Winter Weather

Winter weather arrived with a punch this year! Between harsh temperatures and a huge amount of snow, we all may have become overwhelmed and stir crazy! We give a shout out to the snow crew for their work in clearing and removing it and to residents who helped by moving their vehicles. A thank you also goes to the Property Manager and staff for quick responses to homeowners who experienced damage to homes, as well as fielding a multitude of questions and concerns about potential damage. Please note, the response time frame for emergencies are as immediate as possible. If the emergency is such as a fire, call 911 then Rage Management. Other non-emergencies are handled in the order received, as quickly as possible. The average response time during this polar vortex was less than 5 minutes to one working day. If you had any damage not reported, please email Rage Management, listing only details about the damage, with pictures as appropriate.

How can you protect yourself and your property in such cold weather? Frequent suggestions include:

1. Run a trickle of hot and cold water in sinks to prevent pipes from freezing and bursting. Hot water pipes actually freeze before cold water pipes. Consider wrapping pipes in insulation.
2. Keep the thermostat set at a consistent temperature. Setting temps lower overnight may make it more difficult for the furnace to get the house back up to those warmer temperatures. Add a sweater or blanket to ward off the colder temperatures.
3. Keep the gas tank in the car at least half full. Put vegetable oil on the insides of the doors to prevent them from freezing shut. Put the wipers up off the windshield or use a windshield cover.
4. Put snowmelt on your steps. Shovel your sidewalk in between times the shoveling crew is on-site.
5. Replace attic insulation if necessary, when it’s warmer.
6. Check venting in the attic to assure it is open. If bathroom vents open into the attic, consider having that changed to an outside venting system to prevent moisture buildup.

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7. Be wary of ice dams and leakage inside your home. Please see Garden Quarter Website for an article on the topic.

8. If you see the snowplow on your street, please move your vehicle to clear the parking spaces. Encourage neighbors to do the same. It takes at least 3 open spaces for the snow plows to move snow from the center of the space. Okay, maybe not when plowing happens at 1a.m.!

9. Choose a point to line up your vehicle so you are parking between the yellow lines of your space when they are covered with snow.

**Correct Insurance Coverage: Coded HO-3**

It has come to our attention that some homeowners have the wrong type of insurance coverage for their townhomes. It would be prudent to review your policy if you haven’t done so in awhile. Some insurance agents have suggested condo insurance as appropriate for our homes. It is not.

Our Governing Documents, Re-Stated Declaration and By-Laws 2012, details the specific items to be included. You must have townhome insurance, coded HO-3.

Call the Kane County Land Record Search department at 630-232-5935 to be guided to downloading a copy of our Re-Stated Declaration and By-Laws, updated in 2012. Note: There is a charge for copies provided by Rage Management.

Please remember, it is ultimately the homeowner’s responsibility to assure homes are properly insured. And please, don’t wait until an emergency to discover it is not covered due to a wrong type of policy.

**Recycling**

We appreciate everyone’s cooperation using the dumpsters, and for those of us who are environmentally aware, would also appreciate the correct use of the recycling dumpsters. The recycling is picked up each Wednesday. Put recyclables in the dumpsters that include: glass, tin and aluminum cans and bottles, newspaper, cut down cardboard. No food products are allowed. All other items go inside the trash dumpsters that are emptied on Tuesday and Friday. Each item left outside the dumpsters must have a sticker. TVs and other tech items must not be left anywhere around or in the dumpsters.

**GQ Crime Reports: Theft**

Throughout the years, criminal activity is experienced in our area; just as in all of Elgin. Recently, and thankfully, there has been very little. We do want to report, however, that a homeowner had a catalytic converter sawed off his vehicle. These were items of choice several years ago, prior to the city fining junk dealers who had them on property. According to the Elgin Police, there seems to be a pattern of several being stolen during a given time period, then none for awhile. The last time was the first of February; prior to that, last December.

In the meantime, place toys, bikes and other such items where they are not easily taken. Lock vehicles, homes and other important items. Leave porch lights on after dark. If you see any suspicious persons or activities happening on your street, call the police at 911. We will have more information about expanding our Neighborhood Watch at the March Board meeting.

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**Revised Parking Plan**

The revised Parking Plan has begun. Dumbarton Oaks was chosen for a ‘trial run’. Of course, Mother Nature intervened during which time we have not implemented immediately. Please watch the mail for the packet giving instruction for your street’s implementation. Until then, our current violation practice is active. When homeowners on a specific street receive packets, a timeframe to complete the forms and pick up resident stickers and visitor tags is noted. The Board is implementing this plan because of the increased number of violations, disrupting parking protocol. The intent is to encourage residents to take responsibility for appropriate parking, helping to create a calm, peaceful and safe environment for all concerned. To those who have consistently followed our Rules and Regulations, thank you. Please continue to be a model.

**Holiday Decorations**

Up: one month prior; Down: one month after any of the holidays. For our Christmas season, we always make exceptions because of the weather. The times before and after January 26 are anything but a good outside decoration removal time. As soon as weather permits, do remove them please. We send a thank you to all who brought a festive scene to our neighborhood last season.