

May 2008  
Issue 5

# Chesterfield Neighbors

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## ***Upcoming Board Meeting Dates:***

All meetings will be held at 7:00 pm at Valley Community Bank, 75 S. Randall Rd,

### **No meeting in May**

**June 30:** Quarterly Board Meeting

**July 28:** Workshop

**August 25:** Workshop

**September 29:** Quarterly Board Meeting

**October 27:** Workshop

**November 24:** Workshop

**December 29:** Annual Homeowners Association Meeting

*Published by the Chesterfield Homeowners Association, North Aurora, IL  
For up-to-date information, see our web site at [www.chesterfieldhomeowners.com](http://www.chesterfieldhomeowners.com).*

## **President's Report**

### **Brian Rominski**

The Village of North Aurora has been installing speed limit signs on some of the main thoroughfares in the neighborhood. The Village has also agreed to paint two crosswalks along Pine Creek Drive near the park, as well as install additional crosswalk signs.

The Village also completed our neighborhood traffic study to see if any high-traffic corners warranted stop signs. The results, however, were not in our favor. None of the intersections studied had a high enough traffic count, so the Village will not allow us to install any stop or yield signs. Since the Village knows that the speed limit is a concern of ours, the police department has agreed to increase the presence of patrol cars with speed guns during busy hours. If you continue to see speeders, please call the police department at 630-897-8705.

The Board has secured the Association's insurance policy for the next year with Nationwide Insurance at a cost of \$1,742.00. Our current policy costs \$1,985.00 for the same coverage.

The Board has also contracted with V3 Companies of Illinois to conduct a survey of the wetlands and to provide estimates

for various wetlands management options. This survey work will be conducted in May, and the Board will meet with V3 during the week of June 9. If you are interested in attending this meeting, please contact the Board so we can reserve a meeting place that can accommodate everyone who wishes to attend.

Though we wanted to complete a burn in the spring, it is V3's opinion that the wetlands are too wet to conduct an effective burn, so we will postpone the burn until fall. The Board will share all information at the June 30 Board meeting.

The Board is also very pleased to tell you that we have negotiated and signed a contract extension with Acres Group for landscaping services through 2011. The monthly cost (April-November each year), with the same services we now have, will be \$1,950.00. Our current monthly cost is \$1,825.00.

The Board is also in negotiations with Baum Property Management for an extension through 2011.

Have a safe and happy summer.

## **Treasurer's Report**

### **Brian Beatty**

As of April 30 the Association has \$65,952.75 in checking and money market accounts, and \$50,643.26 in a reserve account. The association has no outstanding debt outside of normal operating costs. Approximately 33 homes are delinquent with assessments. All 33 have been turned over to the Association's collections attorney. The Board has initiated legal action against six of the 33 homes that have \$500.00 or more in delinquent assessments.



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## It's Time for a Mortgage Tune-Up

**Eileen Cruger**

If the last time you looked at your mortgage was when you closed on your loan, it's time to take it out for an annual once over. Take a look at your current mortgage rate and terms and give yourself a "mortgage tune up." Do you have a fixed rate or adjustable rate mortgage? Are you unnecessarily paying for private mortgage insurance? Should you pay your taxes and insurance in escrow? Are you making the most of your home's equity?

Or maybe you're wondering if this is the right time to refinance your mortgage and have questions about interest rates and loan programs. Trying to find the right answers can be overwhelming, but there are great options available, whether you're looking to lower your monthly payment or for additional cash for debt consolidation.

In today's market, the FHA loan, insured by the Federal Housing Administration, has been reintroduced as the preferred loan of choice. Available to all borrowers, FHA loan programs were designed to help creditworthy low-income and moderate-income families who did not meet requirements for conventional loans. During the past year, interest rates and private mortgage insurance premiums for conventional loans have increased, and higher credit scores are required. The FHA loan can offer borrowers more choices at a lower interest rate in most cases. The maximum amount for FHA loans has increased to \$410,000, and FHA can offer some borrowers relief from adjustable rate mortgages that have reset with higher interest rates and higher monthly payments.

The benefits of FHA financing include:

- Allows for additional cash out to be used for debt consolidation, up to 95% loan value



- Allow lower credit scores than conventional loans
- Closing costs can be financed
- Lower monthly mortgage insurance premiums
- More flexible underwriting criteria than conventional loans
- Limits the amount lenders can charge for some closing cost fees (for example, the origination fee can be no more than 1% of the mortgage)
- Loans are assumable to qualified buyers
- Only 3% down payment required for purchase transactions

For further information about mortgage refinancing, contact Chesterfield resident Eileen Cruger at 630-393-3300 ext. 105 or [ecruger@patriotmortgagecompany.com](mailto:ecruger@patriotmortgagecompany.com).



## Beanbags in the Park

The bags league will start on Sunday, June 1 in the park across from Graham Rd. Bring your cooler, bags and boards, or just bring yourself. The first round starts at 6:30pm.

## What's Wrong with My Plants? Ask a Master Gardener

Ever wonder why your euonymus bush is suffering? Hint: Rabbits love 'em.

Dan Stybr

Gardening is the Number One pastime in America. But growing beautiful, healthy plants can be frustrating. Did you know that help is only a phone call away?

You can take advantage of years of ongoing research from the University of Illinois Extension. The price is right: free, unless you plan on dragging soil samples into the office.

Master Gardeners in Kane County are available to dig through the mountains of research to answer any question you may have about plants, bugs, pests (not all bugs are pests) trees, grass, vegetables, rodents, watering, and most important, pesticides and fertilizer. What you use impacts all of us.

When I trained to become a Master Gardener, it was weeks of classroom work, field trips and a whopper final. But you don't have to become a Master Gardener if you just have a question now and then. Call 630-584-6166 x23 with any question, and a Master Gardener will call you back after researching it.

*In addition to having been a Master Gardener, Dan is a Registered Investment Advisor, Certified Fund Specialist, NASD Registered Principal, private pilot and plane owner. He sang bass with the Brotherhood of Harmony, is a woodworker with all ten fingers, a gourmet cook (he says he's too cheap to go to a restaurant) and a practicing sommelier (emphasis on "practicing"). Dan is also putting his two daughters through college while struggling with his fairways hit percentage.*



Oh, and just because you're wearing shorts and a T-shirt, don't put the plants in yet. Zone 5 can be tricky.

For more information on the Illinois Master Gardeners program, visit <http://www.extension.uiuc.edu/mg/>



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## Rules & Regulations Corner

### Brian S. Rominski

The Board, with the assistance of the Rules & Regulations committee, is creating an Association Handbook. The handbook will always be a work in progress and will be posted on the website. Homeowners will also be able to request one free copy of the most recent version of the handbook by contacting Baum Property Management.

The Association Handbook will contain general information about the Chesterfield Homeowners Association, clarifications of the governing documents when needed, and bylaws adopted by the Board of Directors as allowed in the Association's governing documents, which will be developed in order to provide a safe, secure neighborhood, and to protect our property values, the most vital asset of the neighborhood.

At the June 30 Board meeting, the Board will vote on adopting the following bylaws:

1. Board of Directors Mission Statement: The Chesterfield Board of Directors shall be stewards of the association, fiscally responsible in all decisions, imposing impartial enforcement of the governing

documents, and maintaining bylaws to supplement the governing documents.

2. Homeowners shall not store garbage cans, recycling bins, and/or yard waste bags at the front or sides of their homes.
3. Homeowners shall not store firewood at the front or sides of their homes.
4. The Board shall enforce violations of the governing documents and bylaws in the following manner:
  - a. 1st violation: Warning letter, 30 days to comply.
  - b. 2nd violation (same offense): Warning letter, \$50 fine, 30 days to comply.
  - c. 3rd violation (same offense): Warning letter, additional \$100 fine, submit to collections attorney.

The Board, with the help of the Rules & Regulations committee, will develop and adopt additional bylaws as needed.

## Chocolate Éclair Cake

### Lisa Snyders

My entire family just loves this simple, no-bake dessert. It will be a hit at your next party!

#### Ingredients – Eclair Cake

3½ cups milk  
 1 tub Cool Whip 8 oz.  
 1 box regular graham crackers  
 2 pkgs 3.4 oz. Jello Instant Vanilla Pudding

#### Ingredients - Frosting

3 tbsp. milk  
 1 tsp. vanilla extract  
 2 tsp. clear Karo Syrup  
 1½ cups powdered sugar  
 3 tbsp. margarine, softened  
 (1) 2 oz. packet Nestle chocolate for baking (this chocolate is softened)

#### Directions

1. Line a 9" X 13" pan with graham crackers and set aside. Make sure entire bottom is covered and break crackers into smaller pieces if necessary.
2. Combine both packages of instant vanilla pudding with 3½ cups milk. Mix with a wire whisk until smooth.
3. Fold entire tub of Cool Whip into pudding.
4. Pour half pudding mixture over graham crackers.
5. Place a second layer of graham crackers on top of the pudding mixture.
6. Add the rest of the pudding mixture on top of cracker layer #2.
7. Add a third and final layer of graham crackers.
8. Make frosting by mixing together milk, vanilla extract, Karo Syrup, powdered sugar, softened margarine and chocolate packet.
9. Frost cake and refrigerate overnight or at least 3 hours until graham crackers are softened.

**Chesterfield Neighbors**

CHESTERFIELD  
HOMEOWNERS  
ASSOCIATION

**MANAGEMENT AGENT:**

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We're on the Web!

See us at:

[www.chesterfieldhomeowners.com](http://www.chesterfieldhomeowners.com)

**Chesterfest 2008 – Coming up July 19!**

Come down to the pond on July 19 from 3-5 pm for the 2008 Chesterfest. The Board of Directors will be cooking hamburgers & hotdogs. Beverages & chips will also be provided.

The North Aurora Fire Department will bring vehicles for the children to look at. Bring your own chairs & shade if you need it. Please contact the Board with any questions.

**Make this YOUR newsletter!**

Chesterfield Neighbors welcomes articles from all Chesterfield homeowners and residents.

If you have some interesting information you'd like to share with your neighbors (gardening tips, recipes, local information of general interest), send your submission to [communication@chesterfieldhomeowners.com](mailto:communication@chesterfieldhomeowners.com) or mail it to our management agent (see box at left) marked "Chesterfield Neighbors newsletter."

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