



june & july 2008



1798 Cumberland Green Drive • St. Charles, IL 60174



Summer. Breeze.



Your Staff

Richard Berendson
President
1.630.587.5544

John Moriarty
1st Vice President
1.630.587.1260

John Hansen
2nd Vice President
1.630.584.5937

Kathy Wood
Treasurer
1.630.584.3434

Herman Entsminger
Secretary
1.630.587.3419

Dale Janke
Property Manager

Vera Haas
Office Manager

Kristina Maglio
Administrative Assistant

Joel Miller & Steve Miller & Dennis McQuen
Maintenance

Important Numbers

Office: 1.630.584.5150
Fire, Police, Emergency: 911

Office Hours

Monday, Wednesday, & Friday
8:30am - 5:00pm
Tuesday & Thursday
8:30am - 7:00pm
Saturday & Sunday: Closed

Cumberland Green Cooperative Board President Annual Report

Submitted by: Richard Berendson, President

We have accomplished much in the last 35 years. In the true cooperative spirit we have built our home into a cooperative model for many to emulate. But we are not yet done! We have exciting projects on the immediate horizon which will not only further enhance the quality of life for our members but it will also further increase the value of our property. Many of you are aware of the plan to refinance the current mortgage at Cumberland Green Cooperative from attending the meet for the membership last fall during which this plan for refinancing was discussed. Refinancing is never a process that is entered into lightly. Much planning and deliberation must take place. After all of the careful consideration necessary we have entered into the refinancing stage. This process will allow us to lock in at favorable long term rates, remain affordable as well as make a number of significant improvements to our beloved home. Some of the projects to be financed through this refinance process are:

- Roof replacements.
- Installation of an emergency generator system in the clubhouse to enable the property to allow us to use the building as an emergency shelter area.
- Parking lot repair, extensions, cameras and lighting improvements.
- Individual weatherization improvements
- Landscaping enhancements which will include a living fence hedge, patio repairs, signage improvements and tree replacements.
- Furnace replacements
- Installation of dishwashers, microwave stove vents, vanities, shower liners, anti scald valves, and updated electrical panels.

In addition to evaluating the needs of the property for the purposes of refinancing, we have continued our battle to regain some presence in the way of signage for the property to replace the signage which was at one time at the Kirk road entrance. We are unable to replace the sign where it was but we are pursuing other possibly viable options for exposure for Cumberland Green. Lastly, if you haven't visited the clubhouse recently to see the many changes we have made to the décor please take the time to stop in. It is truly an honor to continue to serve as your Board President but it is also more of a pleasure to be your neighbor and call Cumberland Green Cooperative home.

Respectfully,

Richard Berendson

*President, Cumberland Green Cooperative
Board of Directors*





Relax. Beach.



Important

- Our lawns will be mowed, every Tuesday from now until winter. All toys, chairs, tables, bikes, etc. must be picked up off the lawns. Your lawn should be cleared of all debris by 5:30 am every Tuesday. Landscapers will not move anything from the lawn it is the member's responsibility.
- Maintenance will be policing the area and disposing if items that have been abandoned and are considered garbage.
- Flower beds must be clearly defined with a border. Flowers must be at least 6 inches behind the border. This will prevent weed whacking accidents.

Annual Meeting

Thursday May 8, 2008

Meeting came to Order at 7:00 pm

•The Board of Director's up for election were:

Richard Berendson

Kathy Wood

John Hansen (John will be completing Deborah Sylkatis term)

•Management Present:

Dale Janke

Marlene Dau

Melanie Phillips

•Legal representative:

Mary Agrella-Fitzpatrick

•Moderator:

Bill Magee

•Staff Present:

Kristina Maglio

Vera Haas

•Bill Magee delivered a speech in praise of Richard Berendson and Cumberland Green Cooperative.

•Richard Berendson requested from Herman Entsminger (Secretary) the "Proof of Notice" and do we have quorum? Yes to both questions.

•Richard Berendson instructed the membership that the reports and minutes of the last meeting of the membership were included in the annual report.

•Richard opens the floor for nominations:

Kathy Wood nominated Richard Berendson

Richard nominated Kathy Wood

John Moriarty nominated John Hansen

There being no other nominations motion passed.

All those in favor signify by saying Aye. All in favor motion carried.

•Kathy Wood, Richard Berendson and John Hansen each gave an acceptance speech.

•8 raffle tickets were drawn 6 prizes from Cumberland Green Cooperative and 2 from Tailor Made Property Services Inc. The winners were:

\$50.00 - American express gift card 1 each to the following:

Carol Cryster

Mary Howieson

Carol Pierce

April Dutcher

Tom McDonald

Ken Newton

\$100.00 off any months Carrying Charge:

Herman Entsminger

Don Williams

•Richard motioned to adjourn 7:15. Adjourned by acclamation.

•The Board of Directors retired to the committee board room the reorganize at 7:21.

•Reorganization is as follows:

Richard Berendson – President

John Moriarty – 1st Vice President

John Hansen – 2nd Vice President

Kathy Wood – Treasurer

Herman Entsminger – Secretary

•Closed session: 7:22



Shade. Sunny.



A Beautiful Touch

We'd like to thank you, our residents, for the beautiful displays of flowers and plants you have started on your patios and balconies. Even though the flowers are still in the early stages of blooming, we can tell that our community will be blazing with color before long. Thanks for helping to make our community a wonderful place to live.

Has Anything Changed?

Have your phone numbers at home or work changed recently? It is very important that we have your correct numbers in case we need to contact you. Thanks for keeping us informed.

On the Road Again

Getting ready to fly the coop? If your travel plans include being away for an extended period, please call the office. This will allow us to be alert to unusual occurrences while you are gone. We also recommend that you notify your mailperson, newspaper and all other delivery people to hold deliveries until you return. Another alternative is to ask a trusted neighbor to collect your deliveries. Travel safe and have a great time!

Remember Dad

Don't forget, Father's Day is June 15th. Take some time to do something special for your dad and let him know how much you care.

Sand. Seashells.



Thanks for Caring

We'd like to thank all our residents who put forth the extra effort it takes to pick up pieces of paper, soda cans and other loose trash. Actions such as these go a long way toward keeping the grounds neat and clean. It takes people who care to make a community a great place to live and our residents are the best!

Stay Safe

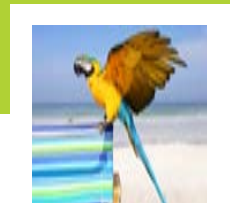
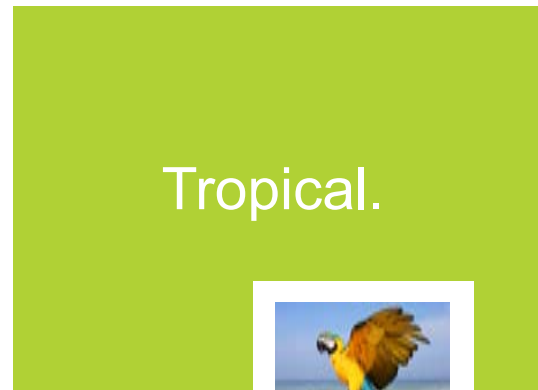
For the safety of you, your family and your neighbors, it is very important that batteries remain in the smoke detectors at all times. If your smoke alarm goes off due to cooking or the heat of the bathroom shower, you only need to take a small towel and fan it towards the detector. This air will make it stop beeping. Please don't risk lives; keep the batteries intact in your smoke detectors.

You Made It!

We'd like to say "Congratulations!" to our residents who have graduated from high school, college and other educational programs in the last couple months. All your hard work and determination has paid off. May you be as successful with your future endeavors.

Handicapped Parking Areas

We have handicapped parking areas throughout the community and they are for the use of those with the appropriate stickers or license plates only. Violators can be ticketed and will be towed away.



Any One Interested in Additional Cable Connections

All units are cable ready. There should be no penetration of the siding or building; cable should be brought from the pedestal. If for any reason this is not so the installer and/or member must come to the office for direction.

- Cable can be installed in any room of the unit with the following exceptions:
- Cable is not to be fished under carpets.
- Cable **is** to be run through the attic and down through the walls and connectors should be placed unobtrusively above the baseboards.
- No** cable is to penetrate the exterior siding of the buildings.
- No** cable is to be run up under the exterior siding.

Please stop by the office for this form if you are getting additional cable outlets. We also have forms that are a must before you install a dish.

Boats. Sun.





A vacation is having nothing to do and all day to do it in. -Rober Orben

A vacation frequently means that the family goes away for a rest, accompanied by a mother who sees that the others get it. -Marcelene Cox

It amazes me that most people spend more time planning next summer's vacation than they do planning the rest of their lives. -Patricia Fripp

We hit the sunny beaches where we occupy ourselves keeping the sun off our skin, the saltwater off our bodies, and the sand out of our belongings. -Erma Bombeck

sun	mon	tue	wed	thr	fri	sat
1 Carrying Charges Due	2	3	4	5	6	7
8	9	10	11 Carrying Charges Late	12	13	14
15 <i>Father's Day</i>	16	17	18	19	20	21 SUMMER'S HERE!
22	23	24	25	26	27	28
29	30				june 2008 	

sun	mon	tue	wed	thr	fri	sat
july 2008		1 Carrying Charges Due	2	3	4 Independence Day Office Closed	5
6	7	8	9	10	11 Carrying Charges Late	12
13	14	15	16	17	18	19
20	21 Board Meeting	22	23	24	25	26
27	28	29	30	31		

A vacation is what you take when you can no longer take what you've been taking. -Earl Wilson

Cumberland Green Cooperative

1798 Cumberland Green Drive
St. Charels, IL 60174

Postage Here



Adirondack. Travel.