

Turnberry Board Update

August 25, 2011

Hello Everyone,

Hope you are all doing well and enjoying the last days of summer. For those of you that were able to attend the first meeting with our new property management company, Seymour, thank you! There was a great turnout and it's wonderful to see so many homeowners excited to meet Bill, the owner, and Nicole, our new manager. Nicole has jumped right in and has been very responsive to all homeowner questions. Unfortunately, Foster Premier continues to hold all our funds hostage, so there really was not much to report from our Treasurer, Dmitriy. Seymour has ensured us that they are on top of our finances and will alert us once our money is finally released from FP, hopefully in the next few weeks. For those who were unable to attend, the video of our meeting should be up on the website in the next few days. We encourage all homeowners to view it and let us know if you have any questions. If you still do not have a username and password for our website, please let us know and we will get you set up.

The front pond aerator has become somewhat of an issue, since it needs to be replaced. At this time, we are working with Nicole to get the situation resolved. The Village of Buffalo Grove is also in the loop. The one in the back pond is working properly and has been put on a timer. We are hoping to have the new aerator up and running very soon.

As you know, we opted out of our landscape and snow plowing contract with Acres. We are very happy to report that we have signed a new contract with Torcolese Landscaping Company. Torcolese will be doing both our landscaping and snow plowing. We were very impressed with this company and were able to negotiate a great deal. With this new contract in place, we will be saving over \$27,000! In fact, for the past several months, the board has been working diligently to cut costs. Attached is a spreadsheet showing you the changes that we have made thus far, resulting in thousands of dollars of savings. Even though we have made several changes, there will be more to come.

Please note that the annual fire alarm testing has been set up for Saturday, September 17th, from 8am to noon. Let your renters know to expect this. We will post memos in our elevator notice holders too.

Our future projects for this year include drawing up the budget for 2012 with Seymour, getting the driveways seal coated, negotiating new contracts with our other vendors and redrafting our rules and regulations. Of course, we are still working on the major issue with the botched 20K+ paint job as well.

We would like to thank everyone for all the positive feedback and support we receive. If you have any issues, please do not hesitate to contact us at board.turnberry@gmail.com. If your renters would like to be included on a distribution list, please have them email us as well.

Respectfully,
The Board