

Report from the Treasurer

Dear Residents:

Since our last newsletter, the landscaping project has been completed. We also installed rain sensors to our sprinkler system to save on our water bill. Currently, we are looking at our 2010 budget. In doing so, we are considering a management company for some or all of our community tasks. We have several proposals and this is in the preliminary stage. We have taken some aggressive steps to collect "bad debt". We have sent two residents to our lawyer and one has already contacted them to settle their responsibility. The other, however, we have filed suit against. As of the August bank statements we have a balance of \$8,255.79 in our reserve account and \$20,456.53 dollars in our checking account.

We are currently on pace to be under our budgeted amount, so we expect to be able to put around 5,000.00 dollars in our communities reserve account. It is important that we start building a reserve since there are larger expenses that will need to be paid for down the road. In addition, any "Bad Debt" collected will also go directly to the community reserve account and we do expect to be able to put additional money in that account as "bad debts" are paid. When homes already in bankruptcy are sold, we have been able to recoup all dues owed, many times including interest and late charges. On our community website, there is a report of monthly finances, which is typically updated following our Board meeting. Should you have any additional questions, feel free to view the website reports or send an email to tuttleestateshomeowners@hotmail.com and I will be happy to respond.

Sincerely,

Charley Galassini - Tuttle Estates Community Treasurer

E-Mail Campaign

We are currently up 12 e-mails since our last publication.

*"Share with a neighbor and be part of our New Year paperless communication efforts - **110** Of 248 homes and counting."*

tuttleestateshomeowners@hotmail.com

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.

COMMUNITY EVENTS

Tuttle Estates Deck Crawl. Come join us for a deck crawl **Saturday, October 3rd** starting at 8pm. 5 stops along the way, 45 minutes at each home. \$10 per person. Please RSVP by this Sunday, September 27th. ADULTS ONLY please. To RSVP, call Kim Grispo at 815-577-5431 or email her at kgrispo@comcast.com.

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.

**COMMUNITY IN NEED OF RESIDENTS TO RUN FOR HOA!
ELECTIONS - FEBRUARY 2, 2010 AT THE PLAINFIELD LIBRARY!**

Open Seats include: President, Vice-President, and 2 Board of Directors

The Board is looking for qualified and dedicated residents willing to give their time and talents to the Board. Please see the front page of this Newsletter for more information on running for a position. The Board would like to encourage anyone interested in running to contact us with any and all questions. Thank you to all residents who consider running!

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CONTACTING YOUR BOARD

The Board can always be contacted via e-mail at tuttleestateshomeowners@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.tuttleestates.com/images/HomeImprovApp.pdf>.

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



Please take the time to visit our new dedicated webpage: www.tuttleestates.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@tuttleestates.com.

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

Attention Members – Give us Your Input!

Board Looking into HOA Management Company. Due to the time commitment and involvement the present Board, as well as the impending Board turn-over, the current Board is considering having a management company perform some, if not all of the major tasks of our community. In consideration of same, we have taken some preliminary bids from management companies. As many of you know, management company fees can be exorbitant, and thus, we have to weight the cost versus the need and time constraints of the Board.

Ultimately, the Board plans on leaving the decision on whether to contract with a management company, to the new 2010 Board. The current Board expects to consult wit the 2010 Board to determine whether its new members wish to continue to be resident driver or whether a management company might help overall management of the community. In the interim, the Board is simply obtaining bids to be able to supply the new Board with ample decision making ability. For these reasons, we implore any persons with the time and expertise to consider running for the Board as we would like to continue being resident driver to keep all resident assessments at a minimum. Any questions or comments on this issue can be e-mailed to us at our hotmail account.



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Landscaping Update

The lighting of our monument off of the intersection at 127th Street is complete. We appreciate all the positive feedback! The lights will add to the safety and beauty of our front entrance.

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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

Open Meeting

Tuesday November 3, 2009

Elections

Tuesday February 2, 2010

The above meeting dates are open to every resident in Tuttle Estates. During the first hour of the meeting, summaries of various topics, including finances, will be given by the Board to residents. 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. 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!

FORECLOSURE UPDATE

We are now up to 15 active foreclosures in our community. Over the past two years, foreclosures have risen and community property values have suffered as a result. This is the unfortunate effect our economy is having on residents; however, we are not alone. Statistically, our community falls in line with the average percentage of foreclosures both statewide and on a national scale.

The Board is continuing efforts to obtain all outstanding HOA dues from foreclosed properties, and we have been successful over the past year in recouping most of our losses from years past. In addition, we have taken a vigilant approach to past-due residents, in attempts to collect before residents homes ever go into foreclosure. We have sought representation from the law firm of Keough & Moody, who specializes in collection of HOA dues. We have currently filed suit against one resident for past due assessments and will continue to do so in the future.

The Board is also working to ensure all foreclosed properties are visually presentable. This includes contacting the owner(s), the Village, and/or reality companies in charge of maintaining the property for the banks. We will continue to work to ensure all dues are collected and our property is well maintained. We thank you for your patients in these endeavors.

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.

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. www.qmmlaw.com .
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

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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”



Tuttle Outlook v3
October 2009

Greetings and warm wishes to our residents and members!

Fall is in the air and 2010 will arrive before we know it, which means it is that time of year for the Board to consider next year’s budget and upcoming elections. With these important events upcoming, we ask all residents to take the time to become involved in your community and we hope to see many of you during our upcoming open meetings and/or for elections in February of 2010!

STATEMENT WITH RESPECT TO BEAN BAG TOURNEY. We would like to thank all those who participated in the Bean Bag Tournament, but especially social chair Amy Muscarnero and Kim Grispo for organizing and running the event. A great time was had by all who attended! Also, the Board would like to give a special thanks to J-Todd’s for its donation and contribution.

UPCOMING ELECTIONS! There may be up to five vacancies on the Board this upcoming year, which will need to be filled. **Elections for the 2010 year will be held on Tuesday February 2, 2010.** Due to the large amount of vacancies, the Board is asking all residents, particularly those with any skills that might benefit the community, to consider running for a Board position. More information on open positions will be discussed at our upcoming open meeting on **Tuesday November 3, 2009 at the Plainfield Library.** We encourage members to attend, especially those considering running for a board position. In addition, anyone interested in running must complete an Application Form, which can be found on-line at: <http://www.tuttleestates.com/images/BoardMemApplication.pdf>. Please return this form to the Board at tuttleestateshomeowners@hotmail.com before January 1, 2010. The Board highly recommends any resident wishing to run for a Board seat attend the upcoming November meeting, as turnover planning will be disused. We thank all residents who decide to step-up and devote their time to the community and we look forward to a seamless transition to a new Board in 2010!

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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