



Bloomfield Club News

Bloomfield Club Recreation Association

SOCIAL COMMITTEE 2024 UPCOMING EVENTS!!

Committee Meeting March 5 @ 7pm

Easter Bunny & Egg Hunt

March 16 1:00-3:00 pm

See flyer attached to newsletter for
egg hunt times according to age.

Rain Date: March 23

Bunco

March 7 & April 4 at 10:00 am

\$5 Fee and Cash Prizes

Game Day: March 25 at 10:00 am

Book Club: March 25 at 6:30 pm

Bingo: April 12 from 6-7:30 pm

Coffee & Conversation

April 18 at 10:00am

We are always looking for new members!
Come get involved in your community. We
meet the first Tuesday of the month.



March 2024

Board Meetings

All at 7:00 pm

BCI March 7

BCII No Meeting

BCIII March 26

BCRA March 20



2024 Garage Sale Dates:

May 17 and 18

September 20 and 21

www.bloomfieldclub.org

The Club website has a new “**Special Announcements & Updates**” link. Found at the top of the page before the Calendar of Events, this link will be our new platform for notifying residents of things such as outdoor pool closing due to weather, spa closings, or anytime the Club would need to close due to bad weather. This link will replace the numerous e-mails you previously received. There are numerous other links, so if you haven’t visited the site in a while, check it out! BC II, BCIII, and BCIV also have links that will take you to each Associations websites.

2024 POOL WAIVERS

The outdoor pool will again have attendants on duty, but **NO LIFEGUARDS**. Every resident who is 14 years and older is required to sign the pool waiver (attached). The waiver highlights the pool rules. For a complete listing of the rules see the Rules and Regulations link on our website, bloomfieldclub.org. Guests will be required to sign the waiver **EVERY** time they visit the pool. You may sign the waiver prior to the opening of the pool and return it to the Clubhouse, or e-mail the form to club@bloomfieldclub.org.



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

BLOOMFIELD CLUB'S

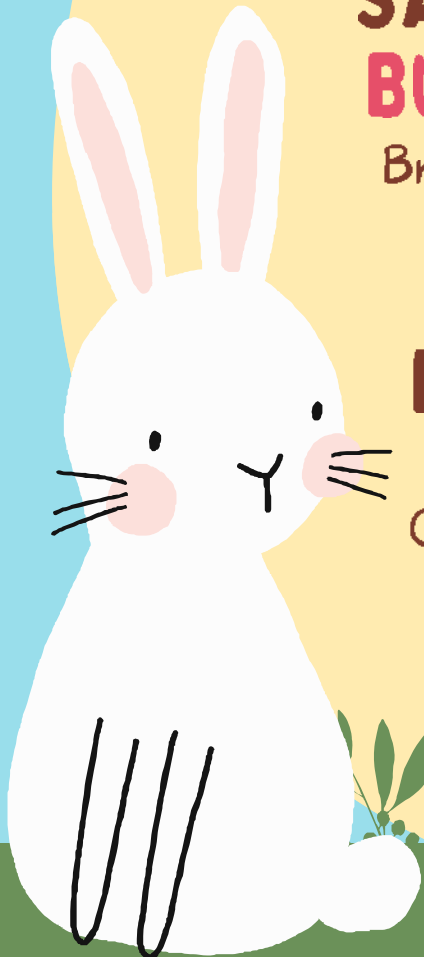
EASTER EGG HUNT

**SATURDAY, MARCH 16
BUNNY FROM 1 - 3 PM**

Bring your camera and a basket!

EGGHUNT AT 2 PM!

Easter Egg Hunt Details:
Outside on the green with 2 areas
Area 1: ages 2-5
Area 2: ages 6+



RAIN DATE:

SATURDAY, MARCH 23

IT'S BINGO TIME!



DATE: FRIDAY, APRIL 12, 2024

TIME: 6:00 – 7:30 P.M. (DOORS OPEN 5:30)

LOCATION: CLUBHOUSE

BYOB: BRING YOUR OWN BEVERAGES

COST: FREE! ALL ATTENDEES GET 1 CARD FREE

ADDITIONAL CARDS: \$5.00 EACH

50/50 RAFFLE!

CASH PRIZES (GIFT CARDS FOR UNDER 18 WINNERS)

PLEASE RSVP TO THE CLUBHOUSE 630 529-9660

Q&A:

- *Can I bring guests: Yes (please RSVP # in your party)
- *Are children allowed: Yes, this is a family friendly event! All are Welcome!
- *Can we bring adult drinks: Yes, adult beverages ok. Some water will be provided
- *What types of prizes can I win: Cash prizes & possible gift cards. Prize amounts will vary based on # of attending & announced at the start of each game.
- *Snacks: Please bring your own snacks
- *If I forget to RSVP, can I still attend: Maybe: You are welcome to drop in and play if we are not at our 80 room capacity.
- *Will someone be checking cards to confirm a winner before prizes awarded: Yes
- *Can I help out: Yes, volunteers are still needed, please call Denise 630-814-3679 or e-mail denisemarie0611@gmail.com if you can help out.

OUTDOOR POOL 2024

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

The following Outdoor Pool Rules are in effect and need to be obeyed by all residents and their guests. Residents are responsible for their guest's safety and behavior as well as the behavior and safety of their children. Attendants have the right to enforce admission and rules. BCRA accepts no liability for safety of persons or loss or damage to personal property.

1. Everyone who uses the pool must have a Bloomfield Club picture ID card and have a signed current year affidavit which states they understand that no lifeguard is on duty and that they will obey the rules.
2. All guests must be accompanied by a resident. Resident children under 14 years of age must be always accompanied by an adult at least 18 years of age.
3. Outside Pool and Wading Pool Area Hours: 10:00 AM to 8:00 PM Daily.
4. The outside Pool Area will be closed due to temperatures of 70 degrees or less, and when the official weather forecast at 10:00 am calls for temperatures for the day to stay below 70 degrees. Swimming is prohibited at outdoor pool when thunder is heard or lightning is identified, including 15 minutes after.
5. All persons are encouraged to take a shower before swimming and to wear clean apparel in the swimming facility. Children not toilet trained are permitted in the wading pool ONLY and must have rubber/plastic pants over the diaper. Swimwear is required. Only clean footwear or wheelchairs are allowed on the pool deck. No strollers are allowed on the pool deck.
6. Persons having any contagious disease, infectious conditions such as colds, fever, ringworm, foot infections, skin lesions, or any other condition that has the appearance of being infectious as well as persons with excessive sunburn, abrasions that have not healed, corn plasters, bunion pads, adhesive tape, rubber bandages, or other bandages of any kind should refrain from using pool. Spitting, spouting of water, blowing the nose or otherwise introducing contaminants into the swimming facility is not permitted.
7. Littering is prohibited. Food, gum, and alcoholic drinks are allowed in the patio area ONLY. **NO FOOD, DRINKS, GUM IN POOL OR POOL AREA!** Only "Drinking water" in clear plastic containers is permitted in the pool area. Glass and metal containers are prohibited in the pool area as well as soap or other materials that interfere with pool operations.
8. Personal conduct within the swimming facility shall not jeopardize the safety of self or others. Dunking, running, pushing, wrestling, screaming, or bullying will not be permitted. No diving permitted. Parents or Guardians should supervise their children.
9. No drunk or disorderly conduct. No smoking or vaping of any substance in pool area or patio allowed. A person under the influence of any substance exhibiting erratic behavior will be asked to leave the Bloomfield Club property.
10. The music system is for the enjoyment of all, individual's music should be contained to earbuds so as not compete with the pool music system.

I have read and understand the above rules. I agree that I will abide by the rules listed above, and that I am responsible for making sure that my children and guests abide by the rules. I understand that if I, my children, or my guest neglect to follow the rules it may result in the suspension of my family's pool privileges.

Sign Name _____ Date: _____

Print Name _____ Address _____

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!

Dreaming of selling your house this spring? Don't wait! The market heats up soon, so it's time to make your home stand out from the crowd. Here's your quick guide to market-ready magic

Declutter & Organize:

Before you even think about listing your house this spring, turn it into a haven for potential buyers. First impressions are everything, and decluttering is your secret weapon. Imagine walking through your home, every corner free from clutter, revealing its true size and potential. This isn't just about tidying up; it's about creating a space where buyers can easily envision their own lives unfolding within its walls. Think spacious, airy, and full of possibilities. By ruthlessly decluttering and organizing, you're not just removing unnecessary items, you're adding value and attracting top offers. Remember, buyers pay more for a dream, and a decluttered home sets the stage for them to imagine exactly that. So, ditch the clutter, unleash the space, and watch your house become the spring market's hottest property!

Sparkling Kitchen & Bath:

Imagine stepping into a kitchen that gleams like a new penny, where sunlight dances off polished faucets and sparkling countertops. Grout lines are pristine, free of even the faintest shadow of grime, and the air is fresh, devoid of lingering odors. Now picture a bathroom that feels like a spa retreat, where spotless fixtures shimmer and fluffy towels beckon for a relaxing soak. These are the dreamscapes you can create for potential buyers with a deep clean of your kitchen and bathrooms. A sparkling kitchen evokes thoughts of delicious meals shared with loved ones, laughter over breakfast bars, and the joy of culinary creativity. A pristine bathroom whispers promises of self-care, rejuvenation, and a personal sanctuary. By paying meticulous attention to detail, you're not just cleaning; you're crafting an experience. Scrub away the evidence of everyday life, from the tiniest water spots on the mirror to the faint traces of soap scum. Declutter countertops, allowing the beauty of the surfaces to shine through. Polish chrome and stainless steel until they gleam, and replace worn-out hardware with sparkling new pieces. Remember, a little effort goes a long way in creating a space that feels luxurious, inviting, and worthy of top dollar. So, roll up your sleeves, grab your cleaning supplies, and transform these crucial rooms into show-stopping spaces that leave a lasting positive impression on every potential buyer.

Curb Appeal Magic

First impressions matter, and a beautiful front yard sets the stage for a charming home. Think blooming flowers, manicured lawns, and a touch of personality. This isn't just landscaping, it's an investment in selling faster and for more!

I am here to take the guess work out of deciding to sell or not, what is happening in the market and any real estate questions. You need a professional who has her finger on the pulse of the market and the ability to adjust as needed. I am here for you as your neighbor and real estate professional to help navigate the ever-changing market and make your move a reality.



Call *Kathy*

For a NO Obligation Consultation



Kathy Maykut
RE/MAX All Pro - 630.577.7929



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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 REDESIGN BUZZ MARCH



Are you curious about your Home's Current Value? Scan here to find out!

Spring Market Preparation

As we gear up for the bustling spring real estate market, it's essential for buyers and sellers to start preparing. Sellers should enhance curb appeal, deep clean, and craft a robust marketing plan with professional assistance.

Meanwhile, buyers should research neighborhoods, outline must-haves, and secure pre-approval. Finding a trusted local agent is vital for both parties. Understanding the local market and staying organized with documents are also crucial. Have questions or need guidance on first steps? Reach out anytime!



A Seller's Remorse

When selling your home, avoid common regrets by taking these key steps. First, ensure you have a comprehensive selling plan in place, including timelines, marketing strategies, and pricing strategies tailored to your needs. Don't underestimate the importance of staging and cosmetic repairs; presenting your home in its best light can significantly boost interest and offers. Lastly, leverage the expertise of a local real estate agent who understands the market intricacies, buyer preferences, and has a network that could include your ideal buyer. By sidestepping these pitfalls, you'll proceed confidently with the sale of your home.

February: Rate Update

As of February 15th, we're seeing a slight increase in mortgage rates, with the average 30-year fixed rate at 6.75%. It's important to note that these rates fluctuate and may differ from the rate you secure when purchasing a home. However, having a general idea of the current rate is valuable.

Stay tuned for more updates like this, and feel free to reach out if you'd like to discuss your real estate goals further.



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Market insights: DuPage County

Last year, homes in Dupage County sold for an average of \$399,950, while currently, the average sales price in the area is \$420,000. Several factors contribute to this increase, such as buyer demand, inventory levels, interest rates, and local market conditions.

Inventory in Dupage County has decreased by 46.7% compared to last year, leading to a surge in buyer demand. Keep in mind that these numbers represent averages for the market in the area. If you're curious about the potential sales price for your property or want information on home sales elsewhere, feel free to reach out for more specific numbers.



Scan QR code to knowmore



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.

Pictures are from places in our town, Can you identify these beautiful public spaces? Hint: Scenes are W of Bloomingdale Road.



"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."

Resident = Value & Benefit for You

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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