



Walden Woods News

General information

Vanguard Community Management provides professional management services to your association at the direction of the Board of Directors. Vanguard has a fully-functioning branch office at 600 South Weber Road in Romeoville. Patty Kellogg is on site daily. If you need to call Vanguard, you may reach us at this office at 815-886-0953. The fax number is 815-886-2660. Our office hours are week-days from 9 a.m. to 5 p.m. After hours and at peak business hours our phone is answered by a voice mail system.

Your property manager is Jeanette Catellier, who is assisted by the Customer Service Department at Vanguard. You can also reach the Customer Service Department at www.vanguardcommunity.com. All emergency calls should be called in to 847-228-4848, which is the answering service phone number. The answering service has the ability to locate your property manager and other people in our company who are familiar with your property, in the case of an emergency.

If you have a question about your assessment account, or you are selling or refinancing, call Vanguard Community Management at 847-490-3833

A Note from the Board

Welcome to the new and improved Walden Woods Condominium Association Newsletter! Our goal is to publish at least quarterly, and possibly more often if there is significant news. The newsletter will update you on the current activities of the Association, and help facilitate communication between the unit owners and neighbors here in Walden Woods.



Bike Racks to be Installed Soon



The Board of Directors voted at the June meeting to install six bike racks in the common areas. The installation of bike racks has been a frequent request from homeowners. We have a beautiful area here and are close to the prairie path, so soon you will be able to ride without hauling your bikes upstairs daily.

Board Sets Goals

The Board of Directors has identified five goals that we want to concentrate on for the next six months. We hope that by setting these goals it will help to focus our efforts where they are most needed. The goals are:



- Work diligently on delinquencies
- Clarify association vs. homeowner responsibilities, especially in regard to limited common elements.
- Revise rules and regulations to be consistent with current practices and needs.
- Acquire a loan, if necessary, and do major repairs as determined by the board based on priority and expense.
- Complete a Welcome Letter that will be given to all new homeowners.

Board Meeting Update

The next board of directors meeting will be held on July 26, 2005, at 7:00 pm, at the Marywood Community Center. All 2005 board meetings will be held on the fourth Tuesday of the month and all homeowners are welcome and encouraged to attend.

Board Members

Gerard Mitchell	President
Noah Rader	Vice President
Jan Knutson	Treasurer
Joyce Harvey	Secretary
Harry Crowcroft	Director

Currently Under Discussion

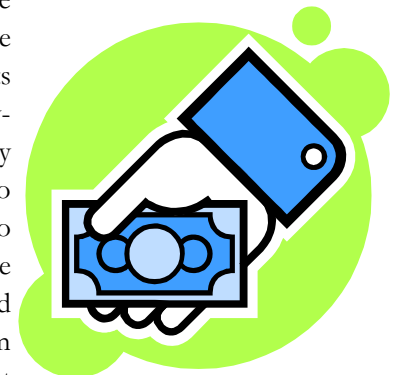


The Board is currently working on prioritizing repairs and maintenance items. These include the cleaning of dryer vents, deck cleaning and sealing, and the repairing of cracked concrete on entrance steps.

- The cleaning of dryer vents is the responsibility of the homeowner, but the outside entrance to the vents is not accessible to most homeowners. The vents have never been cleaned, to the best of our knowledge, and this should be done on a regular basis. The board is getting bids to have all the vents cleaned out, with the intention of then billing the cost back to the unit owners.
- Decks are in need of cleaning and sealing and the board is currently getting bids. According to our condominium Declaration, decks are limited common areas (i.e.: common areas that are used exclusively by one owner) and upkeep and maintenance of the decks is the responsibility of the individual homeowner. However, we realize that it would likely not be feasible to have each individual homeowner clean and seal their own deck, especially as it would have to be coordinated with your fellow homeowners. When we have a few bids and know the costs, we will be able to make an informed decision on this issue.
- The outside concrete stairways are a common area and we are currently assessing their condition and getting bids for repairs.

Assessment Payments

Our association is like any other business in that we need to take in enough money to cover our expenses. Your assessment payment pays for, among other things, gas, water, garbage removal, exterior building maintenance, hallway cleaning, and professional management. If you are behind in your payments, these bills may not be paid in a timely fashion, which hurts everyone. Please take the time to make sure your assessment payments are current or you are keeping to the terms of your payment plan. If not, please call the management company to explain your situation and make arrangements to catch up your payments. The board will endeavor to take into account any special situations that we are made aware of. However, we will also take every step allowed to us by the law to collect delinquent payments from those who don't communicate with us. Remember that there is a late fee of \$35 for any payment not received by the 15th of each month. If the association needs to send your account to the collection lawyer, then there will additional legal fees which you will also have to pay.



Your assessment payment pays for, among other things, gas, water, garbage removal, exterior building maintenance, hallway cleaning, and professional management.



A Few Friendly Reminders

- ◆ Have you checked the seals around your tub and shower this year? Remember, if your tub or shower causes damage to your neighbor, you are responsible to pay for repairs.
- ◆ Did you have your air conditioner checked before the season began? Don't forget the furnace this fall.



- ◆ Do you have a toilet that is constantly running? Repairs are easy for this problem, and the water used by a running toilet is very costly. Please be aware that if the association starts seeing excessive water bills for your building and has to send in a plumber to determine the problem, you could be charged for this. Please check your toilets and keep them in good repair.

- ◆ Please, place garbage in the dumpsters, not on top or next to them.

- ◆ For Sale or For Rent signs are not allowed anywhere on the property –this includes decks and windows. If you are having an open house, you or your realtor may put up signs for the duration of the open house and then they must be removed.

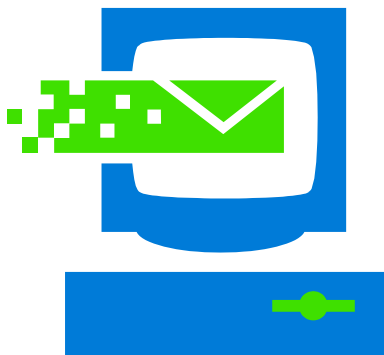


- ◆ Please, do not prop open doors. All doors should be securely closed and locked after you pass through them. If you have any problems with exterior doors not latching or locking, please notify the management company.

- ◆ Nesting birds are a problem here in Walden Woods (how does your car look?), so please help by removing nesting materials from overhangs and decks.



Walden Woods Website



As some of you already know, we do have a website set up at <http://www.waldenwoodscondo.org/>

You'll find downloadable copies of the newsletters and board meeting minutes there, as well as information regarding our management company and other information you may find useful. We will endeavor to do our best to keep it up-to-date! If you have suggestions for information you would like to see there, please feel free to send your suggestions to wwcanews@comcast.net. We may not reply to each email, but be assured they will be read.

You Can Advertise Here Too

Do you have a skill or occupation that you would like to advertise in the newsletter? Do you baby-sit, or sew, or are you an electrician, plumber, or handyman? Do you have something to sell? We would like to make the newsletter available for you to advertise. Use the form below and send to: Joyce Harvey, 1995 Tall Oaks Drive 2B, Aurora, IL 60505.

check the appropriate box:








For Sale Advertise

Information must be received by October 10, 2005 to be in the next newsletter.

Name: _____

Address: _____

Your Message: (40 words or less:

<h1>AssociaLiving</h1> <p>Serving the residents of Associa member communities.</p>	
<div style="background-color: #90EE90; padding: 5px; border: 1px solid black;"> <p style="text-align: center; font-weight: bold;">WinningGifts.com</p>  <p style="text-align: center;">A wide selection of products in one convenient location</p> <p style="text-align: center;">www.vanguardcommunity.com Click on Shop at Associa Living</p> </div>	<div style="background-color: #FFFFE0; padding: 5px; border: 1px solid black;"> <p style="text-align: center;"> SmartMoves</p> <p>From local service to long distance, from wireless plans to high-speed Internet access, the SBC family of companies offers more than 50 different communications products and services.</p> <p style="text-align: center;">www.vanguardcommunity.com Click on Shop at Associa Living</p> </div>
<div style="border: 1px solid black; padding: 5px;">  <p style="text-align: right; font-weight: bold;">Home Warranty of America</p> <p style="text-align: center;">Protect your mechanicals and appliances in your home.</p> <p style="text-align: center;">1-888-492-7359 www.vanguardcommunity.com Click on Shop at Associa Living</p> </div>	
<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;"> Your Online Outlet™</p>  <p style="text-align: center; font-weight: bold;">BOOTS! BOOTS! BOOTS!</p> <p style="text-align: center;">▶ Shopping ▶ Auctions ▶ Travel ▶ Books, Music & Movies</p> <p style="text-align: center;">www.vanguardcommunity.com Click on Shop at Associa Living</p> </div>	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;"> Unimark Insurance Agency</p> <p style="text-align: center; font-weight: bold;">The easiest way to buy Life Insurance is only a click away...</p> <p style="text-align: center;">Shop rates with over 20 highly rated insurance providers</p> <p style="text-align: center;">www.vanguardcommunity.com Click on Shop at Associa Living</p> </div>
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