

Villages of Woodridge Board of Directors Meeting Minutes
September 13, 2021

The Board of Directors meeting of Monday, September 13 was brought to order at 6:30 p.m by President Mark Munguia.

Directors in attendance were: Pres. Mark Munguia, Secy Lisa Brandush, Treasurer Ginger Pollard, Director Joanne Brozovich, Direcotr Ed Koch. Linda Stanko of Hillcrest Management was also in attendance.

General Announcements

Website

There is a new website to support communication between the management company, the board, and the homeowners. The URL is vowcondoassociation.com. Homeowners are encouraged to visit the website to view updates about the community as well as get access to documents such as the bylaws. The website will be updated periodically so please check it every so often to make sure you are seeing all announcements.

Driveway Repair and Replacement

Four driveways that were deemed to be in bad condition will be replaced. These driveways are:

- 2486 Brunswick A side
- 2473 Brunswick A side
- 2467 Brunswick A side
- 2436 Brunswick B side

Four additional driveways will be repaired next year. The date for the repair is TBD. If your driveway is on this list, you do not need to worry about moving your car for sealcoating.

Seal Coating

Seal coating will take place on September 21 and September 23. Driveways on Danbury and Salem will be sealcoated on the 21st and driveways on Brunswick will be seal coated on the 23rd. Please have your car out of the driveway before 7:00 AM on your respective date. You can return your car to the driveway after 5:00PM the following day. We will be contacting the police department to let them know that we will be parking on the street overnight due to seal coating, so you do not need to report this.

Concrete Repair

We will be repairing concrete stoops and stairs for the following addresses on September 28

- 2400 Danbury B2
- 2408 Danbury A2

2420 Danbury B2
2452 Salem B2
2470 Brunswick B2
2471 Brunswick B2
2478 Brunswick A2
2486 Brunswick B side

If your address is on this list please be mindful of the wet cement.

Lawn Repair

Sebert repaired the lawn of 2470 Brunswick. Sebert accidentally ripped up and repaired 2489 Brunswick when this did not need to be done. Sebert took responsibility for this mistake and the association will not be charged for this work.

We will be contacting Sebert to inspect the lawns of 2478 and 2482 Brunswick because they look unhealthy and have weeds.

Fire Alarm Testing

Fire alarm testing will take place on September 18 and September 25. Danbury drive will be tested on the morning of the 18th (8:00 am – 12:00pm) and Salem will be tested on the afternoon of the 18th (12:00pm – 4:00pm). Brunswick even addresses will be tested on the morning of the 25th and odd addresses on Brunswick will be tested in the afternoon of the 25th.

Please make sure someone will be at your home to let the fire inspectors in to do their work.

Dryer Vents

Annual dryer vent cleaning was completed on August 28.

Tree Removal

A tree whose roots are invading one of our buildings will be removed. Please do not plant trees in the court yard to prevent roots from damaging the buildings.

Air Conditioning Tube Caulking

During the spring walk through we noticed some gaps around the air conditioning tubes for most units. Our handyman will be caulking these gaps to prevent critters from entering the building. The date this work will be performed is TBD but it will happen before winter sets in.

Knox Box

Please make sure a key to your home is in the knox box so the fire department has access if need be. If they need to enter your home for an emergency they will break down the door at your expense. This has happened to a few different residents over the years. Please contact the fire department for information on how to put your key in the knox box.

Gutter Cleaning

We will be obtaining a quote for gutter cleaning for this fall.

Possible Flooring Rule Change

Our current rules state only carpet is allowed in the living room, dining room, hallways, and bedrooms. Some homeowners have reached out to us asking about putting hard surface flooring (laminated, vinyl, tile, etc) in these prohibited areas. We have also noticed when units are listed for sale online that many homes are already out of compliance. We discussed how hard surface flooring can improve resale value and many think it just looks nicer and more modern. We also discussed the possibility of noise complaints and how it may be difficult to regulate which type of soundproofing is installed.

The board would like homeowners' opinion about this rule and a possible change. You can send your comments to Linda Stanko at lstanko@hillcrestmgmt.com or call Linda at 630-785-6016 to voice your concerns.

Homeowner Forum

A homeowner brought to our attention that the intake vents on many of the buildings are rusty and don't look their best. We will be getting quotes to have these vents spray painted to improve the cosmetic appeal of our buildings. The board will also look into painting the railings.

Motion to close the open session was made by Mark Munguia, seconded by Ginger Pollard.