

# Sedgewood Cove

## Repair Damaged Bulletin Board



Vandalized Bulletin Board



Repaired Bulletin Board

This fixture will need extensive repairs to the roof and sides after winter.

# Sedgewood Cove

Replace foreclosed house's boarded up garage door



This garage door was originally replaced with plywood.



Sam was able to replace the door, research the current owner and get them to reimburse the association for all of our expenses.



# Sedgewood Cove

## Front entrance beautification project



Richard initiated a project with the help of three home owners to plant perennials and seasonal flowers along with mulch in the front entrance.



The two dead ash trees in the front divider were removed and replaced with pear trees. The decision to replace these trees later in the year was made knowing the new trees would be discounted before winter. Additionally the dead elm tree on the northern side was removed.

# Sedgewood Cove

## Wetland's Remediation

### Army Corps of Engineers Letter

Dear Mr. Urban:

On May 21, 2012, a representative of the Regulatory Branch observed that fill and/or dredged material, had been discharged into a deed restricted wetland located at your subdivision in Lindenhurst, Lake County, IL (Section 34, Township 46 N, Range 10 E). On May 22, 2012, your management company, Cornerstone Management Group, was notified of the violation; and on May 23, 2012, you notified us that the violation would be resolved.

On July 5, 2013, a representative of the Regulatory Branch observed that two separate areas of fill material are still present in the deed restricted wetland, one of which was used for a fireworks display, and the other being utilized for park picnic tables and barbeque grills. Your Association was notified on July 14, 2003 for violating the deed restricted Reserved Natural Area, in violation of the original Corps permit #199400199. Therefore, this violation is considered knowing, willing and flagrant.

authorized by the U.S. Army Corps of Engineers. Therefore, the work is a violation of Section 301 of the Clean Water Act (33 U.S.C. 1311). Violators may be subject to civil or criminal penalties and fines of up to \$32,500 per day or imprisonment and may also be required to restore the site.



# Sedgewood Cove

## Wetlands Destruction





# Sedgewood Cove

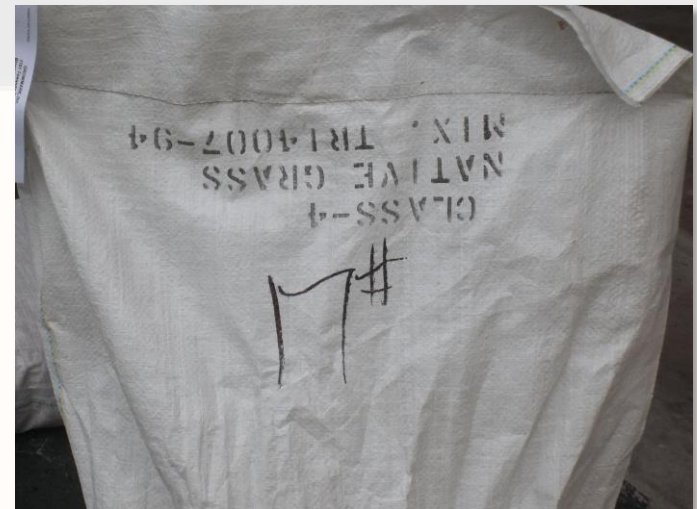
## Wetlands Destruction





# Sedgewood Cove

## Wetlands Remediation





# Sedgewood Cove

## Wetlands Remediation





# Sedgewood Cove

## Wetlands Remediation vandalization



Because of the flagrant nature of wetlands destruction by the previous Board, and the refusal by the previous Board to comply with the Army Corps of Engineers specific Wetland Remediation Directives, the entire Homeowner's Association is in direct financial peril. Sedgewood Cove is now under very strict Federal monitoring, and we may face liabilities in excess of \$100,000. This may result in the necessity of a Special Assessment of \$750.00 or more per homeowner.

The current Board is meeting this crisis. The Board is acting proactively, and in full compliance with all Federal directives and the Army Corps of Engineers Directed Remediation Plan for the destroyed Wetland under their Five year plan for Sedgewood Cove. We have placed Orange protective fencing at these sites.

Unfortunately since this fencing has been put up there has already been acts of vandalism with fencing torn down and poles bent over. The costs to each of us as homeowners are quite significant should there be ANY violations.

To avoid the Federal levy of additional fines and penalties we ask for every homeowners cooperation in protecting these wetland areas. If anyone observes vandalism to the protective fencing or trespass to the protected areas, please identify who is doing this to the Board. All reports to the Board will be treated with the strictest confidentiality. We need everyone to be alert and watchful; too much is at stake.

# Assessments



OVER 60 DAYS IN ARREARS (as of 9/13)	Amount	
ASSESSMENT	\$	19,025
Late Fees	\$	4,266
Admin. Fees	\$	330
Attorney Fees	\$	2,965
GRAND TOTAL:	\$	28,466
Annual Assessment Budgeted Income		88,975
Dues in Arrears (60 Days or over)	\$	19,025 21%
Associated Costs for Arrears	\$	9,441 9%



# KSN letters sent to homeowners in arrears for the following amounts:



- CSE12-61025-SLM \$2295.95
- CSE12-61024-SLM \$1264.80
- CSE12-61018-SLM \$940.00
- CSE12-61021-SLM \$1519.00
- CSE12-61023-SLM \$1156.00
- CSE12-61020-SLM \$392.00
- CSE12-61022-SLM \$583.00
- CSE12-61019-SLM \$3166.00

>\$18,000

<b><u>Income</u></b>	<b><u>2014 Budget</u></b>	<b><u>2013 Budget</u></b>	<b><u>% + (-)</u></b>
6310 - Assessment Income	\$ 88,975	\$ 88,975	0.00%
6340 - Late Fee Income	-	-	0.00%
<b><i>Total Income</i></b>	<b>\$ 88,975</b>	<b>\$ 88,975</b>	<b>0.00%</b>
<b><u>General &amp; Administrative</u></b>			
7010 - Management Fees	\$ 13,248	\$ 13,248	0.00%
7020 - Accounting Fees	375	375	0.00%
7160 - Legal Fees	1,000	1,000	0.00%
7250 - Bank Fees	120	120	0.00%
7260 - Postage & Mailing	935	600	55.83%
7280 - Insurance	2,109	2,865	-26.39%
7285 - Workman's Comp Ins	-	-	0.00%
7320 - Office Supplies	225	200	12.50%
7400 - Printing	1,000	1,000	0.00%
7405 - Fax	-	50	-100.00%
7410 - Web Site and Maint	100	100	0.00%
7430 - Federal Taxes	-	-	
7440 - State & Local Income Taxes	-	-	
7885 - Annual Picnic	-	500	
7890 - Miscellaneous G & A	500	300	66.67%
<b><i>Total General &amp; Administrative</i></b>	<b>\$ 19,612</b>	<b>\$ 20,358</b>	<b>-3.66%</b>
<b><u>Utilities</u></b>			
8910 - Electric	\$ 400	\$ 425	-5.88%
<b><i>Total Utilities</i></b>	<b>\$ 400</b>	<b>\$ 425</b>	<b>-5.88%</b>



<b><u>Maintenance Expenses</u></b>	<b><u>2014 Budget</u></b>	<b><u>2013 Budget</u></b>	<b><u>% + (-)</u></b>
9020 - Additional Grounds Improv	\$ 11,000	\$ 15,000	-26.67%
9025 - Beach Maintenance	1,800	2,500	-28.00%
9030 - Lake Maintenance	3,500	3,500	0.00%
9032 - Wetland Stewardship	7,500	2,991	150.75%
9045 - Street Lighting Repairs	975	975	0.00%
9110 - General Maintenance	1,500	1,500	-
9135 - Ice Control	3,900	4,400	-11.36%
9160 - Sewer Maintenance	2,500	2,500	0.00%
<b><i>Total Maintenance Expense</i></b>	<b>\$ 32,675</b>	<b>\$ 33,366</b>	<b>-2.07%</b>
<b><u>Contract Expense</u></b>			
9630 - Landscaping	\$ 9,700	\$ 10,000	-3.00%
9800 - Snow	8,400	9,000	-6.67%
<b><i>Total Contract Expense</i></b>	<b>\$ 18,100</b>	<b>\$ 19,000</b>	<b>-4.74%</b>
<b><u>Docking Fees/Expenses</u></b>			
6380 - Docking Fee Income	\$ (8,000)	\$ (4,000)	
9035 - Dock Maintenance	\$ 750	\$ 700	
<b>Total Docking Fees</b>	<b>\$ (7,250)</b>	<b>\$ (3,300)</b>	
<b><u>Reserve Contributions</u></b>	<b><u>2014 Budget</u></b>	<b><u>2013 Budget</u></b>	<b><u>% + (-)</u></b>
9910 - Reserve Contribution	\$ 18,188	\$ 15,826	14.92%
Dock Reserves	\$ 7,250	\$ 3,300	119.70%
<b><i>Total Reserves</i></b>	<b><u>\$ 25,438</u></b>	<b><u>\$ 19,126</u></b>	<b>33.00%</b>
<b>Total Expenses and Reserves</b>	<b>\$ 88,975</b>	<b>\$ 88,975</b>	<b>0.00%</b>
<b>Net Income/ Loss (-)</b>	<b>\$ -</b>	<b>\$ -</b>	