

**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](mailto:kmwillowbrook@aol.com)**

**Association Website: [willowbrook56.com](http://willowbrook56.com)**

April 1, 2025

Dear Association Members,

Just a reminder, the association now has a website. The website is [willowbrook56.com](http://willowbrook56.com). **If you want to be notified when something is posted to the web site, please send an email to [kmwillowbrook@aol.com](mailto: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.

Spring is here. We have a beautiful association. If there are any unattended yards that need attention by the landscaper hired by the Association, please call us and let us know. The rules and regulation calls for the yards to be landscaped, including hedges and shrubbery, on lots with completed houses must be groomed to maintain the character of the community. This includes weeds in the yard also. Any yards that are cut by the landscaper will be charged to the homeowner. Let's keep the community looking nice.

Please remember to clean up after your pets when walking in the neighborhood. 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 do not let them run around in the yard without a lease or make sure they are 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.

**Many members of the community are not following the rules of the association. When there is a violation, a notice will be sent to the homeowner. You will have 10 days to respond or correct the violation. If the member fails to do either, a \$150.00 per week fine will be started after the 10 day period. If the violation is still not corrected, they will be mailed a notice for a violation hearing date and time. After the hearing date, the Member will have one week to correct the violation and the new fine will be increased to \$300.00 per week until the violation is corrected. Any unpaid fines will be subject to a lien being placed on the property until paid in full.**

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](mailto: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