

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6

P. O. Box 336 Tinley Park, IL 60477

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September 25, 2023

Dear Association Member,

GREAT NEWS- We have a website now to view mailings, declaration, bylaws, rules and regulations, meeting schedule for the year, and yearly election forms. This site will be used in place of mailings. The website is: <https://willowbrook56.com>. If you are interested in being notified when items are posted on the website please email your information to [kmwillowbrook@aol.com](mailto:kmwillowbrook@aol.com) to be put on the list.

If there are any unattended yards, please call and let us know. The rules and regulations call for yards to be landscaped, including hedges and shrubbery. Lots with completed houses must be groomed to maintain the character of the community. Any yards that are cut by the landscaper will be charged to the homeowner. Let's keep the community looking nice.

Please clean up after your pets. If you are caught not picking up after your pet, a violation notice and fine will be sent to the homeowner. In addition, dogs need to be kept on a leash or chained up.

Also, please be considerate of your neighbors. Littering in the neighborhood is getting bad from items being thrown out the window. Noise levels should be kept to a minimum after 10:00PM. If you are having a large party, make sure your guest park on only one side of the street. If cars are parked on both side of, the street emergency vehicles may not be able to get through.

If you have children, please remind them not to walk in the center of the street. If there is a vehicle coming, please have them move to the side for their safety.

Reminders:

- Plans for exterior home projects need to be submitted to the Architectural Review Committee. The submission should include construction drawings and samples that are the same as those used for the project. If exterior projects are not submitted, or if the proper materials are not used, per the rules and regulations, you may be required to remove the improper materials. **Any unapproved exterior work will be subject to an immediate \$1,000.00 fine with a 1% penalty until the fine is paid.**
- As of 2014, there is a \$500.00 move-in fee for new buyers. This money is to fund the reserve and keep assessment costs low. If the owner or realtor does not disclose this information, a \$250.00 penalty will be assessed to the property address.

The 2024 candidate nominations will be available on the website October 1, 2023. If you are interested in joining the board the form must be back to KMC Consulting by November 15, 2023.

The member meetings are held on the following dates at the Crete Township Fire Station. The address is 25048 S. Klemme Rd, Crete, IL 60417:

March 14, 2023 at 7:30PM (4 members were present)

June 13, 2023 at 7:30PM (0 members were present)

September 12, 2023 at 7:30PM (1 member was present)

November 14, 2023 at 7:30PM

December 12, 2023 at 7:30PM, The annual meeting will be at the same location.

Sincerely,  
Board of Directors