

To: All Members of Westlake Townhomes

From: The Board of Directors

Date: March 1, 2024

The March Board of Directors meeting will take place on the 20th of March at 7pm in the lounge of the clubhouse. All members are welcome to attend. The lounge is set up in a way that social distancing can be achieved.

At the January 17th, 2024 Board of Directors Meeting, the Board of Director's voted to approve the 2024/2025 operating budget as presented by the Finance Committee. The monthly assessment fee will increase to \$208.00 per month. Please check that your assessment account is current. **Your April 2024 statement will reflect the assessment amount of \$208.00 per month.**

Normally in mid to the end of March, spring cleanup begins. This project is always dependent on the weather. Premier Landscape will be our landscape contractor this year. Cleanup includes removing leaves, sticks, trash etc. from the property. Damage caused during snow plowing events is also addressed. If your vehicle has caused ruts next to your driveway, it is your responsibility to repair them. Tree rings are defined and the first application of weed and feed is applied. Our normal service day for landscaping is on Wednesday. If you have landscape waste you need to dispose of, please place by the curb on Wednesday. Premier will pick up the landscape waste at the end of the day. Please note that you may see the crews out on other days than just Wednesday's during the initial cleanup.

Just a reminder, that feeding of wild animals is not allowed in Westlake. In the spring, we see many critters around the area looking for a place to live for the summer. Under decks, stoops and other areas that provide cover seem to be the favorite locations for these critters to set up their homes. Animals will not stay in an area if no food source is available.

The Bloomingdale Police alerted us to a scam that is going on around the area. People will come to the door pretending to be utility workers and will try and gain access to your home. While they distract you, the other so-called workers will steal from your home. Please do not let any unauthorized people into your home.

Please check out the flyers for two social events coming up in March. One is for adults and one is for the kids.

Have A Happy and Safe Spring!!!



JOIN
US!

Aquatic

Easter Egg Hunt

10 am – 12 pm

Clubhouse Indoor Pool

*Children must be always
accompanied by an adult*

March

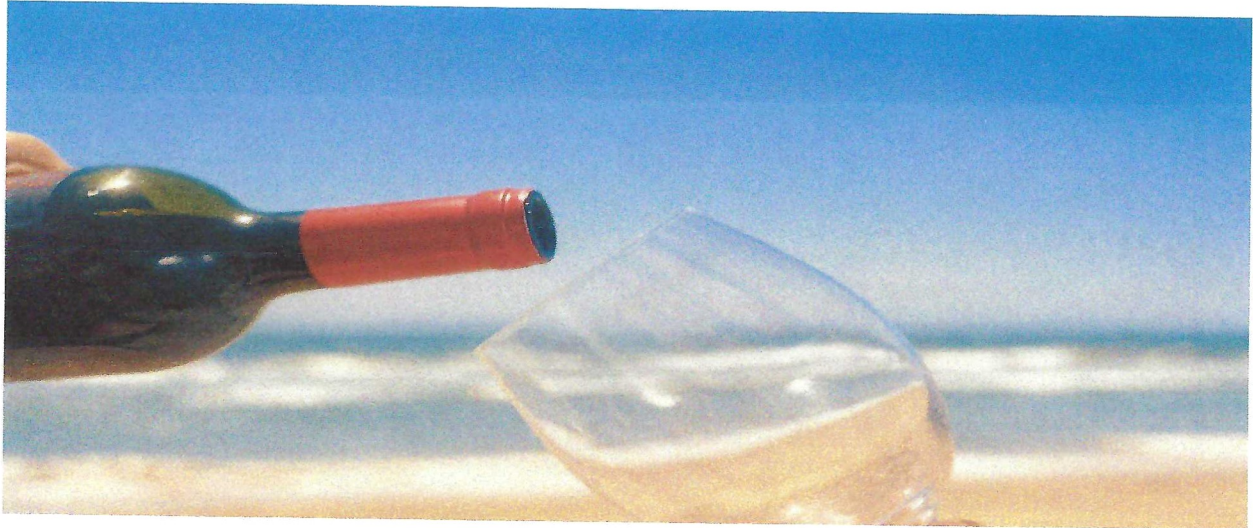
30th



Contact alexisontheboard@gmail.com for
further info



Friday Wine Mixer



Friday, March 8, 2024 – 6:30pm to 8:30pm

After a great turnout for the Winter Mixer, the members said
let's do it again!!

Come enjoy a night out with your neighbors and friends at
the clubhouse.

Bring a bottle of wine or your favorite spirit to share. Cheese,
Crackers and Chocolate will be provided. This is a 21 and
over event.



Snow Removal 2023/2024

Please review the following snow removal guidelines.

The snow removal contract calls for plowing, clearing of driveways, walks and front stoops after a two inch snow fall. **Please note we do not clear private patios or decks.**

Any snow fall resulting in an accumulation of less than two inches will be the responsibility of the homeowner to remove if so desired.

The Association does not provide, not authorize the contractor to apply salt or any type of de-icer. Again, this will be up to each individual homeowner.

After the association has completed snow removal on the streets, the Village of Bloomingdale will salt the streets according to their standards.

The clubhouse parking lot and offsite parking areas are some of the first to be cleared. Please move vehicles to these areas after they are plowed to allow for driveways to be completed safely.

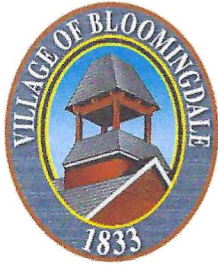
The clearing of driveways is a time consuming operation and with 501 units it is obvious that not everyone can be done first. If for some reason your driveway is missed and the rest of the block is complete and no cars were in your driveway, please call the office and leave your name and address so we can direct crews accordingly. The same applies for the walk crews. If your walkway or stoop was missed, please let us know.

Please note that if the snow removal contractor does not feel comfortable plowing a portion of a driveway that has a vehicle in it, they have the right to wait until the vehicle is moved out of the driveway to complete snow removal operations.

When calling the clubhouse, please make sure to leave your address. We often have messages, but we do not have an address.

If you have lawn ornaments or lighting along the edge of your driveway or walkway, please make sure you remove these items. The crews cannot see these many times and they end up damaged.

Finally, please be patient. The Manager, The Board of Directors and the Contractor work hand in hand during a snow removal event. If you need to call and report an area that has been missed, please do so in a kind and courteous way. The office staff will note your call and alert the contractor to the area that needs service. Yelling at the office staff will not get your snow removed and faster.



Village of Bloomingdale
Edgewater Drive and Lakeview Drive Resurfacing and Culvert Replacement Projects

February 26, 2024

Dear Residents and other interested Parties,

This notice serves to inform you of an upcoming construction project that will be commencing in your area soon. The Village has obtained \$1,086,400.00 in federal Surface Transportation Project (STP) funding to be utilized for the resurfacing of Edgewater Drive from Bloomingdale Rd to Glen Ellyn Rd. In addition, the Village will also be resurfacing Lakeview Drive from Edgewater to Circle. To minimize direct impacts to Winnebago School, this work is scheduled to begin after Memorial Day. You will receive another notification with additional details in early May.

In advance of the resurfacing project, the Village has determined it is necessary to replace several deteriorated 67" H x 95" W Corrugated Metal Arch Pipe that cross beneath the road pavement at the following three (3) locations with new concrete pipe:

1. Edgewater Drive south of Clearbrook Lane
2. Intersection of northbound Colony Green Drive and eastbound Edgewater Drive
3. Lakeview Drive south of S. Circle Avenue

This work is expected to begin the week of March 4th. During each stage of construction, a detour will be established to safely route traffic away from the work zone. See attached Detour Map for details.

Project Schedule

Stage 1 – Culvert Replacement at Edgewater Drive south of Clearbrook Lane

Work shall commence the week of March 4th and is expected to take up to two (2) weeks to complete.

Stage 2 – Culvert Replacement at Intersection of Colony Green Drive and eastbound Edgewater Drive

Work will begin upon completion of Stage 1 and is expected to take up to two (2) weeks to complete.

Stage 3 – Culvert Replacement at Lakeview Drive south of S. Circle Avenue

Work will begin upon completion of Stage 2 and is expected to take up to two (2) weeks to complete.

Please note that this schedule is subject to change based and will be delayed with any heavy rain events. All culvert replacement work is expected to be completed prior to the commencing of the resurfacing project.

Contractor

The prime contractor for this project is Bolder Contractors., 316 Cary Point Drive, Cary, IL 60013

Project Oversight

The Village has retained Burke, LLC to oversee the project. If you have any questions or concerns during construction, please contact the **Resident Engineer, Orion Gale**y, at (847) 833-0210, ogaley@cbbel.com.

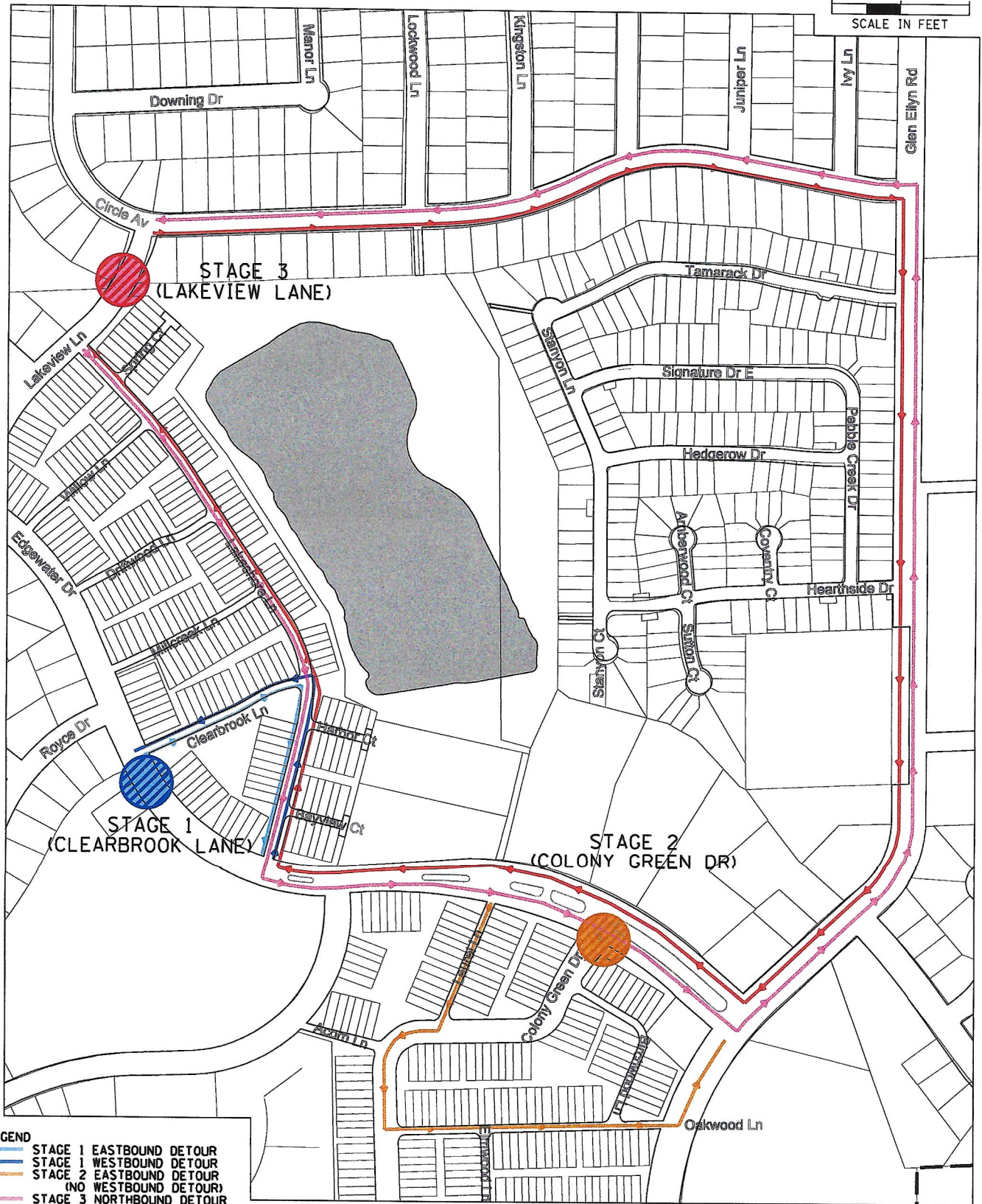
Stay Up to Date

Join the email list to receive regular project updates! Sign up at <https://bit.ly/bloomingdale-construction-updates> or use the QR Code below.



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SCALE IN FEET



- LEGEND**
- STAGE 1 EASTBOUND DETOUR
 - STAGE 1 WESTBOUND DETOUR
 - STAGE 2 EASTBOUND DETOUR (NO WESTBOUND DETOUR)
 - STAGE 3 NORTHBOUND DETOUR
 - STAGE 3 SOUTHBOUND DETOUR



VILLAGE OF BLOOMINGDALE
 201 S. BLOOMINGDALE ROAD
 BLOOMINGDALE, IL 60108

**TITLE: EDGEWATER DR & LAKEVIEW LN
 CULVERT REPLACEMENT PROJECT
 PROPOSED DETOUR PLANS**

PROJ. NO. 010150.00213
 DATE: 02/23/24
 SHEET 1 OF 1
 DRAWING NO.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9575 W. Higgins Road, Suite 600 · Rosemont, Illinois 60018 · (847) 823-0500

DSGN.	DJS	SCALE:	400'
DWN.	DJS	MODEL:	Default
CHKD.	OCG	PLOT DATE:	2/23/2024
FILE:	DETOURPLAN		

DETOUR

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