

Strawberry Condos Newsletter



Issue: May 2017

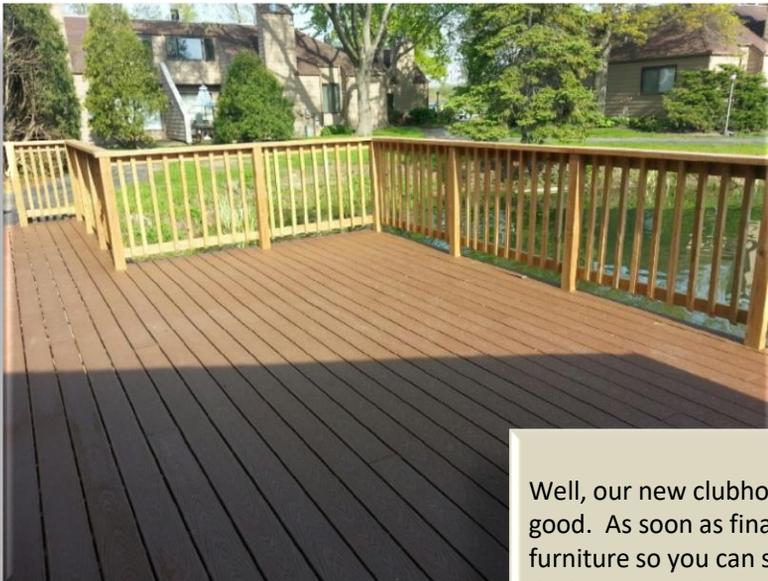
Bi-Monthly Open Meetings

Your HOA Board holds meetings on the second and fourth Tuesday of each month at 6:00pm. (unless a cancellation notice is posted). All unit owners are welcome and encouraged to attend. At these meetings the board votes on contracts and discusses problems that need to be addressed. At the end of the meeting you will have the opportunity to ask questions or express your opinions.

Please attend your next HOA meeting.

If You Plan To Do Some Remodeling.....

- Check with MK Asset if you have questions as to whether your project is permitted. The exterior of your unit in to the drywall, along with the concrete floor and certain utility lines and pipes belong to the association.
- Check with the City of North Chicago to see if a permit is required.



Roof and Gutters Project

Our roofs and gutters have reached their "end-of-life" time. We will be moving forward on the project to replace the roofs and gutters, building by building, keeping everyone updated on the progress, and the features of the new roof, since we have to incorporate new insulation and bringing them up to current building codes. MK Asset Mgt. is currently getting quotes from several different roofing companies, and at the same time doing an analysis to determine which roofs need to be done first. Because of the expense we will most likely do one or two buildings per year, along with the gutters.

Clubhouse Deck

Well, our new clubhouse deck is completed and looking really good. As soon as finances allow we will be adding some deck furniture so you can sit there and take in the pond view. The old deck structure became detached from the building and was very close to tipping over.

There were some hiccups in the beginning of the project but all turned out well in the end. Like most projects though it took longer than expected and cost more than expected. The total came to \$40,000 which included the specialty company that came in to install the pilons. The railings will be stained to match the decking in the near future.

The deck is there for all of us to use so please enjoy.

MK Asset Management, LLC
One Rivershire Lane,
Lincolnshire, IL 60069
Phone: 847-634-4772
Fax: 847-634-6551

**After hours emergency:
847-984-2640**

Chimney Safety

Chimney fires can occur if you have a lot of build up inside the chimney. The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances....." Of course this all depends on how often you use your fireplace.



Hint: Have your chimney swept now while it's off season. Some companies practically double their prices come October.

New Strawberry Declarations

Well, we are close now to getting the votes to pass the amended Declarations. Yes we know we have been very annoying, knocking on your doors to get your ballots, and we apologize for that. We need 117 votes to pass them, and we are currently up to 90. It has taken a lot of time, and quite a lot of money in legal fees to complete the process. It would be a great shame if we could not get enough votes to pass them. If you have not already, please fill out your ballot (located at the back of the package you received back in March) and give it to a board member, Polina, or put it in the mail room Suggestion Box. Thank you.

Flower Beds

A number of us love planting in the Spring, and quite a few of you have created some beautiful gardens already. You know who you are. Thank you 🙌

A few things to keep in mind.....You may plant in an existing flower bed, but try to avoid plants that tend to spread too much. If you want to create a new bed, or enlarge an existing bed, you must first get permission. The landscaping request forms are located on the bulletin board in the mail room. Please keep garden ornaments to a minimum, since we all have different taste. Absolutely no ornaments, lights or pots, etc. in the grassy areas where they could interfere with the landscapers, and no fences of any sort are allowed around flower beds.

Garage Usage

Strawberry was designed with a combination of reserved parking spaces, guest spaces and garages. Each unit has either a garage OR a reserved parking space. Please be considerate of others and use your garage as your primary parking spot and not as a storage unit. This will ensure that we have adequate parking for guests.



Walk, walk, walk.....



Did you know that if you walk around the perimeter of Strawberry three times you've walked a mile? Of course switching it up and walking the inner paths is good too. We have such a pretty complex, beautiful trees, pond and quite a bit of wildlife. Walking is not only good for your physique, but also proven to improve brain power.

Friendly Reminders:

- Dogs must be leashed, and dog feces must be picked up immediately and deposited in a dumpster. *Bags of dog feces must not be left outside your unit.*
- Please observe quiet times: 10pm – 7am weekdays, and 11pm – 8am weekends
- Remember to check your vehicle sticker. Vehicles with expired stickers are ticketed.
- Any kind of outside installations such as TV antennas and dishes, or new windows and doors all require board permission beforehand. Forms are located in the mail room. Dishes and antennas must then be mounted on the rack on the flat roof.
- Door and window style and color must be stated on the request form. If you have questions on the approved colors and styles please contact MK Asset Mgt.
- Call Mk Asset Mgt. regarding any needed building repairs. If you call a contractor yourself you will be responsible for payment.



A New Look For The Pond

Over the last couple of years you may have noticed the really tall wall of goldenrods that had taken over our pond surround. They are very invasive and they were blocking the view of the pond almost entirely. This year we are trying an approach to improve the situation. Our landscape company will be trimming all the goldenrod growth down on a regular basis so it does not ever go to seed. Hopefully in time the grass will take it's place. The board believed this would be more attractive than the "wall" of goldenrods, and we hope you agree.



**PLEASE REMEMBER THAT
FIREWORKS ARE ABSOLUTELY
PROHIBITED ON STRAWBERRY
PROPERTY**

Scoop on the Dumpsters

Please call MK to arrange for assistance if you are unable to get your large item into the dumpster and avoid the **\$250 fine** for items left next to the dumpster. Also, don't forget you can call Miguel on 224-381-3652 for free removal of appliances.



Comcast is proud to be a partner of Strawberry Condominiums and provide XFINITY services to you. XFINITY on the X1 Entertainment Operating System delivers the simplest, fastest and most complete way to access all of your entertainment on all of your screens. With XFINITY On Demand, you get thousands of hit movies and the latest TV shows included with your service at no additional cost. Visit us at www.comcast.com or call 1-800-XFINITY today!

Clubhouse

- Rent the clubhouse for your next event.
- There is a \$75 non-refundable fee, and a \$300 refundable deposit in case of damage.
- Contact MK Asset Mgt. to reserve the clubhouse.



Strawberry Homeowners Association
3336 Berwyn Street Unit A
North Chicago, IL 60064

This address is to be used for general correspondence only and **NOT** for payments and paperwork that should be sent to property management.

Strawberry Homeowners Association Board of Directors:

**Robert Kerans
Chanda Joshi
Judy Wentz
Matt Irvin
Christine Clark
Polina Stein – Property Mgr.**