



# Bloomfield Club News

*Bloomfield Club Recreation Association*

**CALL AND NOTICE: ANNUAL  
HOMEOWNER'S MEETING**  
September 18 at 7:00 pm

The 2024 Bloomfield Club Recreation Association Annual Meeting will be held on Wednesday, September 18 at 7:00 pm. The purpose of this meeting is to elect one At-Large Director representative to the BCRA Board and transact other business as required. If you would like to run for a Board position, contact the Clubhouse for a Candidate Information Sheet, which must be completed and returned to the Clubhouse by Friday, Sept. 13th to be included on the ballot. Candidates may also be nominated from the floor. If you cannot attend, a Proxy is attached.

**August 2024  
Board Meetings  
All at 7:00 pm**

- BCI            August 8**
- BCII          August 28**
- BCIII         August 27**
- BCRA         August 21**



**DON'T DUMP!!**

Someone has been illegally dumping lawn trash in the BCRA out lot at the corner of Greenfield Dr. and Warwick Ln. Anyone found doing so will be fined. Our landscapers are not paid to remove lawn trash they didn't make. The Village provides free branch pick up the third week of April, July and October. Lawn trash bags set out for pick up need to have Bloomingdale stickers, which are available at local grocery stores. Also, grass clippings should NOT be blown into the street. Clippings can cause storm drain clogs, and also causes grass to grow in the cracks of the street. Thank you for your adherence to help keep our community beautiful!

**REMINDER!!!**

**The Outdoor Pool hours starting  
August 1 are 10:00 am-7:00 pm**

**The Indoor Pool and Hot Tub hours  
remain the same: 9:00 am-8:00 pm**

**Please be considerate of the staff and EXIT  
the building AT closing time.**

## **SOCIAL COMMITTEE 2024**

### **UPCOMING EVENTS!!**

**Upcoming Meetings:**  
**Social Committee 8/6 @ 7 pm**  
**Bring your ideas and join us!**

There are no activities for the month of August. Activities will resume in September.

Questions?  
Contact Denise at 630.814.3679 or  
denisemarie0611@gmail.com



## **GARAGE SALE**

**Friday & Saturday September 20 & 21**  
**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.



## **BOARD OF DIRECTORS**

**2024**

**President** - Jan Bedard (BCIII)  
**Vice President** - Russ Cascio (BCII)  
**Secretary** - Mary Bahr (At Large)  
**Treasurer** - Paulette Wirkus (At Large)  
**Directors** - Tina Dunn (BCI)  
Paraj Mathur (BCIV)  
David Smith (At Large)

## **CLUBHOUSE STAFF**

### **Administrator**

Kim Tarman

### **Attendants**

Stacey Zuniga  
Julie Zamora  
Katelyn Foehner  
Rachel Knaack  
Karyna Koniuk

## **MANAGEMENT COMPANIES**

**BCI: Williamson Management**

630-787-0305

**BCII: EPI Management**

708-396-1800

**BCIII: Stellar Properties**

630-924-9224

**BCRA: ABC Property Managers**

847-985-4044

## **CLUBHOUSE**

630-529-9660 or club@bloomfieldclub.org

Website: bloomfieldclub.org

**CALL AND NOTICE**  
**To the Members of the**  
**Bloomfield Club Recreation Association**  
**2024 Annual Meeting**

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 **18th day of September, 2024 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.

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 13th, 2024 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.

A summary of the 2025 Proposed Budget is included; the detail is posted on our website, [www.bloomfieldclub.org](http://www.bloomfieldclub.org). The BCRA Board will vote on this Budget at its meeting on Sept. 18, 2024 at 6:30, just prior to the Annual Meeting. Homeowners can also attend the regular BCRA Board Meeting on August 21 at 7:00 to ask questions or raise concerns.

The Proposed Budget raises the monthly assessment to \$99.00. We have been able to complete equipment renovations for the Indoor and Outdoor pools using reserve funds allocated in the 2024 Budget. Our 2025 budget allocates funds for our next two major renovation projects: the resurfacing of the indoor and outdoor pools and the renovation of the pool and patio decks. Planning for these projects will begin in 2025 but will be completed until 2027.

**BLOOMFIELD CLUB RECREATION ASSOCIATION**

**HOMEOWNERS' 2024 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 18, 2024**  
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 \_\_\_\_\_, 2024, at \_\_\_\_\_, Illinois.

**B C R A  
SEPT  
2024**

\_\_\_\_\_

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.

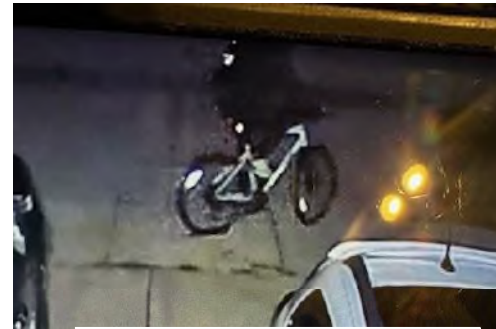


# Bloomingtondale Police Department

## Neighborhood Watch Alert – July 2024



Suspect pulling door handle



Suspect leaving scene on white bicycle

Greetings Neighborhood Watch Block Captains,

The Bloomingtondale Police Department is investigating numerous overnight burglaries to motor vehicles throughout the village during the early morning hours of Monday, July 29, 2024. Surveillance video captures the suspect pulling on door handles and rummaging through unlocked vehicles. It is worthy to note that this suspect appeared to be specifically targeting unlocked vehicles. I would like to remind all of our residents to ensure that your home and vehicle is locked and all items are secured prior to going to bed for the evening. I encourage all residents to utilize the *9PM Routine*. The 9PM Routine was introduced by the North Miami Police Department and acts as a checklist when securing your residence and home. The 9PM Routine consists of the following;

- Remove valuables from car
- Lock your car
- Lock your house and windows
- Close and lock your garage
- Turn on exterior lights

Anyone who can assist in identifying the suspect is asked to contact the Bloomingtondale Investigations Unit, Sergeant Corsiglia, at (630) 671-5774. Thank you.

# When does your dream become your reality

When you say so.



## 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 made selling my home an amazing experience from staging and marketing to closing the sale! She knows the market and how to stage homes to appeal to that market for your home. Her timing for listing my home and conducting open houses was perfect. We had an offer within 4 days and have closed the sale since then. No doubt I would list with Kathleen again for my next sale! She is one in a million, a truly exceptional Realtor!" Claudia*

List it, Leave it, & Love Again  
Ready to let your imagination be free?  
Thinking it's time to make a new dream come true?  
**It all starts with a single step...call me**

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, SPR, DBA, e-Certified, Luxury Collection Specialist



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

STARCK  
REAL ESTATE

# KATHY MAYKUT

BUYING

SELLING

INVESTING



**305 LYNWOOD CIRCLE**

**WE RECEIVED MULTIPLE OFFERS ON THIS HOME.**

**FOR ASSISTANCE WITH SELLING YOUR HOME THIS SUMMER, CONSIDER CONTACTING ME, A LOCAL RE/MAX AGENT AND BLOOMFIELD CLUB RESIDENT FOR EXPERT GUIDANCE AND SUPPORT.**



KATHY MAYKUT, BROKER ASSOCIATE  
RE/MAX ALL PRO  
630-577-7929 CALL/TEXT IF YOU ARE  
LOOKING FOR SIMILAR RESULTS!



630-577-7929

KATHYMAYKUT@REMAX.NET

April's

# REDESIGN BUZZ

## NEWSLETTER



### DIY Projects with Value

There are so many DIY home projects you could choose from if you're looking to refresh your space. But it's smart to choose projects that could also help make your home more desirable to buyers down the line! So if you're looking for a weekend project that can potentially bring you a greater return later, try one of these suggestions first:

**A Fresh Coat of Paint**- this is one of the easiest and quickest ways to transform and upgrade any space

**Add Kitchen Backsplash**- this one simple touch can enhance the overall look and aesthetic of your kitchen space

**Update Flooring**- replacing flooring in any room or exterior space to improve quality and increase functionality can be a great way to potentially increase value

**Replace Light fixtures**- replacing existing light fixtures with more updated or modern ones can be a one-step way to upgrade a room

**Add Storage Solutions**- built-in storage solutions in the garage, laundry room, or kitchen, for example, can be a valuable selling point

**Update your Hardware**- updating worn and outdated handles on doors and cabinets can instantly update the look and feel of a space to be more modern and fresh

### Is it still a Seller's Market?

The hot seller's market was plain to see as we experienced an unprecedented time in real estate since 2020.

Homes were sometimes sold in a matter of minutes and there was a frenzy of activity as people relocated to new areas, moved to larger spaces, or were looking for a different lifestyle at home.

To answer that question, let's first discuss how we officially determine a "seller's market" in real estate.

The metric we look at = "months of inventory." This is how long it would take for all the current homes on the market to sell if no more were added given the current sales pace.

Historically, having less than 6 months inventory would mean you were in a seller's market.

In fact, you might be surprised to hear that we've been in a seller's market for quite some time AND still are today.

The month's supply in Bloomington is currently at 1.1 months, indicating it's still a seller's market in our area.

However, it is important to monitor this data often and look at how it applies to your unique circumstance before making any real estate decisions.

Have questions about this topic or want to take a look at another market? Let me know because I'm happy to share!



April Hieronymus  
REALTOR®

April Hieronymus

ABR, SRES, PSA, SFR, CISC, C2EX

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Let's Connect



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