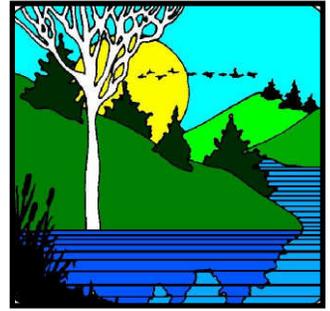


# Shadow Lakes II Association

## *Fossil Footprints*



**from the Chairman of the Board**  
*Wayne Kancler*

**June 2022**

After a colder and wetter than usual spring we are all looking forward to a summer full of fun and family activities at Shadow Lakes. Annual startup maintenance work on our pool has been completed, including a fresh new coat of paint. Deck chairs, tables and umbrellas are in place and our concessions are being stocked with your favorite snacks. If you prefer the feel of sand between your toes, the beach has been cleaned and is ready to enjoy. A full summer of activities have been planned so be sure to check our web site, the bulletin boards and the activities Facebook page for the latest updates.

As you make your plans for an enjoyable summer season, please keep in mind that your fellow members are also looking forward to summer. To ensure that all of our members and their guests share in good times that can be had at Shadow Lakes be sure to review some of the more important safety reminders elsewhere in this issue as well Don's message under "Safety/Code Enforcement"

In addition to getting our pool ready, our fine maintenance staff has worked hard getting the rest of Shadow Lakes ready. Painting, staining, cutting grass and patching pot holes are just a few of the many tasks they perform every day. We have completed over 60,000 sq. ft. of this year's scheduled road resurfacing and will continue to patch as needed.

Comcast has completed their installation in Explorer Village and Tully Monster Village and Xfinity services are now available by contact Xfinity direct. Work has begun in both Fisherman Village and Fossil Cove Village and is expected to be completed before summer is over. Please be patient during the disruptions caused during their work and use caution when near a work crew. You can report any construction related issues you may have to the office and we will forward as well as follow-up with those issues.

Our Association continues to be financially sound, as evidenced by the enclosed 2021 audit report. Please see Joe's additional comments in his report regarding the audit.

As we look ahead to the rest of this year and our budget preparations for 2023 we are facing financial challenges that we haven't had to face in recent years. In the last issue of the Fossil Footprints I touched upon the rising rate of inflation that we are all dealing with both individually and as an Association.

**Continued on Page 2**

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### Association Office Hours

**Monday-Saturday**  
**10 am-3 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**  
**Office Supervisor—Ranae Damaschke**  
**Security Phone (815) 953-2010**

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

# TREASURER/ARCHITECTURE

## Financials

SKDO-CPA'S has finished our annual audit of 2021 financial statements and internal operations. We have achieved top ratings from them for the last three years of full audits and received the same this year. They communicate their findings frankly and honestly with the Board and their final report is summarized in this issue of the Fossil Footprints with their full report available for viewing at the office.

Actual expenses versus Budget are on target for the year with actual revenues minus expenses through April are within 1.5% of budget.

## 2023 Budgeting

Work will soon begin on next year's budget by our Budget Committee. We will be facing a substantial increase in annual dues because of Braidwood's discovery of their undercharging Shadow Lakes sewer charges. They are not pursuing back charges for the 10 plus years that their records erroneously miscounted the number of homes in Shadow Lakes using the Braidwood sewer system but they have corrected the mistake going forward. We reviewed their corrections and don't believe we have a case against the City. We expect the increased charges will cause a 10% to 20% increase in homeowners dues beginning next year. Not good news.

## Governing Documents Review Committee:

Our committee of six has met in May to begin our review of our Bylaws, Property Owners Guidelines and Covenants and Restrictions. These documents were last reviewed in 2016 (Covenants in 2013) and are in need of some updating. The Committee findings will be forwarded to the Board and, if need be, will be presented to the entire Association for a vote if we have changes affecting our Covenants.

## Joe Hudetz, Treasurer

### Chairman contd.

At that time the Consumer Price Index rate of inflation was 7% thru February and is now 8.3% thru April. When we finalized our 2022 budget the CPI was at 4.4% Dues for 2022 increased by 2%.

In addition to the need to cope with rising inflation, we were informed by the City of Braidwood that we have been under-billed for lots that have been connected to the sewer system due to internal reporting issues within the city. While we have 791 lots connected to the sewer system we have been billed for only 286 lots. By City ordinance each property connected to the sewer system is to be billed a base amount, currently \$32.39 per month along with a usage fee \$2.81/1,000 gallons of sewage. The result of this discovery and subsequent correction to our billing increased our average monthly sewer bill from \$16,000.00 to \$33,800.00, an annual increase in operating costs of over \$200,000.00. This increased operating cost will not only affect this year's budget but, as Joe state's in his message, a substantial increase in dues for 2023.

We have started working on the budget and will keep you informed as to what to anticipate for next year as well as how we will deal with the unexpected increase of around \$160,000.00 in expenses we need to cover in this year's budget.

One last reminder, in the coming weeks you will be receiving you ballot package for the election to fill two expiring terms on our Board of Directors. Carefully review and follow ALL of the instructions included in the packet to ensure that your vote counts.

***Improperly following those instructions may invalidate your vote.*** Please take time to review the biographies and to vote.

As you enjoy your summer at Shadow Lakes, please remember that the Covid-19 virus is still with us with recent cases once again rising. Protect yourself and your family as you see fit while respecting the ways others choose to protect themselves.

As always, my deep appreciation goes out to all of our employees for their hard work and dedication to keeping Shadow Lakes running every day of the year. When you have the opportunity, please offer thanks to them as well. I know they would love to hear those two little words.

I wish everyone a safe and enjoyable summer here at Shadow Lakes!

Wayne

# SAFETY/CODE ENFORCEMENT

## Greetings,

Important to all Shadow Lake residents and guests. Warm weather equals fun in the sun. Here are some rules for all to follow:

1. **Property Upkeep.** Now is the time to remove winters dirt and mildew from all structures, decks, park models, RVs, houses and sheds on your property,. Keeping your grass cut and weeds removed not only complies with our RULES, but will also help control mosquitos on your property.
2. **Conduct.** Guests must register with the Association who reside on a members' property for over 14 days. Members are responsible for conduct of their guests.
3. **Golf Carts.** Must have a licensed driver, be registered with Association, must display current annual decal before July 1st to avoid a fine. Proof of insurance is required to obtain new decals every year, \$100,000/300,000 liability for all golf carts and all watercraft if it floats on water: canoes, kayaks, pontoons, fishing and paddle boats. Decals are sold at the office Monday-Saturday 10 am to 3 pm. \$5 a set before July 1, 2022, \$10 a set after June 30, 2022.
4. **Lot Numbers** are required on all properties, roadside and lakeside, must be 3 inches high and reflective so they're visible at night.
5. **Disorderly Conduct.** Any person causing a disturbance by using LOUD OR PROFANE language, engaging in ABUSIVE or INTOXICATED BEHAVIOR or ACTING IN A MANNER that is disturbing to other members or guests will be in violation CLASS X FINE \$200.00, possible arrest from the Braidwood Police Department.
6. **Fireworks.** The use of fireworks that are illegal within the state of Illinois will not be allowed on Shadow Lakes property. Only fireworks sold legally may be used. FINE CLASS X \$200.00 ALONG WITH A POLICE REPORT.

Reminder—If you had your pontoon or golf cart covered with white or blue plastic warp, please put the wrapping in our dumpsters, not “RECYCLING BIN.”

Let's have a safe and fun summer

**Don Stifter, Code Enforcement**

## A SAD WARNING ABOUT GOLF CART SAFETY!

The following was a recent news item in a Houston newspaper.

A Texas man was recently charged with *DUI manslaughter* following the death of a former college basketball player who died after *falling from a golf cart* the suspect was driving.

The 34 year old victim was *standing on the back of a golf cart* that was being operated by a 53 year old man. Another individual was a passenger but sustained no injuries.

It was shortly before 11:30 p.m. when the three left the golf course clubhouse in the golf cart and started traveling back to a residence in the community. At some point the driver allegedly drove over a raised man-hole cover when the 34 year old fell off the cart and hit the roadway. The victim was taken to a local hospital where he was declared dead at 12:23 a.m.

**REMEMBER-OUR GOLF CART RULES ARE THERE FOR YOUR SAFETY AND THE SAFETY OF YOUR FAMILY, FRIENDS AND OTHER MEMBERS! PLEASE OPERATE SAFELY AT ALL TIMES!**



## MEMORIAL DAY SERVICE

**PLEASE JOIN US AT SUNRISE (5:23 AM) FOR THE FLAG LOWERING AT THE FLAG POLE TO HONOR THOSE WHO MADE THE ULTIMATE SACRIFICE PRESERVING THE FREEDOM WE ALL ENJOY**

# MAINTENANCE

Hi Everyone,

Well summer is here, and as you begin your cleanup, please remember to put your yard waste only in paper bags and bring them to the burn area near the maintenance building. Electronics, TVS and Tires are not allowed in or near our dumpsters. You must bring those items to a recycling center for disposal. Visit Willcountygren.com for those recycling centers.

Also please DON'T flush anything other than human waste down your toilets. A pump in our lift stations can cost anywhere from \$8,000 to \$15,000 to replace.

If you are having work performed by yourself or a contractor, all construction debris must be removed by the contractor or you need to purchase a "dumpster bag" and then call for removal of the bag.

Road paving has been completed for this year, but some patching will be performed weather permitting .

Weed control will continue in areas to help to keep our channels open for boating and swimming. Hawk Lake will not be included in the weed control this year. The weed boat will be in both lakes as needed. Weed cutter and rakes are available at the office for your use. No other weed treatment is allowed.

Most waters have been turned on in all villages. Please check your properties for water leaks "AKA" toilets and faucets inside and out.

Our pools have been painted and any repairs completed and ready for the season.

I also want to thank our maintenance people (Joe Kubalanza, John Kloth and Brad Cassem) for their outstanding work in some difficult times.

Hopefully this year will be a great year for everyone.

**Fred Cowell, Maintenance Director**

## DO YOU KNOW WHERE YOUR B-BOX IS LOCATED ON YOUR PROPERTY!?



Many of the properties in Shadow Lakes offer exciting and unusual opportunities for landscaping and beautification. Please keep in mind that Utility Easements MUST be considered when you plan your landscaping. These easements may contain Electric, Telephone, Gas, Water and/ or Sewer Mains. The Association has the responsibility for the maintenance and repair of the Water and Sewer Mains. These utilities are generally located within the first Twenty Feet (20') off the edge of the road. Each Lot has a Buffalo Box (B-Box) in the easement, which allows Association Maintenance Personnel to turn the water off to your property, if needed. This B-Box MUST NOT BE COVERED with fill of any kind. If the Association Maintenance Personnel are unable to locate your B-Box, to repair a water line, it may be necessary to turn the water off at the nearest isolation valve. This action may shut off the water flow to an entire Village, until the repair to your B-Box is completed.

If you are unable to locate, please contact the office and we will have our maintenance department help you locate your B-Box.

\*\*\*\*\*

**Shadow Lakes II Association  
Board of Directors Election**

An election will be held this summer to fill two openings on the Board of Directors.

As per our Bylaws, any Member or Associate Member, in good standing, may file a statement of his or her candidacy for election as a Director of the Association, with the Secretary of the Association. Such filing must be made between the first (1<sup>st</sup>) and the thirtieth (30<sup>th</sup>) day of May. The filing shall include endorsements of his or her candidacy signed by ten (10) voting Members in good standing and a brief biographical statement.

Endorsement petitions will be available at the office on April 30, 2022<sup>st</sup>

\*\*\*\*\*



**\* \* \* YOU WILL BE FINED \* \* \***

**IF IT GOES "BOOM" OR SHOOTS INTO THE AIR,**  
**IT IS NOT ALLOWED IN SHADOW LAKES**

**IN ILLINOIS, PROHIBITED FIREWORKS INCLUDE, BUT ARE NOT LIMITED TO HAND HELD FIREWORKS, ROMAN CANDLES, BOTTLE ROCKETS, SKY ROCKETS, FIRECRACKERS OF ANY SIZE, M-80s, CHERRY BOMBS, CHASERS, MISSILES, HELICOPTERS, SKY LANTERNS, PIN WHEELS OR ANY OTHER TWIRLING DEVICES.**

### **RECYCLING 101-THREE BASIC RULES**

Knowing these rules and putting them into practice will help you to recycle more efficiently and will help to ensure that everything that makes it into the bin finds a second life.

RULE 1-Recycle bottles, cans, paper and cardboard

RULE 2-Keep food and liquid out of the recycling bin

RULE 3-NO loose plastic bags and NO bagged recyclables

Ignoring any of the above rules not only contaminates the entire bin, we are also assessed a contamination charged of \$96.00 and the entire bin is disposed of and NOT recycled.



Because the recyclables in this picture were not un-bagged (see Rule number 3 above), the total cost of this pickup is \$296.56 and NONE of the material in the bin will be recycled.

Please do your part to help the environment and prevent wasting your dues payments by following these three simple rules.

Thank you!

### **THESE ARE NOT SUGGESTIONS!!**

Please obey all posted traffic signs.  
Your family, friends and neighbors are relying on you for their safety.



#### **REMINDER FOR DOG OWNERS**



Dog owners are reminded that ALL dogs are required to be on a leash while being walked on streets and common areas. Numerous complaints have been made to the office regarding dog owners allowing their dogs to run off leash while being walked. Allowing dogs to run off leash can pose a serious danger to other dogs, humans and wildlife, even if a dog has no history of aggression or bad behavior. The owner or handler **must maintain physical control of their dog with a leash or chain** at all times while on roads and common areas.

# COMMUNITY CENTER FUNDRAISING COMMITTEE

Sandie and Cyndi

We would like to thank everyone who attended our events. Hope you had some fun, laughs and met some new people.

Our committee receives no budget money to work with. We work through donations.

If you would like to donate items that are new or slightly used for our baskets, you may bring them to the office marked Community Center or Sandie.

**We hope to see you:**

September 17, Saturday — 4 o'clock  
Dinner and Entertainment  
at the Community Center  
Cost—\$25.00 per person

October 8, Saturday—4 o'clock  
Dinner and “Murder Mystery”  
at the Community Center  
Cost—\$25.00 per person

November 6, Sunday—1 o'clock  
“Game Show Day”  
at the Community Center  
No Charge

Check the Shadow Lakes Website, Bulletin Boards, Information Boxes at the Dumpsters for more information.

## ACTIVITIES

A summer of fun has been planned for Shadow Lakes members and their families and guests. A complete list was included in the March issue of the Fossil Footprints. You can stay up to date with changes and any new events by visiting **Facebook** “Shadow Lakes Activities.”, our own Shadow Lakes website and watch the bulletin boards and information boxes located at the dumpsters. We will be sending email and text reminders to those who have signed up for the alerts. If you haven't signed up, contact the office for information on how to “get on the list”.

We are still looking for pool monitors. If interested pick up an application at the office.

We are also always looking for volunteer help during the many activities held during the year.

Cassie

## PROPERTY OWNERS ASSOCIATION COMMITTEE

**Happy Spring to All:**

We are finally seeing some nice weather. With that being said:

1. Please look around your lot for items that need to be cleaned up.
2. Our Reps will be out checking on lots for: mold, mildew, sheds needing paint and lot numbers at front and water sides.
3. Please let your Rep know if you are in need of help. The POAC does have “Wet and Forget” if you need it. This is used for removing mold/mildew on buildings, sheds, roofs, etc.
4. Do not forget your stickers: Boats, Canoes, Kayaks, Golf Carts.

I would like to thank all 23 people who were so kind to give up their Saturday morning for Clean Up Day. Job well done.

Thank you Beth for our refreshments.

Enjoy your summer

**Sher Sohol, Chairman of the POAC**



# SHADOW LAKES SPORTSMAN FISHING CLUB

**Hi Folks,**

Our membership at this time is around 144 and more coming in every day.

Meetings are subject to some limitations, but we are doing what we can to get out any information that we can.

Our adult fishing derby was on May 14<sup>th</sup> and had a great turn out, around 24 people participated, and I want to thank Terry Hintzel, Bill Grabowski Sher Sohol and Peggy McQuarters. Winner were posted on the Fishing Club Bulletin Board in the AC.

Fishing roundtable and information will be at the meetings from our anglers to bring incite in different ways to fish our waters.

Just a reminder as the weather starts to warm up be aware of the heat and sun, Be very cautious and keep hydrated and use sun protection.

This year we added 5" to 7" bluegills, 7" plus perch and hopefully large black Crappie in the fall, along with around 500,000 minnows and other forage.

The Club is around 30 years old and has served our Community by maintaining and improving all types of fishing.

Our normal meetings will be on the 3<sup>rd</sup> Sunday of the month at either the Amenity Center or Community Center or if weather permits outside in the Pavilion. Coffee and donuts usually will be available.

Please consider joining the club if you haven't already. We have a lot of fun at the meetings and our ongoing events.

**Fred Cowell, President Sportsman Fishing Club**

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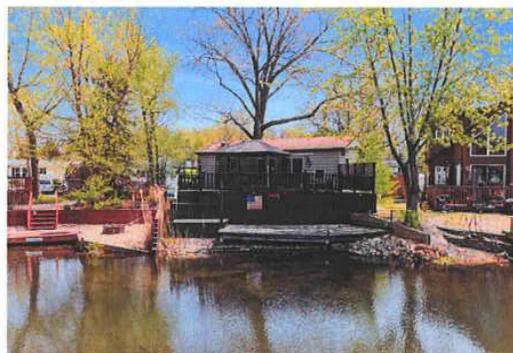
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Data provided by MRED Multiple Listing Service for detached single family and mobile homes closed 11/22/2020 to 11/29/2021

Shadow Lakes II Association  
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2022



**SCHEDULED MEETINGS FOR 2022**

Property Owners Association Committee Meetings are held in the Community Center. 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.

All meeting dates are subject to change.

**POAC                      BOARD OF DIRECTORS**

**April 23—9 am      March 19— 9 am**

**June 18—9 am      May 19—7 pm**

**Aug. 20—9 am      July 16—9 am**

**Sept. 15—7 pm**

**Oct. 15 – 3 pm**

**Annual Homeowners Meeting Follows**

No Meetings in November, December or January  
 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**

Mary Pittman—FC239  
 Mary Landolina—FV30

**Fossil Cove Village**

Betty Lou Linke—FC64  
 Ron Wilczak—FC37

**Explorer Village**

Sue Kielnik-EV54  
 Tom Stec—FV207

**Lighthouse Cove**

Larry Hughes—LHC228

**Appeals—Pat Hintzel—TMV97**