

Dateline: Dowling

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Recommended Vendors

We receive many calls from owners requesting referrals for professional services and tradesman. We are pleased to provide a recommendation, which is based on our experience of the service they have provided our clients. We do not receive any type of compensation for referrals; our only reward is the knowledge that our clients receive competent, professional service at a competitive price.

Here are a few of our recommendations:

Dowling Properties, LLC
400 Lathrop, Suite 202
River Forest, IL 60305
708-771-0880
www.dowlingproperties.com

Owen R. Shurson, ARM®
President

Erin Duffie, CMCA®
Property Manager

Albert J. Ho
Property Manager

AAA Appliance Repair
(708) 344-1690

Arrow Locksmith Service, INC.
(708) 386-5500

Bella Custom Drapery & Carpet Cleaners
(708) 579-3182

Les Brettman, Realtor
(708) 366-6550

Gikhrst-Traynor Plumbing
(708) 386-1311

Illinois Building Inspection, Inc
(847) 705-6800

Integer Company (David Ristau, CPA)
(708) 524-1976
www.intergerco.com

Larry's Plumbing, Emergency Service
(847) 455-4150

L&M Decorating
(708) 652-0503

Metropolitan Maintenance
(708) 771-3969

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Rights and Responsibilities for Better Communities

Principles for Homeowners and Community Leaders

COMMUNITY ASSOCIATIONS INSTITUTE

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Community Leaders Have the Right To:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.
6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
 2. Exercise sound business judgment and follow established management practices.
 3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
 4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
 5. Establish committees or use other methods to obtain input from owners and non-owner residents.
 6. Conduct open, fair and well-publicized elections.
 7. Welcome and educate new members of the community—owners and non-owner residents alike.
 8. Encourage input from residents on issues affecting them personally and the community as a whole.
 9. Encourage events that foster neighborliness and a sense of community.
 10. Conduct business in a transparent manner when feasible and appropriate.
 11. Allow homeowners access to appropriate community records, when requested.
 12. Collect all monies due from owners and non-owner residents.
 13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
 14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
 15. Initiate foreclosure proceedings only as a measure of last resort.
 16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
 17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees.
- (Community associations may want to develop a code of ethics.)

Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, responsive, competent community associations. Founded in 1973, CAI represents association-governed communities, such as condominium and homeowner associations, cooperatives, and planned communities. To learn more about CAI and its local, regional and state chapters, visit www.caionline.org or call (888)224-4321.

Sponsored by CAI's President's Club

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Dowling Properties, LLC

WE'RE ON THE WEB
WWW.DOWLINGPROPERTIES.COM

Welcome Our New Manager

We are pleased to announce that Albert Ho has joined us as a Property Manager. Al will be familiar to many of our clients as he interned with us last summer. Al is a recent graduate of Ball State University, receiving a degree in Residential Property Management.

Thank You Margaret

We are grateful to Margaret Miedlar for helping us out while Al completed his studies. Margaret is a Licensed Realtor and is joining a Real Estate Office in Chicago. We wish her success in her new venture.

Margaret Miedlar
Thornton Properties
1550 S. Indiana - Suite 308
Chicago, IL 60605
Ph: 312-880-0000 fax: 312-880-0001 cell: 708-214-9310
www.ThorntonProperties.net

Welcome New Client !

Alegna Court Condominium

Multi-Family Municipal Heat Ordinance

Village of Oak Park, IL__708 358 5650

Village Ordinance governs heat policies: 70 degrees during day and 65 degrees at night.

Village of River Forest, IL__708 366 8500

Condominium Association Board governs heat policies.

Village of Forest Park, IL__708 366 2323

Village Ordinance governs heat policies, heat must be on by September 15.

Village of Melrose Park, IL__708 343 4000

Village Ordinance governs heat policies, heat must be on September 11 to May 1.

Village of Berwyn, IL__708 788 2660

Condominium Association Board governs heat policies.

Village of Schiller Park, IL__847 678 2550

Condominium Association Board governs heat policies.

Village of River Grove, IL__847 639 3170

Heat needs to be kept at 65 degrees during the day, 60 degrees at night, Needs to be on October 1.