



Bloomfield Club News

Bloomfield Club Recreation Association

CALL AND NOTICE: ANNUAL HOMEOWNER'S MEETING

September 20 at 7:00 pm

The purpose of the Annual Meeting will be the election of one Member of the Association to the Board of Directors for a three year term and transact other business as required. If you would like to run for a Board position, contact the Clubhouse by Friday, Sept. 15th to be included on the ballot. Candidates may also be nominated from the floor. See information for this meeting on **page 3**. We need your participation at this meeting. If you cannot attend, please nominate a representative. The Proxy Form is on **page 5**. **PLEASE RETURN BOTH THE PROXY AND CALL & NOTICE FORMS TOGETHER TO THE CLUBHOUSE, OR BRING TO THE MEETING.**

The Outdoor Pool

Closes Monday, Labor Day,
September 4th at 8:00 pm.

The Indoor Pool and Spa remain open year round.

Please check the pool Lost & Found for any forgotten items! All items will be disposed of if not claimed by September 30.

September 2023

Board Meetings

All at 7:00 pm

BCI	September 7
BCII	September 27
BCIII	September 26
BCRA	September 20

The 2023 Annual Meeting for residents of BC-IV will be held on Tuesday, Sept. 26 at 7:00 pm. The purpose of this meeting is to elect BC-IV's representative to the BCRA Board.

Garage Sale

Fri & Sat Sept. 15 & 16

9:00 am—4:00 pm Rain or Shine

Signs will be put up at the Schick & Butterfield entrances.

The Village will advertise along with online advertising.



SOCIAL COMMITTEE 2023

UPCOMING EVENTS!!

Social Committee Meeting on 9/5 @ 7 pm
Meeting will focus on the **Holiday Party**.
Bring your ideas and join us!

Coffee & Conversation
9/21, 10/19 & 11/16 at 10 am

Bunco
9/7, 10/5 at 10:00 am
\$5 Fee and Cash Prizes
Special Evening Bunco!!
Friday, September 15, 6-7:30 pm
Please RSVP by 9/13

Chili Cook Off 9/23 from 2:00-4:00 pm
Please RSVP by 9/8, rules attached

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, book available on Amazon

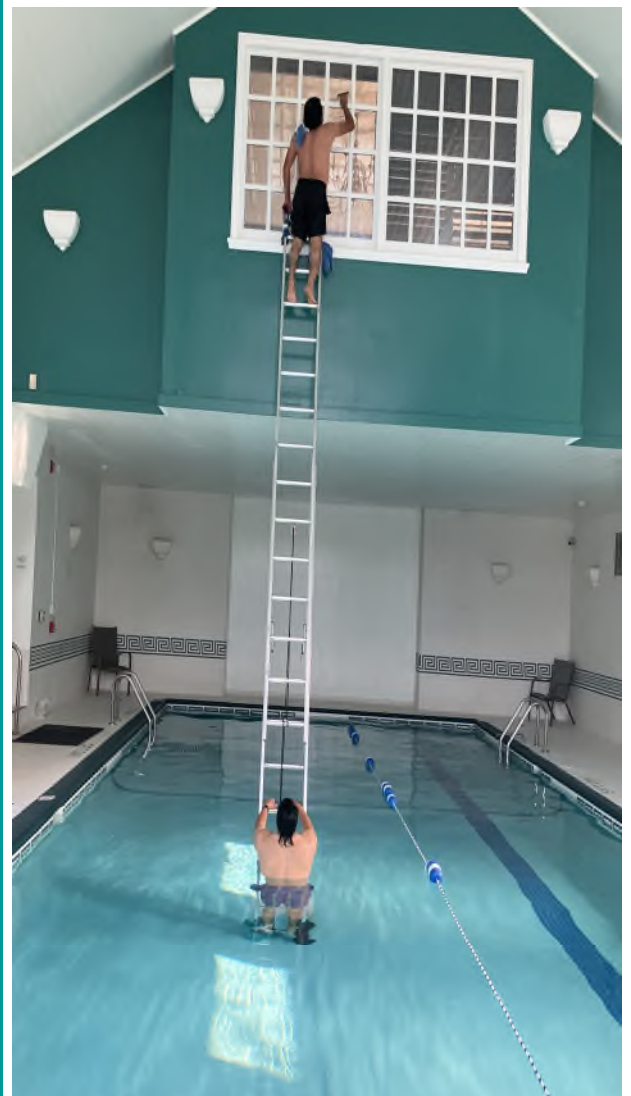
Bingo resumes in the Fall



CLUB HOUSE NEWS!!

The clubhouse has recently replaced the Library windows, and had the carpeting and windows cleaned.

We go to great lengths to make sure the Clubhouse is taken care of!!!



CALL AND NOTICE
To the Members of the
Bloomfield Club Recreation Association

Second Publication (September 2023 Newsletter)

Notice is hereby given that the Annual Meeting of the Bloomfield Club Recreation Homeowner's Association, is called and will be held at the Bloomfield Club Clubhouse, 201 Bloomfield Parkway, Bloomingdale, Illinois on Wednesday the **20th day of September, 2023 at 7:00 pm.** The purpose of this meeting is to elect one At-Large Director and to transact other business that may come before the Membership. Members will also be asked for an advisory opinion related to a proposed Reserve Project.

If you are unable to attend this meeting, a Proxy is enclosed for your use. You may assign this revocable Proxy to someone who will vote for you at this meeting. You must sign and date the Proxy for it to be valid. If you are interested in running for a Board position, contact the Clubhouse for a Candidate Information Sheet, which must be completed and returned to the Clubhouse by Friday, September 15th, 2023 for your name to be included on the preprinted ballot. Nominations from the floor will also be accepted. At 6:30 pm, before the Annual Meeting, there will be a brief Board Meeting. You are welcome to attend this meeting also. If you want to include instructions for the Pools advisory vote with your Proxy, please use page 2 of this notice to do so.

The 2023 year has been one of transition for BCRA. We have completed a significant administrative overhaul which included the transition to a new Property Manager and a new Clubhouse Administrator. A summary of the 2024 Proposed Budget is included; the detail is posted on our website, www.bloomfieldclub.org. The BCRA Board will vote on this Budget at its meeting on Sept. 20, 2023 at 6:30, just prior to the Annual Meeting. Homeowners can also attend the regular BCRA Board Meeting on August 16 at 7:00 to ask questions or raise concerns.

The Proposed Budget keeps the monthly assessment at the current \$ 96.00. We are able to do this because we have achieved significant operational savings in the last year. We expect our Reserve Balance plus 2023 net income to be approximately \$ 550,000. This is a significant improvement. We are, however, planning for our next large renovation project. The mechanical equipment that supports the Clubhouse Pool complex is nearing its projected lifetime. Most of the equipment, including heaters, pumps and skimmers is original. Replacing the original equipment will require new engineering studies and new permitting through the State of Illinois. The estimated cost for this project is \$250,000. The BCRA Board would like our homeowners to give us their opinion on how we proceed with this project. At the **annual meeting**, you will be asked for an **advisory vote** on the scope of the project and for a recommendation on how we finance this expenditure. The estimates used reflect that we have already allocated \$50,000 in the 2024 Budget for engineering studies and permit work for this project.

Advisory Vote on Clubhouse Pools Renovation:

Address: _____

Date: _____

Name of Member (homeowner): _____

Name of Proxy Holder: _____

Question 1:

The projected pool renovation cost of \$250,000 can be roughly split as follows: \$50,000 for the spa/hot tub, \$70,000 for the indoor pool and \$130,00 for the outdoor pools. The spa/hot tub has also been costly to maintain. It breaks down more frequently than the other pools and is used much less frequently. Should we renovate the spa at a cost of \$50,000?

_____ **Yes** _____ **No**

Question 2:

To pay for the renovation project, we could raise assessments by **\$8.00 per month** starting in 2025. This would raise \$ 209,760 over 5 years, and push the project into 2027. The danger here is that if we have a major equipment failure before that time, we may have to shut down one or the other of the pools for a season. We could also pay for the renovation with a one-time special assessment of **\$480 per unit in 2025**. This should allow us to complete the project in 2025. How would you prefer to pay for this renovation project:

_____ **\$8 Monthly Assessment Increase for 5 years -- 2025 through 2029.**

_____ **One-time Special Assessment of \$480, payable at \$40 per month in 2025.**

Comments:

**BLOOMFIELD CLUB RECREATION
ASSOCIATION
HOMEOWNERS' ANNUAL MEETING
REVOCABLE PROXY**

KNOWN BY ALL MEN BY THESE PRESENT, that I _____
(Print Your Name[s])

the owner of a unit in the **BLOOMFIELD CLUB RECREATION ASSOCIATION**, commonly known by the
street address of _____

(Print Your Address)

Bloomington, Illinois, and being a member in good standing of said Association, do hereby constitute and
appoint _____

(Print Proxy's Name)

as my primary proxy, to cast my vote as my proxy solely at the **Wednesday, September 20, 2023**
Bloomfield Club Recreation Association Homeowners' Annual Meeting with full power to vote as if I were
personally present, with all the powers I possess, including full power of substitution and revocation. My
presence at the meeting will automatically revoke this proxy for the meeting unless I indicate otherwise.

In this instrument the singular includes the plural.

IN WITNESS WHEREOF, I have executed this proxy on this _____ day

Of _____, 2023, at _____, Illinois.

**B C R A
SEPT
2023**

Signature

Signature

NOTE: You may give this proxy to the person you designate above to represent you at any meeting and vote on your
behalf or return this proxy to Bloomfield Clubhouse, 201 Bloomfield Parkway, Bloomington, IL 60108.

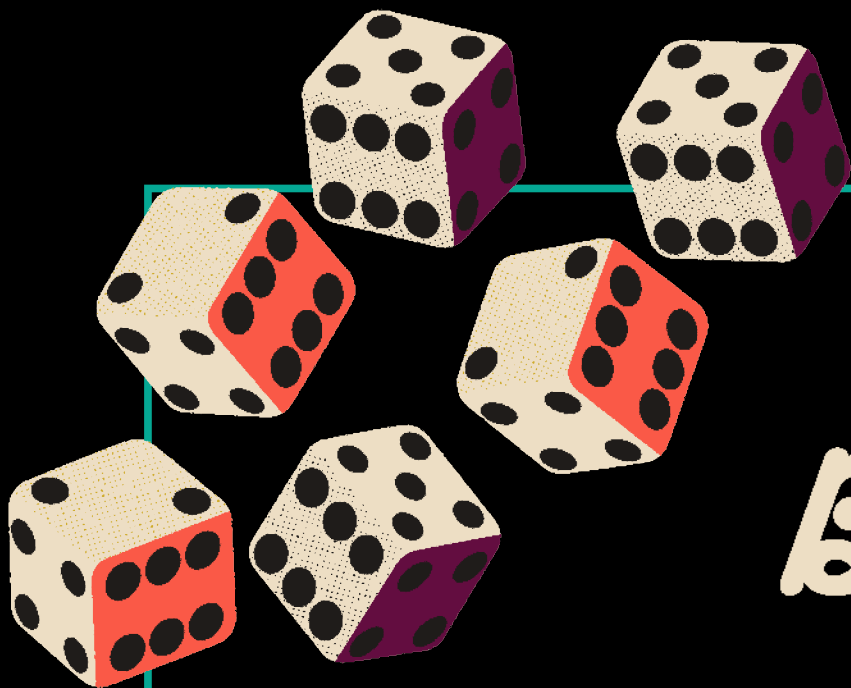
PROXIES

In order for the Annual Meeting to proceed, 10% of all Homeowners need to vote, in person or by Proxy. If there are not enough votes, the meeting will have to be re-scheduled. The proxy is valid for this annual meeting only.

A renter may not vote a Proxy unless it is assigned to them by the Homeowner.

A Homeowner cannot vote in person or by Proxy if his/her assessments are delinquent.





Bunco!

September 15th: 6-7:30 pm

\$5 to play

RSVP by Wednesday, 9/13

All welcome - 18+

Snacks will be available

BYOB





Coffee & conversation



**sept. 21 @ 10:00 am
celebrating world peace day**

**bring a friend- share a dish!
share a recipe for our cookbook :)**

BLOOMFIELD CLUB PRESENTS

CHILI COOK-OFF

9.23.2023 ⚡ 2-4 pm on patio

voting ends at 3:30 pm!

We are accepting food items for the
local food pantry!

Bring your own beverages!



RULES FOR BLOOMFIELD CLUB CHILI COOK-OFF

SATURDAY, SEPTEMBER 23, 2023

2:00 – 4:00 PM

1. Contestant pre-registration is required, **by 9/8 as walk ups won't be accepted.**
To register, e-mail or call Clubhouse: e-mail: club@bloomfieldclub.org or call 630-529-9660, with your name, phone number and email
2. No restrictions on types of chili or ingredients, plan on 4-5 quarts for sampling (sample cups & spoons & napkins provided)
3. Please indicate if any ingredients that may cause an allergic reaction
4. Chili should arrive **hot** and in **your crock pot/slow cooker** and brought to the clubhouse at **1:30pm** on Saturday, September 23, 2023
5. Drop Off Location - lower level of clubhouse/patio. Entry is pool gate, **west side**
6. Please bring your own serving utensils, hot pads, and any other items you may need. You are responsible for your own clean-up.
7. Electricity will be provided, but we ask you to please bring an extension cord
8. Any questions, please contact Sue 630-217-0073 or Terri 630-329-1271

GOOD LUCK EVERYONE & HAVE FUN

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!

HOMES WANTED!

I have **BUYERS** looking in **Bloomfield Club**. As your **Bloomfield Club Neighbor and Real Estate Broker**, I have qualified, pre-approved and cash buyers looking for homes in our beautiful neighborhood.



UNICORN HOMES

- ◆ Townhouse or Leisure Home WITH BASEMENT
- ◆ Townhouse with or without Basement
- ◆ RANCH Leisure Home or First Floor Owners Suite Townhouse (York)



Sept 9
Old Town Park
11am-10pm



Call Kathy

For a NO Obligation Consultation

I am committed to providing the best Customer service and to provide my clients with an unsurpassed level of specialized market knowledge to help them make an informed and confident decision whether they are purchasing or selling a home.



Kathy Maykut
RE/MAX All Pro - 830.577.7929



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www.KathyMaykut.com

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



APRIL'S R.E.DESIGN BUZZ



REAL ESTATE NEWS YOUR BLOOMINGDALE HOME

Capture Top Dollar Offers for your Home in Bloomfield Club !



Elevate your home's appeal with STAGING

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.



Don't OVERPRICE Your Home

While it might seem counterintuitive, pricing your home too high to "see what you'll get" could actually discourage buyers and competitive offers. Instead, when you work with me, I'll position your home strategically with the goal of avoiding sitting on the market and going stale while you miss out on potential offers.



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!

Buyers want to buy in Bloomingdale and Bloomfield Club. Inventory is incredibly low. Call me today for your **No-Obligation Equity Analysis**. You may be surprised by the value of your home in today's market.



Visit AprilGetsYouMoving.com

45 S Park Suite 300 Glen Ellyn IL | 630-287-0908 | 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

Because I work in a wide market with different price segments, various towns and multiple home styles, I bring you the ultimate advantage for margin in your home transaction. Click on QR code at bottom to see my portfolio and range of services for the benefits of a partnership with me. Your home transaction is not about how much volume I do in a year, it is about how much margin \$s I help you keep.

>> 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

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CSC, GRI, SFR, OBA, e-Certified, Luxury Collection Specialist



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