

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6

P. O. Box 336 Tinley Park, IL 60477

Phone / Fax: 708-645-0061 E-mail: kmwillowbrook@aol.com

Association Website: willowbrook56.com

May 25, 2024

Dear Association Members,

Nicer weather has arrived. 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. Remember, when cutting the grass please do not blow the grass into the street. Help us 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. Please be courteous to neighbors with your pets barking outside between 10:00PM – 7:00AM. This is a Will County ordinance.

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.

If you are having a special event at home for the day, afternoon, or evening please advise your guests to park on only one side of the street and fill your driveway with their cars. Parking on both sides narrows the path on the street for our emergency vehicles.

If a Member is having a larger event, the Member should send the HOA a notice of date and time and the member should also let their surrounding neighbors a notice as well. Also consider the noise level if there is a live band or DJ.

Parking on the street should be limited to a short time only. We need to make sure to keep the street open so emergency vehicles can easily maneuver.

Just a reminder, the association now has a website. The website is **willowbrook56.com**. The meeting schedule is listed on the website. Approximately, 14 days after a meeting any updated information is posted on the website. Please review the website to see the valuable information about the association.

This will be the last mass mailing sent to all homeowners. All future letters will be on the website.

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. If you need a copy of the rules and regulations, please email kmwillowbrook@aol.com.
- 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 member meetings are held at the Crete Township Fire Station. The address is 25048 S. Klemme Rd, Crete, IL 60417. The next open meeting is June 11, 2024 at 7:30PM.

Sincerely,

Board of Directors