

CTHOA: Projects Planned for 2018

Welcome, Spring! The long, cold winter we have experienced is now in our rear-view mirror, and with the expectation of warmer spring temperatures we are motivated to get down to business and begin our spring projects that we have planned to restore, improve and enhance our wonderful community.

Common Area Landscape Improvements

We will be upgrading planting beds by the addition of new plant material for cul-de-sacs at the following locations — Morningside Road, 2 on Misty Hill Road, Timberline Court, and Valley Court. There also will be replacements of parkway trees that have dyed or are dying.

CTHOA Pond Improvements

- **Sliver Pond (located between Golf Road and Lake Ridge Road)**
Pond bank stabilization will be performed by installing an erosion mat and placing 12"-18" boulders around the entire shoreline, except where there have been plantings installed.
- **Lake Ridge Pond**
Install 12"-18" boulders along the east end of the pond bank edge, between the existing boulders

Storm Sewer Maintenance Program

Inspection of all storm sewer basins and lines will begin in early spring. A follow-up of any necessary replacements and/or repairs will then be completed. Continuation of this yearly maintenance program will be a substantial savings to the Association in years to come

Sidewalk and Curb Replacement

As we have done in previous years, we will be continuing our Sidewalk & Curb Replacement Program this spring. Since 2006, the Association has replaced 65% of the sidewalks. There will also be curb replacements in areas where needed. This will continue to be an ongoing project.

Gatehouse Architectural Updates

After 30 years, it is time to install new architectural roof shingles, gutters, and downspouts. Keeping the Gatehouse up to "Crystal Tree Standards" adds to our front entrance that greets our residents and invited guests each day.

Common Area Landscape Improvements

- The timber structural retaining wall that parallels a portion of the Morningside walking path is failing and requires immediate attention. A new structural retaining wall will be constructed, using Uni-Lock Pisa Block, which will have a much longer lifespan than timbers. Uni-Lock provides a Lifetime Warranty.
- The existing brick paver walks, by the Lake Ridge Gazebo, will be removed and reinstalled to remove the existing unevenness and gaps.

As always, the Board of Directors is concerned with the proper maintenance and durability of our infrastructure. By following our established Maintenance Programs for repairs and replacements we are approaching the future with a plan for long-term cost savings, while preserving the beauty of Crystal Tree.

Thank you in advance for your patience during these times of renovations and improvements.

Dan O'Gorman
Site Management, CTHOA
Schrank & Associates, Inc.

A Guide to our Spring Painting Program

Those of us who have been townhome residents of the Crystal Tree Community are already aware of the procedures of our Townhome Painting Program. If you are new to our community, we would like to help you to get acquainted with this program and the steps that are taken to make it a continued success. Townhomes are scheduled to be painted in 4 year intervals, and with the arrival of good painting weather each spring, the work begins. The 4-year schedule is posted on the Crystal Tree Website, making it easy for you to research the year in which your townhome is scheduled to be painted. Also, for complete information, please review the updated "Painting Procedures" posted on our Website under "Townhome Painting".

We hope that this process will serve to protect your property while preserving values within our community. *Thank you for your cooperation during each Painting Season.*

Painting Committee

Crystal Tree Homeowners' Association

As the Spring/Summer Seasons Approach...

Let's Talk About Dogs, Dog Walkers, Working Dogs & Coyote Awareness

There is no denying that dogs are great companions, and as our pets, they fill a very important place in our families and in our homes. As responsible dog owners, it is our job to make sure that they are seen as a welcome addition to our neighborhood, as well. As a dog owner myself, I've always enjoyed seeing our neighbors walking with their "best friend" at their side, but it comes as no surprise that there are two sides to this dog-walking issue.

Sadly, the approaching sight of some of our well-behaved dogs and considerate dog owners may be unfairly characterized and negatively anticipated, due to a handful of residents who may be unaware of the proper dog walking etiquette that is required within our community. Let's hope that no one would be intentionally abusing these privileges.- I hope we can all understand the frustration of having to put up with the repeated irritation when dog owners do not act in a responsible manner. It is clear that this is a dog owner problem and not a dog problem, so to be sure that we dog owners are on the same page, I would like to review the proper dog walking etiquette within our community:

- All pets must be walked on a leash.
- All pets must be walked within *common areas* of our subdivision only.
- Clean-up is to be done immediately and is mandatory. (Take along those clean-up bags.)
- Private property must be respected.

Dog walkers should also be aware of what are considered as common areas. Some common areas are fairly obvious, but when walking on the sidewalks around the townhomes, the only common area is the small grassy space between the street curb and the sidewalk, not the grassy area between the sidewalk and the townhomes. Dogs should not go "unleashed" when their owners are visiting, or fishing, at the common areas around HOA ponds. Also, many dog owners have been incorrectly assuming that the larger, grassy areas around certain townhomes are common areas (such as the townhomes with larger corner lots). This is also private property belonging to the homeowner and should not be used by dog walkers. The misuse of private property as common area, clean-up issues, and leash issues have been the subjects of most of the complaints that have been received.

Some dog walkers have been infringing on the private property space around townhomes and single-family homes to relieve their dogs, and this infringement has been going on for some time. It is only natural for a dog to be tempted to the scents left by other dogs, so it is up to us, as responsible dog owners, to redirect our dogs to the correct areas and praise them for the correct behavior.

As we walk our dogs, let's all observe the leash law of our community. The leash law is also required throughout the Village of Orland Park. Leash law observance is important, as it keeps the dog walker in control of unforeseen issues that may occur. Let's also be respectful of our neighbor's property and aware of the clean-up requirements. This will serve to promote a neighborly atmosphere, and at the same time we will be preserving the good reputation of our loyal companions.

About those "working dogs" in our community...

Wild Goose Chase will be working to reduce our goose population again this year, using their highly-trained, orange-vested Border Collies, to accomplish this needed task. Our homeowners can also be helpful by calling Wild Goose Chase phone: 708-529-3858 to inform them of the location of any geese nesting or populating around or near their property. Once again, we are asking our homeowners to be alert to these working dogs this season. If you are a dog owner, please keep an extra eye out for this activity. We greatly appreciate your help in keeping your dog from chasing or harassing these Border Collies and their handlers while they are performing this very important job for our community.

One other thing to mention...please be aware of the coyote sightings in our community.

Please be pro-active to protect your dog from approach by these natural predators. Another reason to *always* walk your dog on a leash, and to be aware that those "invisible fences" may work to keep a dog from leaving their yard, but sadly will not protect them from being snatched or confronted by a coyote. Please, for your sake and the sake of your "best friend", do not leave your dog unattended or tied outside for even a short period of time. Coyote activity is mostly from dusk until dawn, but they have been sighted during daylight hours as well. For more information on coyotes, see the "Coyote Awareness" headline posted on our website.

Dan O'Gorman

**Crystal Tree Site Management
Schrank & Associates, Inc.**

Homeowner's Insurance (Townhomes)

The townhomes and patio homes of Crystal Tree are owned by the homeowner. One of the responsibilities of home ownership is to carry insurance for repair and replacement due to catastrophic loss such as wind or fire damage. To carry this insurance is a requirement of the governing documents for the CTHOA. Because the townhomes and patio homes are attached, carrying the appropriate insurance becomes even more critical. In the event of partial or complete destruction of an attached home, the financial ability to reconstruct the building to its original condition affects the value of the attached home and the neighborhood.

Please review your insurance policy to make certain that you carry full replacement cost insurance. You should also make certain that your insurance agent has properly insured your home and has not only provided you with condominium insurance coverage which covers only the contents of your home. Should you have concerns about the type of coverage you should carry, you should provide your insurance broker with section 10(c) of the Fifth Amendment to the Declaration of Covenants & Restrictions, of the Crystal Tree Homeowners' Association. It describes in detail, the requirement for insurance coverage.

You will note that it is also your responsibility to forward a copy of the certificate of insurance to the CTHOA. If you have not already done so, please forward a copy to Schrank & Associates, Inc., P.O. Box 186, Orland Park, IL 60462 or you may fax it to 708-349-3166.

Rose Schrank

Schrank & Associates, Inc.

Architectural Approval Requirements (Single Family Homes / Townhomes)

As a member of Crystal Tree Homeowner's Association, you agreed to comply with the Declaration and Bylaws when you purchased your home. The Architectural Guidelines are intended to preserve the aesthetic integrity of the property. Changes to the exterior of the property require prior written approval from the Board of Directors. As examples, elements that require approval include such items as roofs, windows, doors, decks, lighting, driveway, overhead garage doors, service walkway improvements and landscape enhancements, to name a few.

When submitting for approval, you need to include the following items:

- Full description of the improvement to include the specification
- Completed application (Available on the CTHOA website)
- Application fee (Fees vary depending upon the nature of the improvement requested.) The fee schedule is disclosed on the website.
- Site plan where appropriate with improvement superimposed upon the survey. (Set-backs must be maintained.)
- Samples of materials being used.
- Certificate of insurance from the contractor to include public liability, property damage and workmen's compensation insurance in appropriate limits but no less than \$500,000. The certificate must name the CTHOA as an additional insured.

The committee cannot review and approve the application until all documents are received. It should be noted that while the committee has 30 days in which to review and respond, it strives to process these documents as quickly as possible for the convenience of the homeowner.

Architectural Committee
Crystal Tree Homeowners' Association