

WINTER NEWS

A Letter From the President



With winter upon us, and our first major snowfall happening so suddenly at the brink of the Holiday season—and before we could get information out to you, things have been hectic.

We understand there were some issues with the snow removal during the storm on December 1st, and the following weekend.

Please be aware that Lang Management has a 24-hour answering service, and that in order to present these issues with the contractor, we really

need to have your complaints in WRITING. Otherwise, it becomes a “he said, she said” situation. If you’re able to take photographs and submit those, that would be even more helpful in our case.

Another unfortunate effect of this storm was that garbage got buried under the snow. PLEASE be sure to clean it up as the snow melts.

We do ask that you do not approach ANY contractor on the property. You must go through our management company, as that is what we are paying for.

You can submit your complaints and/or concerns via fax

as well as via the USPS. The fax number is **630.725.9600**. If you do fax it, please follow up with a phone call to be sure it was received.

With your help in situations like these, we will be able to save money, and get the services we are paying for.

We apologize for any inconvenience, and are taking every step to correct the situation so that it does not happen again.

Have a safe, happy, and healthy Holiday Season!

-Shirley Pitsenbarger

President

Annual Meeting & Election



The Larkspur Homeowners Corporation Annual Meeting and Election was held on Wednesday November 8, 2006.

Congratulations to the new Board of Directors for 2006-2007 as voted by the community! They are as follows:

President: Shirley Pitsenbarger

Vice President: Charletta Hendricks

Treasurer: Mike Wartalski

Secretary: Collette Mackey

Director: Ed Gruber

Director: Patricia Beattie

Director: Nancy Rusovick

Director: Mary G. Brooks

Director: Vera Bolton

The Board also held their regular monthly meeting immediately following the Annual Meeting, and voted *against* raising the assessments for 2007.

The Board appreciates the time taken by those homeowners who did attend, and reminds you that *all meetings* are open to homeowners.

We want to assure you that our goals for the community always keep the interests of all homeowners in mind. It is impossible to keep every homeowner happy every time, but our volunteer Board members represent you, and always do their best to do what they think would be good for *everyone* in the community.

Don't forget the Board members are VOLUNTEERS, who do not get paid for their time and efforts. They choose to do this for all of us.

As in the past, salt containers will be provided for the snowy season. Locations are as follows:

Phase 1: 1316-2 Kingsbury

Phase 2: 1337-5 Kingsbury

Phase 3: 1353-5 Kingsbury

Phase 4: 7530-6 Bristol

Phase 5: 7540-2 Bristol

Phase 6: 1344-2 Kingsbury

7549-2 Bristol

Phase 8: 7522-C Bristol

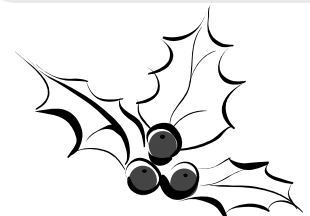
Please bring your own small container to fill up for your own personal use, as those are not provided. Please be sure that you keep the containers tightly sealed to prevent moisture spoilage.

CRIME KNOWS NO SEASON!

Be sure to call 911 if you see ANYTHING suspicious.

Just because it's getting colder out, doesn't mean activity ceases. Your calls can remain anonymous. The Hanover Park Police Department WANTS you to call!

For extra safety, please either keep your porch light on at night, or install a motion sensor light. The cost of the electricity is minimal, especially in comparison to a break in and burglary!



Winter Weather Reminders

- Use extra caution when driving after a large snow storm—children play on and around large piles of snow left by the plows, and views can be obstructed.
- Delay placing garbage out for pick-up as long as possible during heavy snowfall so that it doesn't get buried.
- If your car is parked in the space in front of your garage, it will not get plowed. If possible, move your vehicle so that the driveways can be thoroughly cleared.
- Snow is always cleared

from the main streets first, and driveways second. They will plow after 2" of snowfall.



- Do not shovel snow into the street.
- Practice candle safety
- The use of plastic window insulation kits is not allowed on the exterior of the buildings in Larkspur.
- Holiday decorations must

not be strung in such a way that may cause any type of hazard. Lights are NOT permitted on the roofs. Please do not use nails on the buildings; particularly the sided buildings. Instead, opt for the Command Adhesive hooks from 3M.

- All holiday decorations must be removed by January 25, 2005.
- Leave the heat in your unit at a minimum of 68° to avoid frozen pipes, etc. whether the unit is occupied or not, or if you're on vacation.

Carbon Monoxide Alarm Detector Act

Beginning January 1, 2007, a new state law entitled "Carbon Monoxide Alarm Detector Act" goes into effect.

The new law requires single and multifamily residences, with a few exceptions, to have at least one approved and operating carbon monoxide alarm within fifteen feet of each bedroom.

Carbon monoxide (CO₂) is an odorless, colorless gas that is produced during incomplete combustion of fuels.

The law states that it is the responsibility of the owner of the structure to supply and



install required alarms, along with written instructions for alarm testing and maintenance. In the case of a rental property, it is the responsibility of the tenant to test and provide general maintenance of the alarm(s) including battery replacement and notifying the owner of any wiring defects that the tenant cannot correct.

Failure to comply with the Act can result in conviction of a Class B misdemeanor; and

tampering with an alarm is a Class A misdemeanor for a first conviction, or a Class 4 felony for subsequent offenses.

CO₂ detectors are widely available in hardware stores and home centers. Prices start at around \$20.

For more information on Public Act 094-0741 and for exemptions, visit <http://www.ilga.gov/legislation/publicacts/fulltext.asp?Name=094-0741&GA=094>. Further information on CO₂ can be found at www.healthyindoorair.org

Larkspur Homeowners Corporation

c/o Lang Management Company
5001 Lincoln Avenue, Lisle, IL 60532
Phone: 630.725.9500 x18 Fax: 630.725.9600

General Email:

larkspurHOA@comcast.net

**For general inquiries only. Not for fine or other disputes.*

UPCOMING BOARD MEETINGS

December 13, 2006*
January 10, 2007
February 14, 2007
March 14, 2007
April 11, 2007
May 9, 2007
June 13, 2007
July 11, 2007
August 8, 2007
September 12, 2007
October 10, 2007
November 14, 2007**
December 12, 2007*

**Call to confirm December meeting*

***Annual Meeting & Election*

ATTENTION!

If you have a disability or need extra assistance during the winter months, please advise Lang Management as soon as possible. This way we can be sure that your sidewalks and driveways are cleared quickly during severe weather.

Holiday Garbage Pick Up Schedule:

Wednesday December 27
Saturday December 30
Wednesday January 3
Saturday January 6

Put garbage out after 5pm the night prior to the pick up date.



Happy Holidays!

from the

Larkspur Board of Directors & Lang Management Company

