



# Bloomfield Club News

*Bloomfield Club Recreation Association*

## ANNUAL HOMEOWNERS MEETING

At the Annual Meeting, Paulette Wirkus was elected Treasurer for a three year term.

**Congratulations Paulette!**

Some Of This Year's Accomplishments:

- The library windows were replaced.
- A new refrigerator and microwave were purchased.
- Various repairs are ongoing, including concrete repairs to the ramp & masonry entrance repairs. Upcoming will be asphalt repairs at the clubhouse and pathways.
- An engineering firm has been retained to provide us with a study to repair the pool/spa pumps.
- The pool season was a success. Thanks for your cooperation with our first season without lifeguards.
- Thank you to all the volunteers of the Social Committee, and those that helped the committee. They will have hosted **25** events by the end of this year!!!

**October 2023**

**Board Meetings**

**All at 7:00 pm**

|              |                   |
|--------------|-------------------|
| <b>BCI</b>   | <b>October 5</b>  |
| <b>BCII</b>  | <b>No Meeting</b> |
| <b>BCIII</b> | <b>October 24</b> |
| <b>BCRA</b>  | <b>October 18</b> |

## **BCIV REPRESENTATIVE**

Congratulations to **Paraj Mathur** For being selected as the BCIV Representative to the BCRA Board of Directors.

## **The Advisement Survey Results are:**

### **To Keep The Spa Open:**

51 Yes

42 No

### **To Have a Monthly Assessment:**

37

### **To Have a One Time Assessment:**

57

Thank you for your input!

## **SOCIAL COMMITTEE 2023 UPCOMING EVENTS!!**

**Social Committee Meeting on 10/3 @ 7 pm  
Bring your ideas and join us!**

**Coffee & Conversation  
10/19 & 11/16 at 10 am**

**Bunco  
10/5 at 10:00 am  
\$5 Fee and Cash Prizes**

**October Book Club & Author Signing  
Monday, 10/16 at 6:30 pm  
Book is Peonies for Paige: A Sweet New Adult  
Romance by Bloomfield Resident  
Kasey Kennedy. Copies are available at the  
Clubhouse for \$10, and also available  
on Amazon**

**Bingo Returns!!  
November 3, 6-7:30 pm  
BYOB and/or snacks**

**SAVE THE DATES!  
HOLIDAY PARTIES!!**

**Kids Party: December 2, 10am-12pm  
Adult Party: December 10, 4-7 pm**



The Chili Cook-Off Winners:

- 1st- Barbara Chranko (middle)
- 2nd- Karen Williams (right)
- 3rd- Laurie Dring (left)

Thanks to all who voted!!



### **CLUBHOUSE**

Telephone: 630-529-9660

Website: [bloomfieldclub.org](http://bloomfieldclub.org)

E-mail: [club@bloomfieldclub.org](mailto:club@bloomfieldclub.org)

Bloomfield Club's Social  
Committee Presents:

October Book Club



We're Reading:  
***Peonies for Paige:  
A Sweet Romance***  
by Kasey Kennedy



Paperback Copies are available at the Clubhouse for \$10.  
Also available online at your favorite book retailer.

Read the book before our meeting and bring your  
favorite parts for discussion.

We'll have a book signing with the author!

Monday, October 16 \* 6:30-7:30 PM \* Clubhouse Library  
**RSVP:** (630) 529-9660 or email [club@bloomfieldclub.org](mailto:club@bloomfieldclub.org)

If you have any questions, please contact Laurie Dring at [lauried1654@gmail.com](mailto:lauried1654@gmail.com)  
or call or text Laurie at 1-630-743-1852.



The background of the poster is decorated with various watercolor illustrations of autumn-themed elements. At the top left, there are several large, vibrant leaves in shades of orange, red, and yellow. To their right, a branch with green and yellow leaves is shown, along with a cluster of acorns. Further right, there are clusters of small, round berries in orange and purple. On the right side, a single large leaf with orange and red hues is visible. Below the main text, there are illustrations of mushrooms in shades of orange and brown. At the bottom, there are more clusters of purple berries and various types of leaves in yellow and orange tones.

Bloomfield Club Presents

# COFFEE

*& conversation*

**OCTOBER 19 @  
10:00 AM**

*Fall Gathering*

WELCOME TO BRING A  
FRIEND OR SHARE A  
RECIPE!

Bloomfield Club Presents

# Bingo Night!

*featuring a 50/50 raffle and cash prizes!*

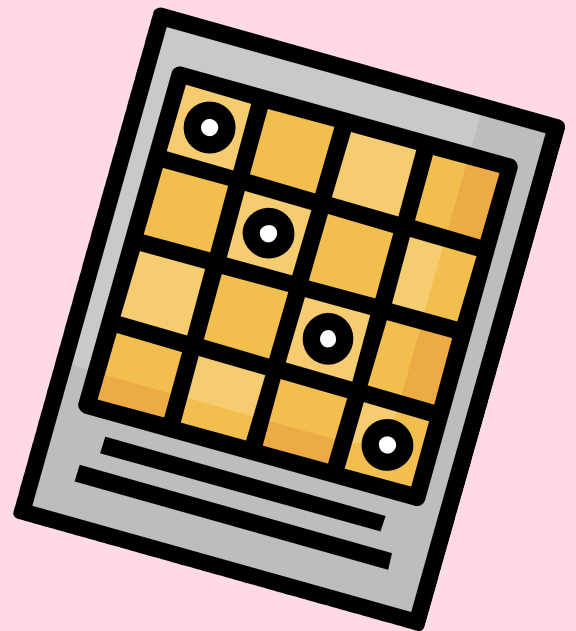
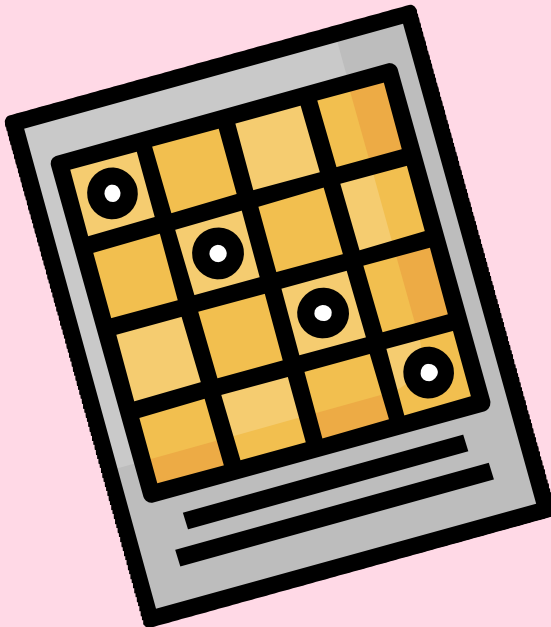
**BYOB: bring your own beverages!**

**Free of cost - all attendees get 1 card free**

**Additional cards: \$5.00 each**

**Friday, November 3**  
**6:00-7:30 pm**

**AT THE CLUBHOUSE - DOORS OPEN AT 5:30!**



**RSVP TO THE CLUBHOUSE:**

*At the clubhouse* 📍

*or call (630) 529-9660* 🌐



BLOOMFIELD CLUB PRESENTS  
**SAVE THE DATE!**



**HOLIDAY**

*Party*

**SPECIAL PERFORMANCE:**

**PETER MILETIC: THE PIANO MUSIC MAN!**

PLAN TO CELEBRATE WITH US IN A FESTIVE ATMOSPHERE WITH A  
JINGLE BAR, SING-ALONG MUSIC, FOOD, AND FUN!

**Sunday 12/10 | 4:00-7:00 pm**

**Detailed info coming soon!  
Look out for our newsletters + emails**

**Next planning meeting is on Tuesday, 10/3 at 7:00 pm.  
Join us to help create a fun, new party!**

# Bloomfield Club Social Committee 2023

Mark Your Calendars!

More Info Coming on each event via e-mail and clubhouse newsletters!

## 2023 Social Club Meetings

1<sup>st</sup> Tuesday of  
Each Month

7:00 p.m.

Remaining  
2023

Meeting Dates:

10/3

&

11/7

&

12/5

## Bingo

Friday 11/3

6:00 - 7:30

Book Club & MEET  
THE AUTHOR

DATE: Monday 10/16

TIME: 6:30 - 7:30

BOOK: Peonies for  
Paige: A Sweet New  
Adult Romance by  
Bloomfield Resident

Author: Kasey  
Kennedy

Read the book on  
your own & come to a  
discussion with the  
author. Book on  
Amazon

## Chili Cook Off

9/23

2-4

Stop By &  
Taste & Vote

## Holiday Party

Sunday

12/10 4-7

Entertainment!  
Food/Fun!

## Santa & Mrs.

Claus Meet &

Greet & Kids

Holiday Craft

Saturday 12/2

10-12

## Monthly Events:

Bunco

10/5

10:00 a.m.

\$5.00

Hosted by:  
Sheri & Sue

\*\*\*\*\*

Coffee &  
Conversation

10/19 & 11/16

(10:00 a.m.)

Hosted by:

Terri & Sue

\*\*\*\*\*

Game Day:

10/30 & 11/27

10:00 a.m.

Have an idea for  
an event? Want to  
plan an event of  
your own?

All ideas are  
welcomed and  
encouraged.

Ask your kids  
what type of  
events they would  
like to have! Get  
Involved & Meet  
new Friends

Call Denise with  
any questions 630-  
814-3679

Or e-mail:

denisemarie0611@gmail.com





# APRIL'S R.E.DESIGN BUZZ



## Get a Second Opinion!

*I won't underprice your home.*



### **Elevate your home's appeal with STAGING Specialist, ME!**

Staging your home is a powerful strategy that can lead to more competitive offers. By purposefully arranging furniture, decluttering, and adding tasteful decor, your home's best features are captured in an inviting atmosphere. Buyers can also see the full potential of your home and better imagine themselves living there.



### **Get a Second Opinion**

Many people hire the first agent they meet or rely on a referral from friends and family without properly vetting the agent. Selling your home can be a complex transaction you don't want to leave money on the table. Some agents will undervalue your home. Make sure to ask each agent how they will market your home and what price they will list it for. This is one of your most important assets make sure you hire the right agent for the job.



### **Attract More Buyers with MODERN Marketing**

Your home needs a complete marketing strategy to attract more buyers and stand out in our local market. I'll showcase your listing with a creative and proven plan that includes social media marketing, professional photos, online exposure, and the latest real estate tech to capture buyers' attention and generate offers.

## CONTACT ME TODAY!

Your Location and Amenities can command more money Inventory is incredibly low. Call me today for your **No-Obligation** Consultation. Don't leave money on the table. Get a 2nd Opinion.



Visit [AprilGetsYouMoving.com](http://AprilGetsYouMoving.com)

45 S Park Suite 300 Glen Ellyn IL | 630-287-0908 | [April@thehieronymusgroup.com](mailto:April@thehieronymusgroup.com)





# Work with a broker who does more!

Contact me to see how you can \$ maximize your home sale for a refreshing view.

## >> INTIMATE MARKET KNOWLEDGE

Over the last 30 years you may have seen me at the pool, on the tennis courts, in the workout room, in my gardens, walking my dog or out with my children. As an original homeowner in the Bloomfield Club, I have the ultimate advantage selling homes in the area because I know the real value of what our neighborhood has to offer.

## >> EFFECTIVE MARKET STRATEGY

My diverse experience, perspective, insight and creative ideas help tell your home's unique story. I utilize a multi-dimensional approach, including professional photography, digital advertising, high quality print materials and global web exposure, to place your property in a position to achieve your goals and maximize your margin. I am not a volume producer, I am a margin maximizer.

## >> PERSONALIZED SERVICE

When you are navigating the real estate market, you need someone who will listen to you, help you clarify your goals, and create a personalized real estate plan that will get you where you want to be. Thoughtful, attentive service and straight advise has been a cornerstone of helping my clients buy and sell homes since 2006.



*"Kathleen is wonderful to work with. She helped me buy a prestigious townhouse in Bloomingdale for \$20k less than the appraised value, sold my condo 1 day early (scheduled to hit the public market the next day) at double the price that I had paid for, and helped me sell the same townhouse 4 years later at almost a 25% gain and during the height of the corona virus in March 2020. We were lucky to meet her randomly during an open house, and have been blessed in each of our 3 transactions with her. I highly recommend her to anyone who wants to buy or sell."*

Choosing the right partnership can make all the difference!  
Contact me if you want to see the best strategy for your goals.

Scan to view my personal brochure with complete list of services and credentials



**Kathleen LaManna**

Managing Broker, REALTOR® | 630.745.1376  
KLaManna@StarckRE.com | klamanna.StarckRE.com  
CSC, GRI, SFR, OBA, e-Certified, Luxury Collection Specialist



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**STARCK  
REAL ESTATE**

# Caring For My Neighbors With Proven Results!

With over \$40 MILLION in Bloomfield Club CLOSED TRANSACTIONS, you can understand why so many have entrusted me with their real estate transactions. Your best sale is always my top priority!

## Selling and Purchasing in Today's Market

With the low inventory and high demand for homes, the process of selling your current home and purchasing another home can be challenging. Most seller's are not accepting offers contingent on the sale of your current home. There are programs to assist with that and I have lenders to get you to the closing table.



Our Bridge Loan programs\* can help you purchase a new home before your existing home is sold. If a seller is unwilling or unable to consider purchase offers with sales contingencies, we have two programs to choose from.

### CLOSE WITH CONFIDENCE BRIDGE LOAN

Designed for borrowers in contract for the sale of their existing property and wanting to make an offer on another property without a sales contingency. Take the equity from your current home (that is pending sale) and use the funds to purchase your new home.

### DEBT INCLUSIVE BRIDGE LOAN

Designed for borrowers who want to take equity from their current home that is listed for sale and use funds to purchase another home. All debts for departing residence including payments on bridge loan (if any) are factored into total DTI when purchasing the new home.

|                          | CLOSE WITH CONFIDENCE   | DEBT INCLUSIVE  |
|--------------------------|---|---|
| Departing Residence      | Pending Sale  | Signed Listing Agreement  |
| Bridge Loan Amount       | Up to \$750K  | Up to \$750K  |
| Loan Term                | 6 months  | 6 months  |
| Min FICO Score           | 680   | 720   |
| Max CLTV                 | 90%   | 80%   |
| Max Debt to Income (DTI) | DTI based on max allowed by purchase transaction, not to exceed 50% | Not to exceed 70%. Borrower must qualify with all payments incl. Bridge on departing residence & new purchase |



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Call Kathy

For a NO Obligation Consultation



**Kathy Maykut**  
RE/MAX All Pro - 630.577.7929



REAL ESTATE PRACTICE IS NOT ABOUT SELLING OR BUYING A HOME. IT'S ABOUT REPRESENTING YOUR CLIENT'S GREATEST ASSET TO YOUR CLIENTS GREATEST BENEFIT.

ALEX DELGADO

**RE/MAX ALL PRO**

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@kathymaykutrealestatebroker



[www.KathyMaykut.com](http://www.KathyMaykut.com)

If your home is currently listed with a Broker, this is not intended as a solicitation.