

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6
P. O. Box 336 Tinley Park, IL 60477
Phone 708-645-0061 Fax 708-645-0559 E-mail: kmwillowbrook@aol.com
Association Website: willowbrook56.com

September 17, 2024

Dear Association Members,

Just a reminder, the association now has a website. The website is willowbrook56.com. **If you want to be notified when something is posted to the web site, please send an email to kmwillowbrook@aol.com with your address and email.** Please review the website to see the valuable information about the association.

The meeting location has changed starting October 1, 2024. The new location is the Crete Public Library at 1177 N Main Street Crete, IL. The starting time has changed also. Member meetings will now begin at 7:00PM. Please look at the website to see the schedule.

The 2025 Budget was approved at the last meeting. The 2025 yearly assessment will be \$275.00 for the year. A copy of the budget is on the reverse side of this mailing. Remember; the bills go out in January. The payment is due by March 31st.

The 2025 Election information will be placed on the website in October. Please once again look at the website.

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.

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.

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.

Sincerely,

Board of Directors