

CLBA News

September, 2016

Channel Lake Bluffs Association - Polywog Island - 42633 Woodbine Avenue - Antioch, Illinois 60002
Website: www.clba.us Email: info@clba.us Phone: 224-321-3806



Yearly Assessments and Garbage Pick-Up

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The invoices for the 2016-2017 Annual Assessment have been sent out. The assessments set at this year's Annual Meeting were set at \$10.00 per lot and \$190.00 per house. Therefore, if you own one house and one lot, your assessment for 2016-2017 is \$200.00.

Any assessments not received by December 31st will have a late fee added to the assessment.

Garbage Pick-Up must now be arranged by each individual homeowner. The CLBA Board will only negotiate the CLBA rate. You can contact Advance Disposal before October 1, 2016 to continue your services. The negotiated fee is \$17.00 per month per house for garbage and recycling. You can arrange for year round or just the summer. Call 847-623-3870.

CLBA Annual Meeting Update

The Annual Meeting was held on Saturday, July 9th, and called to order at 8:48 AM. Thanks to all those that attended *and* to all those that sent proxies prior to the meeting.

Following is a brief synopsis of what was discussed at this year's meeting:

1. **ASSESSMENTS:** As always, assessments were discussed after the approval of the yearly budget. Assessments were set again this year at \$190.00 per home plus the required \$10.00 per lot.
2. **YEARLY DRAWING:** It is with great sadness that the CLBA Board informs you that our neighbor MarcAnthony Beaton, who was the winner of the Annual Association Member's Drawing, unexpectedly passed away on September 18th due to complications from diabetes. Our thoughts and sympathies go out to his family and friends.
3. **BOOKKEEPER/CPA:** The Members In Good Standing voted to turn the financial responsibilities of the Association over to an outside Bookkeeper/CPA. The Board already has one bid for these services, and will be obtaining 2 more bids before making a decision. Cathy Phillips agreed to stay on for 90 days as the Business Secretary, and Christine Ryder agreed to perform the duties of Treasurer for 90 days until a Bookkeeper/CPA has been chosen.



Thank you to all of the volunteers that do things for us throughout the year. You are the best!



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4. MEMBER VOLUNTEERISM:

A huge 'Thank You' to Steve Kust for volunteering to work with the Board on the maintenance of the CLBA Walkway that is located between Grapevine and Prospect Avenues.

Also, the Board is looking for Members In Good Standing to be part of the team that will audit the CLBA financial records before the Annual Meeting in July. It really helps to have this team lined up prior to the end of the calendar year so that the Board is not searching for homeowners to audit the books at the last minute.



Thank you to all those that have volunteered over the past year to help keep the CLBA beautiful and in ship-shape!

If you want to see the Annual Meeting Minutes in their entirety, please go to our website at www.clba.us and look under the NEWS tab.

If you observe any illegal activity happening in our Association, please call the Lake County Sherriff's non-emergency number - 847-549-5200 - or 911 if you, or someone else, is in immediate danger.

You do NOT have to give your name.

DO NOT take other actions yourself for safety reasons.

If you observe ANYONE partaking in vandalism or theft or any other illegal activity at the boat launch or beach/park areas, AFTER you call the police, please call the CLBA so that we can immediately pull the memory card from the security cameras for evidence/proof of event.

Thank you!

New Board of Directors

The Board of Directors now has a number to be utilized for all calls that will be monitored daily. All calls will be directed to the appropriate Board member for response. The number is 224-321-3806.

No Board member is to be contacted at their place of employment in regards to CLBA business.

The 2016-2017 Board of Directors, as elected by the Members In Good Standing, are Christine Ryder, Jodi Colangelo, Dave Brown, Dan Myros, Terry Colby, Mark MacDonald, and James Rosek, with returning members Anne Huffman, Barrett Barcroft, Rocco Liace, and Mike Kirchwehm.

General News and Reminders:

Garbage. All garbage pick-up - whether seasonal or year-round - is now the responsibility of the individual home owner. The CLBA has found Advanced Waste to be the least expensive of the available area providers at \$17.00/month. They can be reached at 847-623-3870.

Parking. Some Association Members and renters use the streets for additional parking. Aside from the fact that this is against the Rules and Regulations of the Association, it hinders emergency vehicles from quickly and safely reaching our neighbors in need. The streets need to be kept clear so emergency vehicles can have clear access. Cars may be tagged and possibly ticketed if found to be in violation.

Association Common Area Property. If anyone is found damaging Association Common Area Property - be it at the beach/park area, the boat launch area, the walkway, or anywhere else - be advised that you will be prosecuted and fined to the fullest extent possible.

E-Mail Addresses Save Money. In an effort to save money/reduce costs, the CLBA Board is asking you to submit an e-mail address to which we could send the CLBA News. Once your e-mail address has been received, you will be awarded a onetime credit of \$5.00 that will be applied to your Annual Assessments.

Burning. The CLBA Board has no authority to confront this type of situation. Lake County Nuisance Ordinance, updated in April, 2014, cite that recreational fires must be "3'x3'x3'" and are to be for warmth, human consumption, and/or temporary non-ceremonial services" and does not contain any yard waste, garbage, junk, or debris. Yard waste burning is cited with "it is a public nuisance to conduct open burning" of yard waste in the designated unincorporated area, "subject to the following exceptions" ... "when all of the following restrictions are met": 1) burning is DONE between 5:00 pm and 8:00 pm or sunset (whichever is earlier) Monday thru Friday or between 12:00 pm and 8:00 pm or sunset (whichever is earlier) Saturday, Sunday, and legal holidays; 2) burning has been extinguished with no smoke emanating by 8:00 pm or sunset (whichever is earlier); 3) burning occurs on the premises where the yard waste

was generated; and 4) the burning is conducted no closer than 50 feet from a school property line, 50 feet from the centerline of the road, 25 feet from a building, and 25 feet from the side property line.

Please be courteous of your neighbors if you have a fire of any type, as we have many individuals in the CLBA with asthma and allergies that are affected by the smoke particles. Never leave any fire unattended at any time. The authorities will be called for any fire found in violation. Thank you for your cooperation.

The CLBA Board of Directors for 2016-2017:

President - Christine Ryder

Vice President - Jody Colangelo

Secretary - Terry Colby

Treasurer - Dan Myros

Trustee - Anne Huffman

Trustee - Dave Brown

Trustee - Rocco Liace

Trustee - Mark MacDonald

Trustee - James Rosek

Trustee - Barrett Barcroft

Trustee - Mike Kirchwehm

Business Secretary - Cathy Phillips

The CLBA Board can be reached at 224-321-3806. Your call will be returned as promptly as possible. Thank you.

CLBA News. If anyone has any newsworthy information that they would like to have included in future newsletters, please forward that information via email or simply mail your information to the Association address.



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