



Bloomfield Club News

Bloomfield Club Recreation Association

CALL and NOTICE ANNUAL MEETING

WEDNESDAY,
SEPTEMBER 18, 2013
7:00 P.M.

ANNUAL HOMEOWNERS' MEETING

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.

If you would like to run for this Board position, contact the Clubhouse for a Candidate Information Form. The completed Form must be returned to the Clubhouse, for review by the Nominating Committee, by **Tuesday, August 20.**

PROPOSED 2014 BUDGET

A Summary of the Proposed 2014 Budget and a letter from the President and Treasurer are enclosed. The detailed budget is available in the Clubhouse and on the web-site.

This budget proposes no increase to the current \$82.00 per month assessment and sets aside \$83,850 for Reserves.

The Budget will be discussed at the August Board Meeting and voted upon at the 6:30 pm September 18 Board Meeting.

Bring your questions to the next Board meeting at 7:00 pm Wednesday, August 21.

**AUGUST / SEPTEMBER
2013**

CALENDAR

CLUB EVENTS

Every Wednesday from 1:00-4:00: Card Club

MEETINGS

21 Aug. - BCRA Board Meeting, 7:00 p.m.

28 Aug. - BCII Board Meeting, 7:00 p.m.

5 Sept. - BCI Board Meeting, 7:00 p.m.

16 Sept. - BCIII Board Meeting, 7:00 p.m.

18 Sept. - BCRA Board Meeting, 6:30 p.m.

Annual HOA Meeting,, 7:00 p.m.

24 Sept. - Luxury Homes Annual Mtg, 7:00 p.m.

To elect a REPRESENTATIVE to the BCRA Board. Proxies are available at the Clubhouse.

25 Sept - BC II Board Meeting, 7:00 p.m.

FUTURE EVENTS

October 20 - Residents' Community

Bagel Sunday, 10:30-noon



BOARD NOTES

At the July 17th Board Meeting, the Board of Directors approved:

- ◆ Ridgeway Heating and Cooling to install two hot water heaters.
- ◆ U.S. Tree to cut down and grind the stumps of two ash trees, two crabapple trees and one pine tree.

ANNUAL MEETING

**WEDNESDAY,
SEPTEMBER 18th
7:00 P.M.**

The purpose of the Annual Meeting will be the election of one Member of the Association to the Board of the Directors for a three-year term.

Current Director, Mike Novinski, is running for re-election. Candidates may be nominated from the floor.

If you cannot attend the Annual Meeting, you can vote on the Revocable Proxy that is included in this Newsletter. You can write in the name of an Association Member or assign the Proxy to the Board of Directors. The signed and dated Proxy, valid only for this Annual Meeting, must be received at the Clubhouse before the Annual Meeting on September 18th.

At the Annual Meeting, the Board President, Shawn Rodgers, will give the State of the Association address, the Treasurer will provide a brief summary of the Association's financial status and the Board of Directors will transact any other business that may come before the Membership.

Questions and comments from the Members are welcome.

Outdoor Pool

**RELAX ON THESE CRAZY, LAZY, HAZY DAYS OF SUMMER BY
TAKING ADVANTAGE OF YOUR BEAUTIFUL POOLS.**

**The outdoor pool will be open through
Monday, Labor Day, September 2.**

Note:

From Monday Aug 26th through Friday August 30, outdoor pool hours will be reduced to 4:00 p.m.- 8:00 p.m.

Weekend/Holiday hours remain 10:00 a.m. - 8:00 p.m.

BOARD OF DIRECTORS

President

Shawn Rodgers (BCIII)

Vice President

Mary Bahr (Luxury Homes)

Treasurer

Paul Palz (Luxury Homes)

Secretary

Marietta Serenda (BCIII)

Directors

Joseph Chranko (BCII)

Mike Novinski (BCI)

Terry Tinaglia (BCI)

CLUBHOUSE STAFF

Club Director

Douglas Higgins

Administrative Assistant

MarLene McGuire

Attendants

Steven Dooman

John McGuire

Heather Mickelsen

Megan Stermetz

Clubhouse

Telephone: 630-529-9660

Website: bloomfieldclub.org

E-mail:

club@bloomfieldclub.org

BCRA MANAGEMENT CO.

EPI: 630-990-0050

14032 S. Kostner

Crestwood, IL 60445

Property Manager:

Steve Elmore

BCI: Williamson Management

630-787-0305

BCII, BCIII & BCRA:

EPI Management

BLOOMFIELD CLUB CELEBRATING ITS 25TH YEAR ANNIVERSARY



Bloomfield Club celebrated it's 25th Anniversary Party big time!

While it was one of the coolest July weekends in 3 decades, we had a very COOL party. The grill was fired up and so were all the Residents and their Guests. The party kicked off with a dog parade sponsored by FCAC (Friends of Animal Control of Chicago). Thank you **Katye Novinski** for donating her time to our event. The dogs were beautiful and very well behaved. Big attractions of the party included a Rock climbing Wall, Dunk Tank and a Bounce House. Both children and adults had a great time with these amusements. A face painter thrilled the children with her talent of transforming little faces into an exciting mask for the day as a DJ played cool Summer tunes. A 50/50 added much excitement to the festivities and many door prizes that were donated by local vendors were given out. All vendors are listed on the opposite side of this page. Please support the vendors in our community.

The Bloomingdale Police Department and Fire Department were a big hit of the party as they showed their equipment answered questions and handed out gifts to the children.

A huge heartfelt thank you goes to the **Planning Committee** for all their time, talent and efforts to create this successful party. So many hours of their time went into this special event.

A big thank you to all the **Volunteers**, that helped make the Party run smoothly. Thank you, **Mary and Bill Bahr, Barb and Joe Chranko, Dorothy Jaskey, Stephanie Khoury, Kathleen and Ernie Mitropoulos, Kathy and Mike Novinski, Paul Palz, Shawn Rodgers, Joyce Ruther, Marittea Serenda, Terry and Rich Tinaglia, Joanna and Matthew Tracz, and Kathleen Zac.**

Thank you to all the Residents for supporting the Party.

We would like to thank the following businesses for contributing door prizes for the Summer Party:

Body + Brain Healing Center
369 W. Army Trail Rd. STE 20
Bloomingtondale, IL
630-529-1633

Elements Therapeutic Massage
142 S Gary Ave #104,
Bloomingtondale, IL
630-894-5500

Fox & Hound Bloomingtondale
370-420 W Army Trail Rd #410A,
Bloomingtondale, IL
630-295-9626

Fox Tails Boutique
160 E Lake St #A,
Bloomingtondale, IL
630-307-3699

Golden Wok
360 W Schick Rd,
Bloomingtondale, IL
630-307-0880

Hometown Pantry
360 W Schick Rd,
Bloomingtondale, IL
630-351-0300

Lynfred Winery
15 S Roselle Rd,
Roselle, IL
630-529-9463

Mandarin Bistro
156 E Lake St, Springbrook Center
Bloomingtondale, IL
630-893-8168

Massage Envy Bloomingtondale
342 Army Trail Road,
Bloomingtondale, IL
630-295-5600

Pronto's
160 S Bloomingtondale Rd,
Bloomingtondale, IL
630-980-7383

Shell
2449 W *Lake St*
Lake St & Medinah Rd:
Addison, IL
630-539-1600

Spring Wine & Spirits Liquor
162 E Lake St,
Bloomingtondale, IL
630-894-9463

Tails-A-Waggin' Pet Grooming
360 W Schick Rd,
Bloomingtondale, IL
630-307-6399

CALL AND NOTICE

To the Members of
The Bloomfield Club Recreation Association
Bloomington, Illinois

Notice is hereby given that the Annual Meeting of the **Bloomfield Club Recreation Homeowners Association**, is called and will be held at The Bloomfield Club Clubhouse, 201 Bloomfield Parkway, Bloomington, Illinois on Wednesday the 18th day of September, 2013 at 7:00P.M.

The purpose of this meeting is to elect one Director and to transact all other business that may come before the Membership.

If you are unable to attend this meeting, a Proxy is enclosed in this Newsletter for your use. You may assign this Proxy to someone who will vote for you at this meeting. The Proxy is revocable in the event you are unable to be in attendance at the 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, for review by the Nominating Committee, by **Tuesday, August 27, 2012 .**

At 6:30 p.m., before the Annual Meeting, there will be a brief Board Meeting. You are welcome to attend this meeting also.



Bloomfield Club News

Bloomfield Club Recreation Association

August 9, 2013

To: Bloomfield Club Homeowners

From: Bloomfield Club Recreation Association Board

Re: 2014 Proposed Budget

Greetings,

Attached is the proposed operating budget for calendar year 2014 as prepared and presented to you by the Bloomfield Club Recreation Board.

It is worth noting that the monthly assessment for 2014 will remain \$82 per month.

Various projects such as pool maintenance, sprinkler repairs, A/C enhancements and Board initiatives including fixed price, multi-year service contracts and utility provider sourcing have resulted in an overall reduction in year over year operating expenses in 2014. A summary of the 2014 proposed budget is included for your review and a detailed proposed budget is on our website and available at the Clubhouse.

This budget includes a slight increase in fund reserve contributions as well, with approx.\$3,800 of additional reserve funding in 2014 over 2013.

One of the main drivers of cost control continues to be regular maintenance of the Clubhouse. Fiscal year 2013 saw major pool maintenance and several surfacing projects. Included in 2013 projects was a major asphalt project to resurface the north, east and west sides of the facility. This included drain tile engineering, concrete replacement and repair and curb work to these areas. Additionally, the Board authorized the replacement of the 40% efficient main water heater that was original to the building. Windows in the clubhouse were also replaced, as per the Board's 3 year plan to replace aging infrastructure.

Several projects currently slated for 2014 include the continued replacement of aging infrastructure including clubhouse windows, perimeter fencing throughout the property (phase 1 of a 4 year plan), pool heater replacement, pool deck concrete repairs and grouting and tile replacement / repair on the indoor pool as well as first floor tiling/carpeting upgrades/replacement.

The Board continues to plan for future reserve projects (slated for the next 1-5 years) including completion of Clubhouse window and door replacement, heating and cooling upgrades, completion of carpet and tile replacement projects, major tennis court resurfacing project and roof replacement.

The Board recognizes the need for these projects and weighs the completion of these projects with reserve and budget constraints in mind. It is the goal of the Board to make sure the common areas of the Bloomfield Club are properly maintained, safe, utility efficient and a valuable asset for the entire community without losing sight of the fact that funds must be utilized in the most efficient manner. Many residents volunteer considerable hours of their personal time on Bloomfield Club projects to keep costs as low as possible and preserve funds. The Board will continue exercising fiscal responsibility and prudent reserve fund analysis to ensure the funds necessary are available when needed in 2014 and beyond.

While we cannot ensure assessments will never increase in the future, the Board believes the current maintenance programs and planned reserve projects will mitigate this risk.

Please plan on attending the Board Meeting before the Annual Meeting on September 18th at 6:30 pm in the Party Room where the Board will discuss, address questions and vote on the attached proposed budget.

Sincerely,

Shawn K. Rodgers
President

Paul M. Palz
Treasurer

Bloomfield Club Recreation Association Board

Bloomfield Club Recreation Association

2014 BUDGET - Proposed

	2013	2014	VARIANCE
INCOME			
Assessment Income	\$ 429,990.00	\$ 429,989.00	\$ (1.00)
Program Income	\$ 12,200.00	\$ 13,100.00	\$ 900.00
Interest Income	\$ 2,754.00	\$ 3,300.00	\$ 546.00
Miscellaneous Income	\$ 400.00	\$ 750.00	\$ 350.00
<u>TOTAL ALL INCOME</u>	\$ 445,344.00	\$ 447,139.00	\$ 1,795.00
EXPENSES			
Administrative Expenses	\$ 151,944.00	\$ 159,368.00	\$ 7,424.00
Building Maintenance Expenses	\$ 24,100.00	\$ 23,250.00	\$ (850.00)
Land Maintenance Expenses	\$ 33,200.00	\$ 34,288.00	\$ 1,088.00
Swimming Pool Expenses	\$ 45,100.00	\$ 44,900.00	\$ (200.00)
Clubhouse Expenses	\$ 12,250.00	\$ 11,100.00	\$ (1,150.00)
Program Expenses	\$ 16,800.00	\$ 12,550.00	\$ (4,250.00)
Other Community Expenses	\$ 81,900.00	\$ 77,833.00	\$ (4,067.00)
			\$ -
<u>TOTAL ALL EXPENSES</u>	\$ 365,294.00	\$ 363,289.00	\$ (2,005.00)
<u>RESERVE CONTRIBUTION</u>	\$ 80,050.00	\$ 83,850.00	\$ 3,800.00
<u>TOTAL EXPENSES AND RESERVES</u>	\$ 445,344.00	\$ 447,139.00	\$ 1,795.00
<u>TOTAL ALL INCOME</u>	\$ 445,344.00	\$ 447,139.00	\$ 1,795.00
<u>Deficit</u>	\$ -	\$ -	\$ -
<u>Monthly Assessment Fee</u>	\$ 82.00	\$ 82.00	\$ (0.00)
Respectfully Submitted by: EPI Management Co., LLC			

**Bloomfield Club
2014 Budget
2014 Proposed Reserve Fund Projects**

Proposed 2014 Reserve Projects

* Electrical work on pole lamps/lighting	\$ 7,000
* Outdoor Pool Heater/Boiler	\$ 12,000
* Concrete work around Outdoor Pool	\$ 5,000
* Grouting tile in Indoor Pool	\$ 6,000
* Window Replacements	\$ 15,000
* 1 Exercise bike	\$ 1,000
* Replacement of portion of perimeter fence (4 yr project)	\$ 10,000
* Replacement of office laptop and printer	\$ 1,000

Total	\$ 57,000

**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 18, 2013** 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 _____, 2013, at _____, Illinois.

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

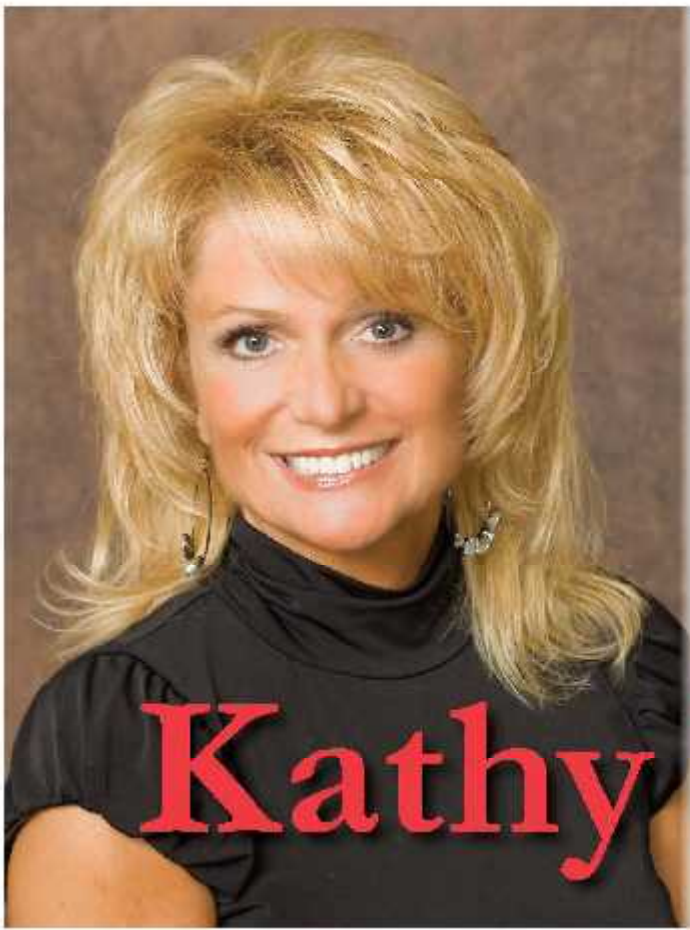
In order for the Annual Meeting to proceed, 10% of all Homeowners need to vote, in person or by proxy. If there are not enough votes, the meeting will have to be re-scheduled. This Proxy is valid for this Annual Meeting only.

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.

If there is more than one Proxy signed by one Homeowner, the Proxy with the most recent date will be accepted.





Kathy



630.339.4051

450 West Army Trail Road
Bloomington, Illinois 60108
(SW Corner of Army Trail & Gary Avenue)

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TRUSTWORTHY

Relationships of trust depend on our willingness to look not only to our own interest, but also the interest of others.

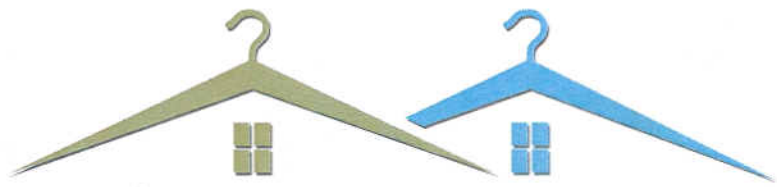
The

Exceeding my clients' expectations is the foundation of my business. I'm a professional agent you can trust to handle all your real estate needs. Whether buying or selling, call me.



**RE/MAX All Pro
Kathy Maykut
RE/MAX Hall of
Fame Member
Broker Associate
CNC, CSC, CDPE
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CARSON CLOSETS

Closet-Garage-Home Office & More

EXCLUSIVE offer for Bloomfield Club Residents

Every day begins and ends in your closet. Original construction normally provides a shelf and a hanging rod. If you have things on the floor, find yourself searching for the other shoe or trying to fit another garment into a full area, you may be ready to take the next step. Take advantage of Carson Closets & Cabinetry's free evaluation and design services. End the clutter with the help of a professional review and design. No obligation.

\$500.00 Credit

off a first time purchase of \$3,000 or more!
(Discount Code – BLOOMFIELD CLUB)

(Offer valid for Bloomfield Club Residents only until 12/31/2013)

To schedule an in-home consultation just call us

(630) 422-1336

Visit us at

www.CarsonClosets.com

662 County Line Rd.
Bensenville, IL 60106
630-422-1336

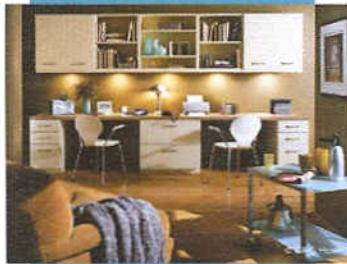
Email mike@carsonclosets.com
www.carsonclosets.com



Walk In Closet



Garage



Home Office



Wall Bed



Entertainment Center



Pantry