

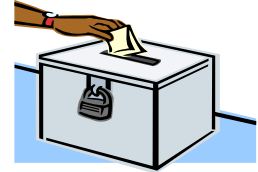


DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION 1-A NEWSLETTER

DECEMBER 2004

ANNUAL MEETING / ELECTIONS!

At our annual meeting held in November, there were 12 homeowners who attended the meeting and 15 homeowners who submitted their proxy. We reached our quorum and the 2005 proposed budget was adopted.



Your 2005 Board of Directors are:

Price Sowers	(President)
Liz Nickel	(Vice President)
Fred Latzke	(Treasurer)
Dave Griffin	(Secretary)
Paul Weber	(Director)

Dave Griffin received	23 votes
Preston Marks received	9 votes
Fred Latzke received	25 votes
Terry Sopko received	8 votes
Barbara Timkin received	7 votes
Price Sowers received	19 votes
Mary Ranieri received	4 votes
Paul Weber received	17 votes
Liz Nicole received	14 votes

Congratulations to the new Board.

2005 ASSESSMENTS COUPONS



All Homeowners should receive their coupons no later than the end of December. If you have not received your 2005 assessment coupons by December 31, 2004, please contact Williamson Management at (630)787-0305 ext 312.

THE 2005 OPERATING BUDGET was adopted at the November 3, 2004 meeting. The Assessments for the 2005 budget are listed below. Please determine what amount you paid in 2004 and in the column of 2005 will be your new assessment amount.

\$ 2005 ASSESSMENTS \$		
<u>%</u>	<u>2004</u>	<u>2005</u>
	<u>AMOUNT</u>	<u>AMOUNT</u>
3.4264	\$183.00	\$210.00
3.6802	\$197.00	\$226.00



Budgeted Expenses for year 2004			Monthly Assessment	
			\$210.00	\$226.00
Pool and Deck Association	\$11,421	15.4%	\$32.34	\$34.80
Road Association	4,499	6.1%	12.81	13.79
Insurance	6,500	8.8%	18.48	19.89
Scavenger	6,300	8.5%	17.85	19.21
Snow Plowing	4,925	6.7%	14.07	15.14
Snow Extras	3,000	4.1%	8.61	9.27
Landscaping	8,000	10.8%	22.68	24.51
Accounting	500	.7%	1.47	1.58
Legal	500	.7%	1.47	1.58
Income Taxes	300	.4%	.84	.90
Office Supplies	700	.9%	1.47	1.58
Management	6,960	9.4%	19.74	21.26
Miscellaneous Administration	500	.7%	1.47	1.58
Roof and Gutter Repairs	5,000	6.7%	14.07	15.14
Exterior Building Repairs	2,000	2.7%	5.67	5.88
Reserve Transfer	12,827	17.4%	36.96	39.89
Totals	73,932	100.0%	210.00	226.00

Note: The monthly amount per unit budgeted for maintenance is as follows:

- a. \$226 Assessment - \$21.02 allocated to maintenance for units
- b. \$210 Assessment - \$19.74 allocated to maintenance for units

BOARD OF DIRECTORS MEETINGS

The Board of Directors for the Dominion Patio 1A will meet on the second Monday of every month at either Williamson Management at 215 William Street, Bensenville, IL 60106 or at one of the Board members homes. The Meetings will begin at 6:30 pm on the following dates.

Monday January 3 rd	Williamson Mgmt	Monday July 11 th	Williamson Mgmt
Monday February 14 th	Home TBD	Monday August 8 th	Home TBD
Monday March 14 th	Williamson Mgmt	Monday September 12 th	Williamson Mgmt
Monday April 11 th	Home TBD	Monday October 10 th	Home TBD
Monday May 9 th	Williamson Mgmt	Monday October 31 st	Williamson Mgmt
Monday June 13 th	Home TBD	Monday October 31 st	Annual Meeting

SNOW REMOVAL



Please be patient after a snowfall. Our snow contractor will plow the driveways and shovel the walks on the property after 2 inches of snow has fallen, however, during a snowstorm, they may have to wait until the snow stops falling. Heavy snowfall, as we have experienced in the past, requires more equipment and manpower. Be assured that the driveways will be plowed and the sidewalks will be shoveled as quickly as possible.

Vehicles parked in the driveways can delay the snow removal.

Survey Results

Thank you to all that took the time to respond to our survey. 27 of 28 of us responded. These issues will begin to be addressed at the January 3rd Board meeting.

Garage roof problems?	
Yes	23
No	2
Don't Know	2
Should all roofs rebuilt?	
Yes	11
No	6
Don't Know	10
Special garage assessment?	
Yes	9
No	8
Don't Know	10
Reserve funding?	
Special Access	5
Plan & Budget	23
Attend membership meeting?	
Yes	24
No	3
Sidewalk salting?	
Assoc. Pays For	12
Owner Provides	15
Driveway salting?	
Assoc. Pays For	15
Owner Provides	12

Courtyard landscaping?	
Landscape Provides	8
Owner Provides	19
Bush trimming?	
Landscape Provides	8
Owner Provides	19
Trash once a week?	
Yes, once a week	19
No, twice a week	8
Committees?	
Yes, form special committees	14
No	13
Would you serve on committee?	
Yes	11
No	16
Want info via email?	
Yes	18
No	9
Use a website?	
Yes	15
No	12
DVD of meetings?	
Yes	5
No	22

WINTER! YIKES!!

Before long, the temperature will begin to dip below the freezing point. Here are a few reminders to help avoid frozen or burst pipes.

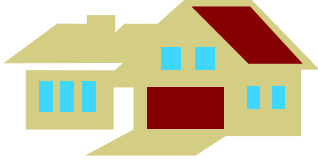


- ❖ Keep your thermostat set to at least 64 degrees at all times.
- ❖ If temperatures are predicted to be below freezing, keeps a steady stream of water (about the width of a pencil) flowing from both your hot and cold water faucets.
- ❖ Know where your main water shut-off valve is for your water in case of burst pipes.
- ❖ It is also a good idea to give your neighbor your daytime phone number, or even a house key, in case of an emergency.

BOARD CORRESPONDENCE

If you would like to write to the board with your suggestions or concerns, please forward them to: Williamson Management, Inc. 215 William St., Bensenville, IL 60106, or you may fax it to 630-787-0336. Please do not include this with your payment to the lock box.

SELLING OR REFINANCING?



You will need certain documents from Williamson Management, Inc. for your closing or refinancing. There is a charge for the processing of this information. In order to ensure a smooth closing, please Contact Williamson Management, Inc. at (630) 787-0305 ext. 300. You will need to call at least thirty days in advance of the closing if selling, or ten days in advance of the closing if refinancing, to guarantee processing of your paperwork.

HOMEOWNER INFORMATION FORMS.



Enclosed is a Homeowner Information Form that all unit owners are required to fill out and send to Management. This is very important that this form be completed and returned. We should have current information on file such as home, work and cell phone numbers and renter's information if applicable. There have been situations whereby access to a unit becomes necessary. This will be kept in your file in case of an emergency.

MANAGEMENT INFORMATION



Williamson Management, Inc.

215 William St.

Bensenville, IL 60106

Office – (630) 787-0305

Fax – (630) 787-0336

Kelly Koehler – ext. 309

Property Manager

kkoehler@williamsonmanagement.com

Resales/Refis – ext. 300

dstudnicka@williamsonmanagement.com

Maintenance – ext. 307

arunnion@williamsonmanagement.com

Accounting – ext. 303

dstudnicka@williamsonmanagement.com