

TUTTLE ESTATES



Tuttle Outlook v2



June 2009

Greetings and warm wishes to our residents and members,

We are very pleased with the positive feedback and member participation since the first introduction of the Tuttle Outlook earlier this year. Moreover, we would like to thank Brian Pifer for his hard work and development of the Tuttle Estates dedicated web page. Please visit our new site at www.tuttleestates.com. You will find this site to be very comprehensive and user-friendly.

We would like to also thank Jessica Wilkerson (messyjies@att.net) and Linda Henderson for volunteering their time and efforts to chair the newly established Neighborhood watch program. Given recent events, the Neighborhood watch program could not be more warranted. Recently, there have been numerous robberies and other related incidences reported to the Plainfield Police Department since the start of the New Year. More specifically, automobiles have been targeted in our community! The Neighborhood watch committee chairperson will be speaking at our upcoming open meeting on July 16, 2009 at 7:00 and we encourage all residents to attend and participate.

Finally, given recent reported crimes, we encourage all residents to double check car doors, remove all valuables, and/or park cars in their garages when possible in the interest of safety and crime prevention. **County Crime Stoppers (1-800-323-6734) is offering a cash reward of \$5000 for any information that leads to a conviction.**

We hope to see a nice turnout at our upcoming open meeting on June 16 and we thank you for your cooperation in making Tuttle Estates community a great place to live! ...Your Tuttle Board of Directors

<u>Resident Article.....</u>	<u>Page 2</u>
<u>Friendly Covenant Reminder / Open Board Meetings.....</u>	<u>Page 3</u>
<u>NEW! Tuttle Estates Dedicated Web Page http://www.tuttleestates.com</u>	<u>Page 4</u>
<u>Committee News.....</u>	<u>Page 5</u>
<u>Report from the Treasurer.....</u>	<u>Page 6</u>
<u>Committee Info / Friendly Covenant Reminder.....</u>	<u>Page 7</u>
<u>Rules and Regulations Highlights / Summary of Foreclosures</u>	<u>Pages 8-9</u>
<u>Contacting the Board / Home Improvements.....</u>	<u>Page 10</u>
<u>Calendar / Friendly Covenant Reminder.....</u>	<u>Page 11</u>
<u>Landscaping Update / Tuttle Estates Business Directory.....</u>	<u>Pages 14 & 15</u>
<u>Important Phone Numbers</u>	<u>Page 16</u>

2 Tuttle Outlook

Resident Article:

Resident Article: A Community Coming Together To Raise Strong Role Models

As summer approaches, I am reminded of why I love our little part of the world that is Tuttle Estates. You can drive down any street in our community and see our children playing together. As parents, we look forward to those days when everyone seems to be a little more relaxed and our kids would rather be outside in the sunshine migrating from house to house, using their imaginations and building friendships, as opposed to indoors watching television or bickering with their siblings. Are you like me? Do you find an extra box of Capri sun making its way to the cart? Do you hear yourself saying more than once a week “you’ve already had one, try a glass of water!” These days with all the economic pressure and the issues of the recession in full mode, finding joy in the simple days of summer is a necessity. As I look around our association, I see many fine examples of our children’s ability to grow and learn from the wealth of knowledge that is available to them, despite the trying times for our country. It is my belief that that a community that comes together to encourage the health and well-being of their children, will prosper. It is our strength and commitment to parent with compassion and love, our willingness to teach, that will enable our children to overcome any obstacles and achieve their dreams.

I have always been proud of the fact that the children in Tuttle Estates all seem to play together regardless of age or gender. It is amazing if you think about all the social clicks that form in schools, or even on the bus. It means we have some emotionally compassionate kids. We should also remember many children playing together create multiple opportunities to learn, not just the good but also the bad aspects of life.

With different age groups interacting and some who click with more than others, it is important that we remind our children to be nice! Many people subscribe to the “kids will be kids” aspect of child rearing. We do not want to be too pushy or fight our kids’ battles. We need our kids to learn how to interact with one another and create healthy relationships with a sense of independence. I think however, we need to remind them of kindness while doing this. We will not always like everyone we meet. Think of all the countless problems that would be solved in this world if we did! It is important that our kids understand that it is okay not to want to play or like someone, however that is their opinion and in some situations it is best kept to themselves. Bullying occurs when we allow our kids to spread those negative feelings. Soon kids feel left out. The little click of kids who think it’s fun to gang up (let’s face it, it’s better to join the group then be left out) begins to form. Who knows why on any given day a kid can have a falling out with another kid. How many times has your kid jumped off the bus only to say “I don’t like so and so because.....” I usually try to get my kids to talk about it. Why is that? How did that make you feel? What do you think that person was feeling? More times than not the squabble is forgotten and they come back the next day as best buddies again. What happens when kids are not able to get over it? Kids talk and act-out whatever is bothering them. They need help being reminded that while their feelings maybe reasonable it will not serve them any positive purpose to antagonize the other child. Older children have more experience in the world of socialization. It is a great time for them to become positive role models for the younger children by sharing in appropriate interactions, even when conflicts emerge. We all have to learn how to get long. I have heard that some parents like to remind their children that the way they behave in public is a representation of their family. I think that is great! Children are like little sponges soaking up everything around them. They take pride in doing well. More good is done when positive feedback is given. As a Community, we need to encourage our children to continue that sense of pride through into, “The way we behave as a community reflects who we are as a community!”

We are a strong healthy community with many great accomplishments; children starting kindergarten, elementary children entering middle school, and seniors off to college blossoming into adults. The outside stress of the world still exists. Did you ever think your kids would grow up to discuss having been a part of a recession? Let us grow happy children who are not victims of these times. Let our kids be the generation who learned coping skills through healthy interactions and positive friendships. We can give our children the tools they need by weaving the message of respect and kindness into our conversations. We can create safe havens in our backyards where all are welcome to play and grow. I am proud to be a resident of Tuttle Estates. I am please that my children have the privilege of being friends with your children, and I look forward to a safe happy summer for all of us who are Tuttle Estates.

.....Proud Resident: Melanie Discher

Friendly Covenant Reminder

X. Recreational Items and Holiday Decorations

1. Any and all recreational items, including temporary pools, basketball hoops, etc, must be stored inside permanently after November 1.

2. All holiday decorations must be removed from each unit within thirty (30) days from the conclusion of the respective holiday. Holiday decorations are to be neatly placed so as to conform with the beautification of the community.

Board Meetings Open to the Public

The following Board Meetings will be open to all Community Residents:

Location – Plainfield Library
June 16, 2009 – “State of the State”
September 8, 2009
November 10, 2009

On the above dates, any resident may appear to listen to questions/answers as they feel free. If you have individual questions, the Board will require you contact us via e-mail within seven (7) days before the meeting and provide us with the question(s) you wish to discuss. The Board will entertain questions the second hour of our meetings, from 8:00 to 9:00 p.m. Depending on the number of persons appearing, we may have to allot time limitations for each individual. During the first hour of the meeting, summaries of various topics, including finances, will be given by the Board to residents. Unless further notice is given, the location of each meeting will be at the Plainfield Library, located at **15025 S. Illinois St., Plainfield, IL 60544**. We welcome all questions and hope to hear from you!

4 Tuttle Outlook



Please take the time to visit our new dedicated webpage. www.tuttlestates.com. You will find links to board notes, budget, businesses, calendar of events, committee information, contacts, covenants, garage sales, home sales, newsletter, 4 the kids, and more. Please add this site to your favorites. The new web site will help connect and inform residents about our community.

Feel free to send comments and suggestions to webadmin@tuttlestates.com.

Tuttle Outlook Electronic Newsletter Sign Up www.tuttlestates.com/Signup.html



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Tuttle Outlook 5

Beautification/Landscaping -

Chairperson: Terry Walters

This committee would be responsible for the aesthetic landscaping of some of our common areas, which might include adding flowers/bushes and also decorating the entrances for holidays.

Welcome - OPEN [Click here to signup](#)

This committee would be responsible for keeping a list of new residents and meeting with them soon after they move to the community to welcome them, provide them information on the community and area, and invite them to participate in any community activities.

Social - OPEN [Click here to signup](#)

This committee would be responsible for setting up any community event, from athletic events, to holiday events, where neighbors and their children can get together in a social setting.

Communication/Advertising -

Chairperson: Jennifer Johnsrud

This committee would be responsible for ensuring timely and prompt communication between the Board and residents in the most efficient and least costly manner. This would include the drafting, creation and delivery of the community newsletter, the Tuttle Outlook. Likely, the chair of this committee will also work hand in hand with the Chair of the Website Committee to ensure communication via the website with our calendar of events, board minutes, board announcements, and budget updates. However, this committee would also help remind residents of activities by using our community Boards, which we anticipate erecting at our entrances before major community events.

Neighborhood Watch

Chairperson: Jessica Wilkerson, Linda Henderson

This committee will represent our community in working with local police/fire officials to ensure the safety of our community. This committee will recruit and organize neighbors, attempt to meet with local law enforcement to discuss community concerns and develop a community action plan, implement a phone tree, and take action steps to train neighbors on using the phone tree in case of emergencies.

Traffic Control -

Chairperson: Eric Laughridge

This committee is responsible for ensuring all traffic safety concerns/issues of the community are given to the local Plainfield police. This committee would likely work in tandem with the Neighborhood Watch committee and with the local police to ensure persons driving through the community are obeying traffic stops and to monitor traffic patterns on our streets.

Use Restrictions/Collections - OPEN [Click here to signup](#)

This committee is in charge of reviewing community grounds on a regular basis as directed by the Board. The committee will report all resident violations to the Board and following up with those violations to ensure compliance.

Website

Chairperson: Brian Pifer - webadmin@tuttleestates.com

The Website committee is in charge of producing a central website for the community. The committee intends that the website keeps the residents as up to date on current Tuttle Estates business. We envision the creation of the website will allow us to communicate more effectively with residents and the community, while bringing you current information, with a splash of color and style.

6 Tuttle Outlook

Report from the Treasurer

Dear Tuttle Residents,

The last edition of the Tuttle Outlook, we summarized the budget and our accounts receivable and payable since 2005. On June 16th, 2009 we are having our first “State of the State” meeting where the Board will report on the finances of our community. In addition, our new website will provide a monthly update on the previous month’s finances in an easy to read format.

As a quick summary, we are making strides in collecting past due assessments and we will continue to pursue options to collect those past due amounts. All money collected from past assessments will go into the community reserve account. We have opened a separate bank account for the communities’ reserves and transferred appropriate funds into that account. The HOA is current on all bills and obligations at this time.

Lastly, the Board decided to reduce the amount of money spent on landscaping expenditures originally budgeted. These expenditures are being paid out of the community reserve account. A summary of the expenditures and the communities’ reserves will also be given at the upcoming State of the State meeting on June 16, 2009.

I would encourage you to go to our new website www.tuttleestates.com and check out how our community is doing financially.

Sincerely,
Board Treasurer, Charley

Tuttle Outlook 7

DO YOU WISH TO GET INVOLVED THIS SUMMER? JOIN A COMMITTEE

The Board is seeking assistance from all residents interested in offering their time to serve on a committee. Your help is greatly appreciated! Below are the Chairpersons for each committee. If interested in serving on a committee or being the chairperson of a committee, please email the Board at tuttlestateshomeowners@hotmail.com. The more positive participation - the better off our community is! Thank you all for your interest!

COMMITTEE

Beatification/Landscaping
Communication/Newsletter Tuttle Outlook
Neighborhood Watch
Traffic Control
Webpage
Welcome
Social
Use Restriction & Collections

CHAIRPERSON

Terry Walters
Jennifer Johnsrud
Jessica Wilkerson, Linda Henderson
Eric Laughridge
Brian Pifer
OPEN
OPEN
OPEN

!Thank you to all residents who are volunteering their time and efforts!

Friendly Covenant Reminder

6.08 Nonpayment of Assessment:

- (a) Any assessments, Regular, Annual, Special or Capital Contribution, which are not paid on the due date, shall be delinquent. Such delinquency **shall be a continuing lien** and an equitable charge running with the land touching and concerning said Lot so assessed, held by the then Owner or Owners, his heirs, devisees, personal representatives, assigns, successors and grantees.
- (b) ...The lien shall attaché to all rents due from the parties in possession on any Lot on which a delinquent assessment exists, provided that it shall be subordinate to a mortgage held by a mortgagee when delivered in connection with a first mortgage loan to purchase any Lot.
- (c) Should any assessment remain unpaid thirty (30) days after it has become delinquent, such assessment shall bear interest at eighteen (18%) percent per annum.
- (d) The Association may recover any delinquent assessments by bringing an action at law or in equity (including forcible entry and detainer) against the then Owner personally obligated to pay same or foreclose the lien against the Lot. Such recovery shall include interest, costs and reasonable attorneys' fees incurred in connection with any such action.

8 Tuttle Outlook

Friendly Covenant Reminder

IX. Storage

1. No items shall be stored in the front, side or rear of any unit which shall pose a hazard to any unit or individual or may be judged to be unsightly or to disrupt the visual conformity of the property.
2. Firewood shall only be stored on the patio and all wood shall be neatly stacked.

E-Mail Campaign

We are currently up 18 E-Mails since our last publication.

*“Share with a neighbor and be part of our Summer 2009 paperless communication efforts - **98** of 248 homes and counting.”*

tuttleestateshomeowners@hotmail.com

III. Selling a Unit

1. The Seller must obtain a statement of “paid assessments” from the Board which certifies that all assessments have been paid in full to the date of closing of the sale. The Board will prepare and process the paid assessment letter and any other necessary forms for the homeowner. **There is a minimal charge for this service.**

2. If a residence has been in foreclosure within the year prior to sale, a one-time foreclosure fee of \$200.00 will be assessed against the property, to be paid by the seller at closing.

3. It is the responsibility of the Seller to provide the Buyer with the following documents at closing: www.tuttleestates.com/RulesRegs.htm

a. Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions for Tuttle Estates Community Association

b. Declaration of By-Laws for Tuttle Estates Community Association

c. Tuttle Estates Community Association Rules & Regulations

FORECLOSURE / COLLECTION SUMMARY

With the state of the economy in the throgs of a deep recession, our community has been affected by its share of home foreclosures. Currently, there are thirteen (13) pending foreclosures in our community, which amounts to just over 5% of our homes. Many of these residents have not paid assessments, and it becomes a significant challenge collecting dues in such a situation. Residents can be assured the Board is seeking all avenues possible to collect past due assessments. The Board has recently consulted with an attorney who specializes in HOA law and plans to aggressively seek reimbursement from those who owe. Members of the Board have also been working with various banks whom own many of these foreclosed properties to collect past due assessments. The Board will vote at an upcoming meeting on the institution of a foreclosure fee of \$200, which will be due at closing for any seller whose home has been in foreclosure in the year preceding a real estate closing. All of these measures are meant to ensure the collection of dues owed to Tuttle Estates and ensure the financial health of the HOA.

.....continued on P. 12

10 Tuttle Outlook

CONTACTING YOUR BOARD

The Board can always be contacted via e-mail at tuttlestateshomeowners@hotmail.com. As always, we encourage all suggestions, questions and/or concerns. Please be advised it is Board policy that an e-mail will be returned within 14 days. As we are sure all homeowners are aware, the Board is made up of persons volunteering their own time. In many instances, an appropriate response may need to be discussed among all Board members and, therefore; responses may not be as timely as we would like. We hope the community understands the Board will make all reasonable attempts to return e-mails as promptly as possible.

PLANNING A HOME IMPROVEMENT?

Please be reminded to check with this Association and the Village of Plainfield for any home improvements you might be planning for the upcoming year. Our Declarations require Board approval for additions, such as fences, patios, swimming pools, etc. Additionally, the Village requires permits from most improvements. If you anticipate a home improvement project, the Board requires you complete a Home Improvement Application, which we have conveniently available for you on our website at:

<http://www.tuttlestates.com/images/HomelImprovApp.pdf>.

Please plan accordingly. See all rules and regulations at www.tuttlestates.com/RulesRegs.html

Tuttle Outlook 11

Remember:

The Tuttle Outlook is Available Electronically
Please provide us with an e-mail account and include your lot # and contact info. PDF Forms only please.

PRINTING HELP NEEDED!

Any company who aids in the production of **The Tuttle Outlook** will receive a free advertisement!

COMMUNITY CALANDER OF EVENTS

State of the State Meeting – June 16, 2009 – Plainfield Library – Open to all Residents

Community Bike Ride – July 18, 2009
(Start location and time TBD) See Web Page for Updates

2nd Annual Bean-Bag Tournament – August 9, 2009
(Announcement on location, time, and price per team TBD)
See Web Page for Updates

Friendly Covenant Reminder

VIII. Noise, Activities

1. No noise, fireworks, music or other sounds will be permitted at any time in such a manner as to disturb or annoy other residents. The Association shall levy a fine to any Owner who fails to comply.

12 Tuttle Outlook

.....continued from Page 8.

The Board will make a summary presentation of all accounts past-due, including those in foreclosure, at the upcoming State of the State meeting on June 16, 2009. We will summarize our efforts to collect past-due assessments, as well as our policies moving forward. We encourage all residents to attend this informative meeting and we look forward to seeing many of you at that time.

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Attention Members- Notice Re: Assessments:

To any and all Members who have not paid the \$180 assessment – you are past due and a fine of \$50 has likely been assessed against your account per our Rules & Regulations. Interest will also be charged until full payment is made. The Board implores you to make payment immediately or contact the Board regarding same. The Board can be reached via email at tuttleestateshomeowners@hotmail.com or by writing to Tuttle Estates Community Association, P.O. Box, 1588, Plainfield, IL 60544-1588.

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14 Tuttle Outlook

Landscaping Update

Landscaping around the ponds of the community was completed in the third week of May. We've received many great responses from residents and we hope the community can enjoy the new trees/plants for many years to come.

Lighting is scheduled to be added to the center island of our entrance off of 127th street the week of June 15, 2009. We anticipate the work taking a few days. This addition will add to the safety and beauty of our front entrance area for all residents. Visit the community website for further updates.

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Tuttle Outlook 15

Tuttle Estates Community Business Directory

If you would like to be included in the directory, please send an e-mail to tuttleestateshomeowners@hotmail.com with subject - "Business Directory" with your information. We'll need your name, age, phone number, business name, service offered, rate (or you can list it as "negotiable"), and any other information you care to provide. We will only accept listings from Tuttle Estates Community members.

Please remember to update your information as it changes

Note: All information, including rates and references, should be verified by the homeowner.

Services	Name	Phone	Fee	Information
Carpentry/Trim	Terry W.	630-225-1477	Neg.	Stay-at-home dad with 15 years experience
Legal	Quinn, Meadowcroft & Marker	630-759-7000	Quoted for services	Practicing over 10 years in areas of injury and real estate law.
Pet-Sitting	Laura G.	630-854-8841	Quoted for services	Pet-sitting, walking, etc.
BP Graphics	Brian P.	bpifer15@aol.com .	Quoted for services	Website, Design, Layout
Matt's Handy Man Services & Painting	Matt D.	630-234-7353 Tuttle Clients	Quoted for Services	Local Fireman, 13 years exp Rent indoor scaffolding \$25 Master Visa Accepted
Lawn Care	CuttingEdge LAWN CARE Ken S.	630-330-3700	Quoted for Services	Lawn Mowing, Edging, Core Aeration, Dethatching, grub Fertilizing, Hedge Trimming

16 Tuttle Outlook

Important Phone Numbers

LOCAL RESOURCES

Cable – Comcast	866-594-1234
Cable – Direct TV.....	888-663-4402
Crime Stoppers	800-323-6734
Chamber of Commerce.....	815-436-4431
Code Enforcement	815-439-4806
Electric – ComEd.....	800-334-7661
Fire District – Plainfield.....	815-436-5335
Garbage – Waste Management.....	800-747-2278
Gas – NICOR	888-642-6748
Hospital- Edwards Outpatient.....	815-731-3000
J.U.L.I.E. Digging	800-892-0123
Library – Plainfield.....	815-436-6639
Park District	815-439-8812
Plainfield Park District.....	815-436-8812
Plainfield Police.....	815-436-6544
Post Office.....	815-436-9641
Public Works.....	815-436-3577
SBC	800-244-4444
School District – Plainfield.....	815-577-4000
Sheriff’s Dept. – Will County.....	815-727-8895
Vacation Patrol – Plainfield Police....	815-436-2341
Village Hall.....	815-436-7093
Water/Wastewater.....	815-436-3577
Wheatland Township Assessor	630-851-9740

Advertise Here!

Please send all ads and advertising inquiries to:

tuttleestateshomeowners@hotmail.com with subject “Advertising.” If you cannot send them electronically, please mail them to: Tuttle Estates Homeowners Association, P.O. Box 1588, Plainfield, IL., 60544-1588.
Attn: Ads.

Deadline for submissions is the 20th of March, July and November of each calendar year

“Thank you to all the residents who have been helping with committees, web page, grounds, and Tuttle Outlook”

How Do I Contact the Board?
Tuttle Estates Community Association
P.O. Box 1588, Plainfield, IL
60544-1588

or

tuttleestateshomeowners@hotmail.com
Visit our Website at: www.tuttleestates.com