

# Shadow Lakes II Association

## Fossil Footprints Newsletter

from the Chairman of the Board  
*Wayne Kancler*



### **SEASONS GREETINGS!**

As we come to the end of what has been a once in a lifetime year for all of us, the recent news regarding a vaccine raises hope for a better year to come.

The end of 2020 marks another strong year for our Association. As pointed out by our Treasurer, Joe Hudetz, we are expecting to, once again, end the year within our budget. With the ongoing financial uncertainty for many created by the pandemic, the Board has approved a 2021 budget that does NOT include an increase in the annual dues. This marks the second consecutive year without an increase.

Our strength continued to show with 57 properties changing hands thru November. The average sale price was \$99,158.00 with a high price of \$270,000.00. We also issued 85 building and repair permits to our members who replaced roofs, added sheds, repaired decks, added fences, improved their shorelines, added solar panels, put on room additions and built new homes. All of these actions continue to add to the value and strength of our investment in property in Shadow Lakes.

Our common areas also showed improvement with ongoing work on our nature trails, new stairs on the Tully Road foot bridge, improved weed control in our waterways, continued upgrades on our sewer system lift stations and our systematic road paving overlays.

Our text and email alert program was put into action this year to foster better notice communication to our members. If you haven't signed-up you can contact the office and become part of this important notification system.

The pandemic has continued to cause a delay with Nicor in our attempts to bring natural gas to our remaining villages. It also looks like IDOT will finally begin working on the turn lane project at Coal City Road and Rt. 129 in the spring. Once that project is finished, we will see how it may affect our entrance via Gate 1.

Continued On Page 4

## December 2020

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### Association Office Hours

Monday-Saturday

10 am-2 pm

PHONE: 815-458-3647

FAX: 815-458-3697

E-mail address: sl2hoa@yahoo.com

Association Web Site Address:  
[www.shadowlakesassociation.com](http://www.shadowlakesassociation.com)

Association Manager—Wayne Kancler

Assistant Assoc. Manager—Mike Colavecchi

Office Supervisor—Ranae Damaschke

Security Phone (815) 953-2010

Maintenance Emergency Phone:  
(815) 666-5701 (available 24 hours)

## TREASURER/ARCHITECTURE

As many of you know, we finished our budgeting process for 2021 and, with great input from membership, we were able to avoid a dues increase for the new year. Thanks to all who participated. There will be some postponed projects and some tightening of expenditures, but we should be able to make it all work out. A graphic and tabled summary of the 2021 budget is on page 3. You can view the detailed budget on our website or obtain a copy at the office during regular office hours. We are finishing up 2020 on target with our budget numbers for this year and hoping that this Covid-19 mess does not stretch too far into 2021.

Some of the more meaningful expenditures and savings related to the pandemic included around \$23,700.00 in savings as a result of suspended pool operations and entertainment activities. The savings were offset by \$15,175.00 in pool repairs. The warmer weather contributed to utility cost savings of \$6,400.00 and water repair savings of \$9,000.00. With reduced office hours during the summer season (The office maintained winter office hours the entire year), we saved \$7,000.00. Any surplus funds will be used to complete select items from our 5-year plan and/or be added to our existing reserves which at this time are \$182,341.07.

REMINDER: Invoices for the 2021 dues will be mailed in January. Payment in full is due on February 1st unless you choose to take advantage of the two payment option. With that option, 1/2 of your dues is due on February 1st with the second 1/2 due on April 1st. If using the two payment option, 1-1/2% interest will be assessed per month until the balance is paid. Don't forget that failure to make your payment by February 1st will result in a penalty of 10% of your annual dues, so don't be late.

**Joseph Hudetz.**

REMINDER: All future dates of scheduled meetings and events are subject to change as guidance is issued during the pandemic. Please check our web site, bulletin boards and the Activities Department Facebook page regularly to watch for changes. We will also use the Dial My Calls notification system to announce any changes or reminders.



### HOLIDAY OFFICE CLOSURES

The office will be closed December 24, 25 and 26 as well as January 1 and 2.



## MAINTENANCE

**Hi Folks,**

Well, winter is upon us once again and I hope that everyone has prepared for the snow and cold weather with Heat Tape for their pipes and Safety Salt for your stairs, walkways and driveways. Keeping the temperature at 50 to 55 degrees in your home when you are not there is recommended.

Hopefully we will have another mild winter, but if not please be a good neighbor and help other neighbors when possible. Do not shovel snow into the street after it has been plowed because it can cause slick spots that could result in an accident.

As you well know, all garbage is to be placed in plastic bags before placing in your local dumpster, also no construction material is allowed in our dumpsters. No TVs, tires or electronics are allowed in or at our dumpsters. Please recycle them at the Wilmington location. Thank you with this ongoing problem of unwanted items dropped off there.

Another thing, I want to mention is the use of our paper recycle bins. THE PAPER RECYCLERS ARE FOR PAPER ONLY!! We have been finding the following items being disposed of in the bins: numerous bottles and cans, yard waste, garbage, clothing, carpeting, Styrofoam, bubble wrap, dog feces, diapers and many other items that should be disposed of in the compactors, not the paper recyclers.

Repairs are or have been made to our Community and Amenity Centers, also the stairs of the Walk Bridge in Tully Monster Village have been replaced.. (Thank you to John Kloth and our maintenance staff, nice job)

As always, I want to thank our entire maintenance crew for their continued work on making Shadow Lakes a place to be proud of. Have a SAFE holiday season.

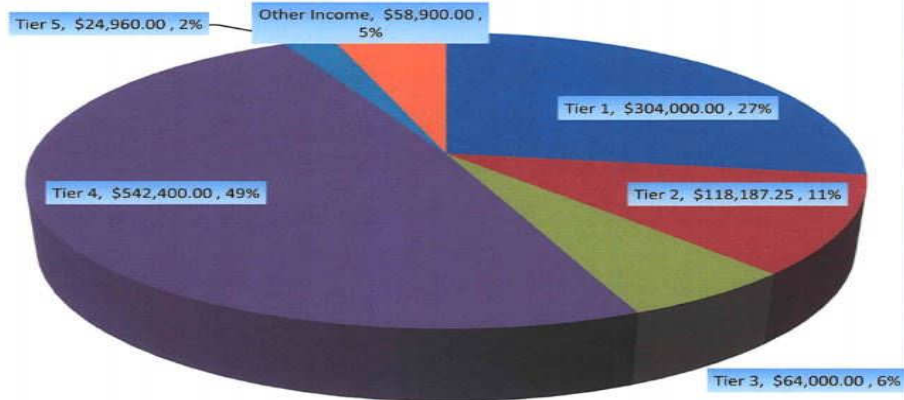
**Fred Cowell, Maintenance Director**



**Shadow Lakes II Association  
2021 Approved Income Budget**

Tier 1	380	\$800.00	\$ 304,000.00
Tier 2	111	\$1,064.75	\$ 118,187.25
Tier 3	32	\$2,000.00	\$ 64,000.00
Tier 4	339	\$1,600.00	\$ 542,400.00
Tier 5	78	\$320.00	\$ 24,960.00
Other Income			\$ 58,900.00
			<b>\$ 1,112,447.25</b>

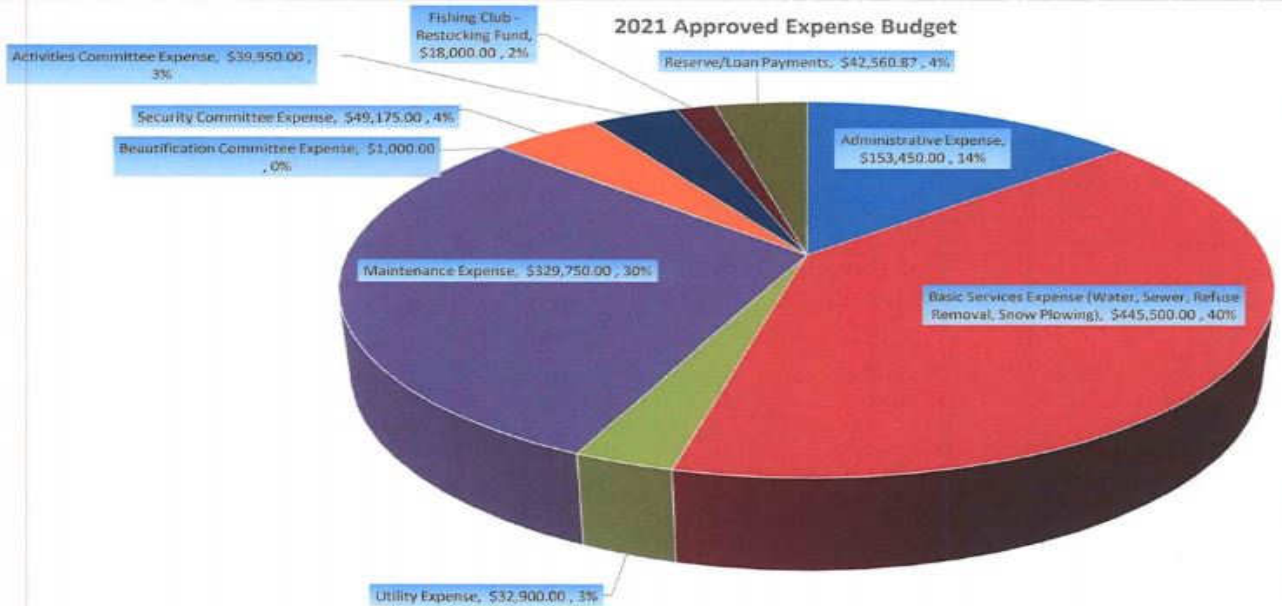
**2021 Approved Income Budget**



**Shadow Lakes II Association  
2021 Approved Expense Budget**

Administrative Expense	\$ 153,450.00	13.80%
Basic Services Expense (Water, Sewer, Refuse Removal, Snow Plowing)	\$ 445,500.00	40.05%
Utility Expense	\$ 32,900.00	2.96%
Maintenance Expense	\$ 329,750.00	29.65%
Beautification Committee Expense	\$ 1,000.00	0.09%
Security Committee Expense	\$ 49,175.00	4.42%
Activities Committee Expense	\$ 39,950.00	3.59%
Fishing Club - Restocking Fund	\$ 18,000.00	1.62%
Reserve/Loan Payments	\$ 42,560.87	3.83%
<b>Total Expense</b>	<b>\$ 1,112,285.87</b>	<b>100.00%</b>

**2021 Approved Expense Budget**



# SAFETY/CODE ENFORCEMENT

Greetings Everyone,

As I prepare this article Corona Virus is still with us and all of our activities are at a standstill. Please adhere to policies enacted by our Governor in these most difficult times—wear your mask and social distancing is now a priority to keep us all safe.

Winter weather is on the way so please watch your speed with both auto and golf carts. Roads can be slippery and your stopping distance will increase. 10 MPH is our speed limit in Shadow Lakes.

There are several compactors located in Shadow Lakes. These are for **HOUSEHOLD GARBAGE ONLY**. Large items and yard waste need to be placed near burn area by maintenance garage.

**CONTRACTORS' REFUSE:** Contractors and homeowners doing work must provide their own dumpster or waste management bagster to dispose of all construction debris. These must be available while the work is being done. No construction materials are allowed in our dumpsters.

**VARIANCES:** Any construction project that is not in accordance with Shadow Lakes Architectural Guidelines requires a variance. Failure to obtain a variance may cause whatever is built to be removed at the members' expense along with the corresponding fines. Class A \$100 and Removal.

**BUILDING PERMITS:** All exterior construction projects require a permit issued by the Association, and where required, by the city of Braidwood. Be sure you consult our "Architecture Guidelines" BEFORE you start any building, remodeling or a repair project. If you are unsure of what is required for your project, please call the office.

Lot owners are responsible for the conduct of relatives and friends. If they commit a violation, you as the lot owner will be fined. If a friend or relative intentionally breaks a gate arm, they will be arrested, but you will receive a Class X violation fine of \$200. Please remember to instruct all your friends and relatives to follow all our rules and regulations in Shadow Lakes.

Have a Safe and Happy Thanksgiving and Christmas.

**Don Stifter, Code and Safety Enforcement**

Since the surveys were collected....we noticed quite of few homeowners would like to volunteer:

- **Gardening/Beautification**
- **Activities**
- **Appeal Process**
- **Elections**



Come to the office and leave your name and number....

We will be sure to put your "expertise" to the right area

Thank You So Much For Caring

## Chairman Contd. from Page 1

Our usual summer and fall activities, including the use of our pool and the beach, were greatly affected by the pandemic. Hats off to our Activities Department for doing the best they could under difficult circumstances to still safely provide a number of outdoor activities for our members.

As I did at the Annual Homeowners Meeting in October, on behalf of the Board of Directors, I am extending my thanks to all of our members for their understanding and cooperation related to the restrictions imposed upon them during this unusual time.

I could not end the year without thanking our maintenance staff (Joe, John and Bradley), our security and code enforcement staff (Andy Harold and Don), our activities staff (Cassie, Betty Lou and Mike), our office staff (Ranae and Peggy), our Assistant Manager (Mike) and my fellow Board Members (Joe, Beth, Laurie and Fred) for all of their dedicated hard work for the Association during this trying year. Whenever you have the chance, please offer them your thanks because all that they do they do for you and your families.

While the coming holiday season may not look much like those you have celebrated in past years with family and friends, I extend my holiday wishes to one and all. Continue to stay safe, protect yourselves and the ones you love as well as all you may come in contact with as you celebrate the season.

**Wayne**



# ACTIVITIES

## Greetings Everyone!

With the dilemma of the pandemic, our events were cancelled or modified to cope with the changes for the year.

With the ever changing COVID-19 policies, I am happy and proud of the events we were able to accomplish this year. We were able to have a few ice cream socials, Bingo, golf carts movies, yard sale, and a trunk or treat. With everyone's cooperation and the following of the masks and social distancing, we were able to have these events safely and successfully. Thank you!

As we navigate through the uncertainties of COVID-19, we are unable to publish a full schedule of activities for next year. We are working on plans for the upcoming year and look forward to publishing them in our next "Fossil Footprints" issue.

The staff and I would like to wish you and your family happy and safe holidays. We look forward to seeing you in the New Year!

Cassie Trinko – Activities Supervisor

## POAC—Property Owners Association Committee

Here we are, going into winter already and what a ride it's been with Covid-19. We are still following CDC and Will County Health Department for our guidelines. Numbers are still going up. Do your part—Stay Safe.

We have a new Rep—Greg Cholek of LHC and Boardwalk Bay—Welcome Greg to our Team.

Some of the current topics that have been addressed or soon will be:

- New Recycle Program (Single Stream) is being looked into.
- Feral Cat Program has been set up and running. Thanks to all that are involved. As of today, twelve cats have been spayed/neutered, six kittens adopted and three are being socialized for adoption. Thanks again.
- Geese have been addressed as well. Action will be taken in the Spring.
- Chemical Weed Treatment is an ongoing study.
- There will be no bus pickup inside Shadow Lakes. I know some of you were interested in that happening.
- Resident Directory is still on the table to be decided.
- We are also looking to putting a light by the outside games: Bocce Ball, Bags & Shuffle Board.
- The Vendor List has been updated. You may get a copy at the office.

Happy Holidays—Stay Safe

Sher Sohol-Chairwoman



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**Braidwood Lions Club**

## Christmas Light Recycling Fundraiser

Got Old or Non-Working Strands of Christmas Lights??  
Don't Throw Them In The Trash!!  
We'll Take Them For Recycling!!

**Starting November 15th**  
**Thru January 31st**

**Collection Bin Locations:**

- Whitmore Ace Hardware in Braidwood & Coal City
- Braidwood City Hall

We will also accept them during our club's Christmas Tree Sale Fundraiser hours of operation

**\*\*PLEASE PLACE ALL STRANDS OF LIGHTS INTO PLASTIC BAGS BEFORE PLACING THEM INTO THE COLLECTION BINS\*\***

All proceeds from the recycling to benefit the Lions of Illinois Foundation's sight & sound services which are utilized by Lions Clubs throughout the State of Illinois.

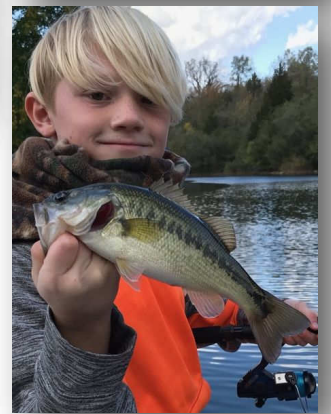
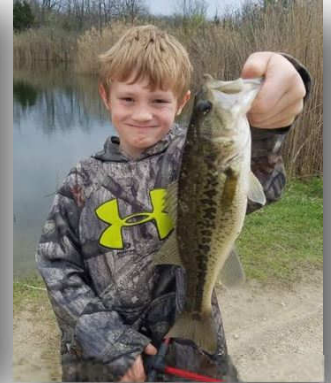
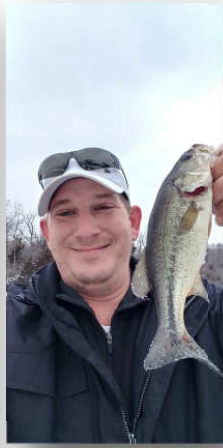
Working together with our community to help keep strands of lights out of our landfills while helping those in need with humanitarian vision & hearing services.







# SHADOW LAKES SPORTSMAN FISHING CLUB



## **While not the best year in activities, the fishing ... tremendous!**

The board will not be treating Hawk Lake this coming year and will be checking in with a marine biologist to do an in-depth analysis of Hawk Lake and other areas regarding chemicals in lakes and the quality of the water.

No stocking of trout this year due to distributor going out of business. The fishing club will look for a new distributor in 2021.



## **FALL STOCKING**

- Bluegills
- Crappie
- Perch

**November 2020**





# Special Offer for Shadow Lakes

## Don't miss this special savings opportunity!

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Brian Hipps  
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The special price applies to new residential customers who are members of the Shadow Lakes II Association. Propane customer must sign a fuel service agreement, subject to credit approval. Cannot be combined with any other offer. Other restrictions may apply. Call for details.



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MAC PAVING LLC IS A CERTIFIED DBE. MAC Paving LLC is a certified Disadvantaged Business Enterprise (DBE) with the Illinois Department of Transportation (IDOT), and a licensed contractor in Kankakee County and the City of Braidwood, IL.





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***If you are planning on buying or selling in Shadow Lakes call***

## **Keith Eastman Realty**

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With 245 transactions and \$10,943,848 in sales in the last 6 years, Keith Eastman Realty will work hard to get the job done.

Keith Eastman Realty offers:

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***Keith Eastman, Managing Broker***

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# Working with Buyers & Sellers in SHADOW LAKES

## TESTIMONIALS

"Kim was a true professional when selling and listing our house. Photos were absolutely fantastic. All processes were very smooth and efficient. Our home sold in 1 day."- R. Rekruciak

"Working with Kim was very easy and my house sold relatively quickly. She is a wealth of knowledge, very responsive, and had my best interest in mind. I could count on her to take care of everything and do so in a timely manner. Overall great experience."- M. Weston

"Kim helped us sell our home in Shadow Lakes on Hole In The Wall. She knew the market and gave us a good analysis of the neighborhood. We were happy with the price and smooth process to get sale completed."- S. Ryczek

"Seamless property purchase. Would use Kim again as a buyer or seller. Very helpful and informative. Throughout the entire purchase was in contact with us and spent considerable time with us."- R. Vucko

"Kim was amazing - she worked tirelessly was always available and was also friendly - she made a stressful thing an easy fun experience. I would highly recommend her to anyone looking to buy or sell."- P. Bell

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**Kim Engelhardt**

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Shadow Lakes II Association  
 24727 W. Amenity Center Drive  
 Wilmington, IL 60481



**WINTER ISSUE**



**SCHEDULED MEETINGS FOR 2021**

Property Owners Association Committee Meetings are held in the Community Center on the Third Saturday every other month, unless otherwise noted. Board of Directors meetings are held six times a year, including the Annual Meeting. Special Board Meetings will be held, as needed, and notices posted according to Association Bylaws. All Shadow Lakes, Lighthouse Cove & Boardwalk Bay Property Owners are invited and urged to attend these meetings.

<u>POAC</u>		<u>BOARD OF DIRECTORS</u>	
Jan. 16	9 am	Feb. 20	9 am
March 20	9 am	April 17	9 am
May 15	9 am	June 19	9 am
July 17	9 am	Aug. 21	9 am (Budget meeting follows)
Sept. 18	9 am	Oct. 16	3 pm (Homeowners Annual Mtg.)

No Meetings in November or December  
 Happy Holidays!

**BOARD OF DIRECTORS**

**President**

Wayne L. Kancler

**Treasurer**

Joe Hudetz  
 Architecture

**Secretary**

Laurie Koster  
 Security/Fossil Footprints

**Director**

Beth Chappell  
 Activities/Beautification

**Director**

Fred Cowell  
 Maintenance/  
 Fishing Club

**POAC MEMBERS**

**Chairman—Sher Sohol**  
 EV111

**Fisherman Village**

Sue Knuth—FV45  
 Marcia Baumgartner—FV205

**Tully Monster Village**

Don Stifter—FC277  
 Mary Landolina—FV30

**Fossil Cove Village**

Betty Lou Linke—FC64  
 Ron Wilczak—FC37

**Explorer Village**

Sue Kielnik—EV54  
 Tom Stec—FV207

**Lighthouse Cove**

Greg Cholek—LHC176

**Appeals**—Pat Hintzel—TMV97