grove.

- Buffalo Grove holds 4 blood drives each year. For 2010, the remaining drives will be held on September 4, and December 4 at the Alcott Center, 530 Bernard Drive, from 8:00 a.m. to 1:00 p.m. Donate blood and give the gift of life.