



**DOMINION PATIO HOMES  
CONDOMINIUM ASSOCIATION 1-A  
NEWSLETTER  
MAY 2005**

**Landscaping**

We have a new landscaper this season, Valley Crest ([www.valleycrest.com](http://www.valleycrest.com)). Management and the Board have walked the property with Valley Crest to identify issues.

Valley Crest will be tagging trees and bushes that are dead or dying and will place a notification on your door. Unit Owners who do not want their dead or dying trees and bushes removed by Valley Crest **MUST** return the notification with a description of how and when the tagged items will be dealt with.

By June 1, Unit Owners must remove any edging (black plastic or metal) that has heaved or is in disrepair. Any remaining edging after June 1 will be removed by Valley Crest, and the Unit Owner will be back-charged.

Pruning and trimming will begin soon. The Board will communicate the date via email a few days in advance. Please send your current email address to [DominionPatio1Aboard@comcast.net](mailto:DominionPatio1Aboard@comcast.net) to get notified. Once a date has been determined, please place red flags adjacent to the areas or on the bushes you will trim on your own. Red "JULIE-Type" flags can be purchased at Len's Ace Hardware.

**Patio 1A Garage Sale**

The Board is organizing and advertising a neighborhood garage sale for Saturday, July 9<sup>th</sup>. Please take advantage of this opportunity to clean out clutter and to meet your neighbors.

**Block Party**

Mark your calendars... the Board is organizing and inviting all to a block party on Saturday, July 30<sup>th</sup>. BYOB... food and pop will be provided... anyone wanting to help and/or organize please contact Liz Nichol at 630-766-3143 or stop by at 343 Dominion.

**Insurance Coverage**

Check with your insurance agent to make sure that you have adequate coverage for the improvements made by you or previous owners to your Unit. The Association insurance policy does not cover the improvements that you or previous owners have made. The policy also does not cover cabinets, floor covering, wall covering, fixtures, furnaces, hot water heater, etc.

The improvements to your unit should be covered under your own Condominium Unit Owners Policy under Building Property. You may have inadequate coverage, so discuss with your insurance agent about coverage.

Numerous Unit Owners have made improvements exceeding \$50,000 to \$100,000 to their unit. In the event of fire or other casualty loss, you may not have adequate coverage. As an example, if you or previous owners have made improvements totaling \$75,000, you should make sure that your Building Property coverage is at least \$75,000 on the declaration page of your insurance policy.

Building Property coverage is separate and apart from your Personal Property coverage.

We urge you to talk with your insurance agent or broker about the adequacy of your Building Property coverage on your individual condominium unit owners policy.

The Association insurance agent has recommended that you take pictures of the inside of your unit. In the event of fire, it will be easier to identify what you lost. Make sure the pictures are stored someplace other than your unit unless you have a fire proof safe which will protect the pictures from damage.

**Dollars & Cents**

Our approved 2005 budget is to transfer \$12,827 to the Reserve Fund. It also approved a combined

\$7,000 for roof, gutter and exterior building repairs. However, as a result of the nearly \$7,700 overrun on the major wood replacement and paint project in 2004, the year end loss leaves us with an Operating Fund deficit of \$1,654 in 2005. If you net the budgeted maintenance dollars with the Operating Fund deficit, it only leaves us with \$5,346 for exterior maintenance. That's less than \$200 per unit for the year.

### **Junk Man**

Large items such as old refrigerators, water heaters, etc can be picked up for free.

Call Scrap Metal Collector @ (773) 206-9519.

### **Driveway Seal-Coating**

David Gaic @ 630-973-8488, provided seal-coating for many of us last year. He charges \$80.00 for a double-wide driveway, \$50.00 for a single.

### **Please Use Garbage Can Lids**

1) Prevents debris blowing all over neighborhood  
2) Since we live next to the forest preserve there are animals (muskrats, raccoons, and skunks) that forage through the debris.

### **Have A Question?**

Why is the sewer backing up in my laundry room?  
Where do I get pipe for my whole-house vacuum?

Which way do the joists run in my kitchen? Chances are a Board Member either has the answer or knows who does. Drop a message to [DominionPatio1ABoard@comcast.net](mailto:DominionPatio1ABoard@comcast.net) and we'll try to help!



Williamson Management, Inc.

215 William St.

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Kelly Koehler – ext. 309

Property Manager

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Resales/Refis – ext. 300

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Maintenance – ext. 307

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Accounting – ext. 303

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Board Members

[DominionPatio1ABoard@comcast.net](mailto:DominionPatio1ABoard@comcast.net)

**DOMINION PATIO HOMES CONDO ASSOC. NO. 1-A**

Income/Expense Statement

Sub-account: 000 (Sub-account not defined)

Period: 12/01/04 to 12/31/04

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
30100-000 ASSESSMENT INCOME	5,323.00	5,348.00	(25.00)	123,846.42	64,176.00	59,670.42	64,176.00
30200-000 LATE FEE INCOME	100.00	25.00	75.00	750.00	300.00	450.00	300.00
35100-000 INTEREST - OPERATING	5.73	.00	5.73	63.64	.00	63.64	.00
35200-000 INTEREST - RESERVE	.00	16.74	(16.74)	1,031.27	200.00	831.27	200.00
<b>Subtotal Income</b>	<b>5,428.73</b>	<b>5,389.74</b>	<b>38.99</b>	<b>125,691.33</b>	<b>64,676.00</b>	<b>61,015.33</b>	<b>64,676.00</b>
<b>EXPENSES</b>							
<b>Administrative</b>							
40100-000 ACCOUNTING	.00	.00	.00	.00	500.00	500.00	500.00
40200-000 MANAGEMENT	580.00	550.00	(30.00)	6,960.00	6,600.00	(360.00)	6,600.00
40500-000 LEGAL FEES	.00	41.74	41.74	320.40	500.00	179.60	500.00
41000-000 PROFESSIONAL FEES	.00	.00	.00	300.00	.00	(300.00)	.00
41100-000 INCOME TAXES	.00	29.24	29.24	.00	350.00	350.00	350.00
42000-000 INSURANCE	.00	516.74	516.74	5,132.73	6,200.00	1,067.27	6,200.00
43000-000 POSTAGE/PRINTING/COUPONS	202.67	41.74	(160.93)	1,828.31	500.00	(1,328.31)	500.00
43200-000 DOMINION ROAD ASSOC.	364.00	364.00	.00	4,368.00	4,368.00	.00	4,368.00
43500-000 POOL & DECK	924.00	924.00	.00	11,088.00	11,088.00	.00	11,088.00
49000-000 MISC ADMIN	36.29	33.37	(2.92)	459.64	400.00	(59.64)	400.00
50100-000 LANDSCAPE CONTRACT	.00	.00	.00	5,482.50	7,000.00	1,517.50	7,000.00
50150-000 LANDSCAPE MAINTENANCE	100.00	.00	(100.00)	1,255.00	.00	(1,255.00)	.00
50200-000 LANDSCAPE IMPROVEMENT	.00	.00	.00	1,280.00	.00	(1,280.00)	.00
51000-000 SNOW PLOWING	985.00	985.00	.00	7,640.00	4,925.00	(2,715.00)	4,925.00
51100-000 SNOW EXTRAS	615.00	600.00	(15.00)	615.00	3,000.00	2,385.00	3,000.00
53000-000 STREETS/DRIVES	.00	.00	.00	650.00	.00	(650.00)	.00
60100-000 RESERVE STUDY	.00	.00	.00	1,950.00	.00	(1,950.00)	.00
62000-000 SCAVENGER	618.32	525.00	(93.32)	6,749.72	6,300.00	(449.72)	6,300.00
66000-000 ROOF/GUTTER REPAIRS	80.00	625.00	545.00	1,329.00	7,500.00	6,171.00	7,500.00
67000-000 EXT BUILDING REPAIR	.00	208.37	208.37	45,192.50	2,500.00	(42,692.50)	2,500.00
67300-000 EXTERIOR PAINTING	.00	.00	.00	24,088.00	.00	(24,088.00)	.00
69500-000 H/O CHARGEBACK	.00	.00	.00	197.42	.00	(197.42)	.00
90100-000 TRANS TO RESERVE	245.42	245.49	.07	2,945.04	2,945.00	(.04)	2,945.00
90300-000 INTEREST ON RESERVES	.00	.00	.00	1,031.27	.00	(1,031.27)	.00
<b>Administrative</b>	<b>4,750.70</b>	<b>5,689.69</b>	<b>938.99</b>	<b>130,862.53</b>	<b>64,676.00</b>	<b>(66,186.53)</b>	<b>64,676.00</b>
<b>TOTAL EXPENSES</b>	<b>4,750.70</b>	<b>5,689.69</b>	<b>938.99</b>	<b>130,862.53</b>	<b>64,676.00</b>	<b>(66,186.53)</b>	<b>64,676.00</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>678.03</b>	<b>(299.95)</b>	<b>977.98</b>	<b>(5,171.20)</b>	<b>.00</b>	<b>(5,171.20)</b>	<b>.00</b>

DOMINION PATIO HOMES CONDO ASSOC. NO. 1-A

Balance Sheet

As of 12/31/04

ASSETS

OPER - SUBURBAN BANK	\$	2,747.95	
HARRIS BANK - OPERATING		(1,352.58)	
1-5 MONTH CD #9029392		18,353.45	
MB FINANCIAL BANK 8 MO.		11,229.44	
A/R ASSMNTS		2,161.52	
A/R OTHER		260.00	
TOTAL ASSETS			\$ 33,399.78

LIABILITIES & EQUITY

CURRENT LIABILITIES:

PREPAID ASSMNTS	\$	2,768.58	
Subtotal Current Liab.			\$ 2,768.58

RESERVES:

OPERATING FUND	\$	3,517.34	
RESERVE FUND		27,990.29	
RSRV-YTD Excess/(Def)		4,294.77	
Subtotal Reserves			\$ 35,802.40

EQUITY:

Current Year Net Income/(Loss)	\$	(5,171.20)	
Subtotal Equity			\$ (5,171.20)
TOTAL LIABILITIES & EQUITY			\$ 33,399.78