

July 2019



# Home at The Crossing

Centennial Crossing Homeowners Association

Online at: <http://www.centennial-crossing.com/>

From the Association President  
By: Cori Smith

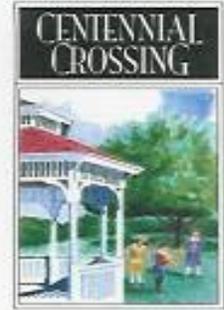
Dear CC Residents:

As the weather is finally nicer, we'll see the kids back outside playing! While playing in the alley is discouraged, kids are going to be riding/scooting/running through so please be cautious as you navigate. Parents, please also remind your kids to be mindful of residents who need to use the alley to get to their garages. Additionally, the spring/summer is a great time to survey your property and take care of any maintenance type projects. Take pride in your lawn/property- if

trees/bushes need trimming please do so. There are many fences and houses in the neighborhood that could use fresh coats of paint and repair as well. Lastly, if you have not had a chance to do so, please go to the centennial website and fill out the directory form so we can put together an updated directory. It has not been updated in quite some time so there are many new faces in the neighborhood and we'd love to have an accurate list. The board is excited to continue to maintain and improve our beautiful neighborhood. If there

are any issues, don't hesitate to reach out to one of us and we'll do the best we can to address your concerns or hear your ideas! .

Very truly yours,  
*Cori Smith*  
President, CCHOA



## Next CCHOA Open Meetings

All meetings, unless otherwise noted, are held at the **Vernon Hills Village Hall, 290 Evergreen**

• **August 27, 2019 7pm**

**\*\*REMINDER\*\***

CCHOA is part of

**YAHOO! GROUPS**

See the CCHOA website for more details!!

## CCHOA Board Members for 2019—Contact Information

Cori Smith, President  
[ckirshner@gmail.com](mailto:ckirshner@gmail.com)

Jonanne Gerlach, Landscape  
[joannegerlach4160@gmail.com](mailto:joannegerlach4160@gmail.com)

Trayton Jay, Secretary  
[trayton@msn.com](mailto:trayton@msn.com)

Bill Thorsen, Architecture  
[willthors@gmail.com](mailto:willthors@gmail.com)

Maureen Collier, Treasurer  
[mcollier03@yahoo.com](mailto:mcollier03@yahoo.com)

**2019 Committee Assignments:**

**Architectural**  
Bill Thorsen

**Communications:**  
Trayton Jay

**Landscape:**  
Joanne Gerlach

Our 2019 YTD financial activity is in line with our 2019 operating budget, with the exception of the late season snow events that have us over slightly budget for our snow /salt extras. Accounts receivable for resident association fees is almost zero, so thank you all for paying your fees in a timely manner. In the event you miss a payment, please be aware that the CCHOA board does not control late fees, those are automatically generated per the terms of the HOA agreement and billed directly by the management company.

The CCHOA board is always working to maintain our beautiful community in the most financially conservative way possible .



## Communications Update

By: Trayton Jay, Secretary

2 requests regarding respect and consideration for your neighbors and neighborhood.

1) Please control parking in the alleys - especially that of your service providers. The board has fielded multiple contact points from residents who feel that their alley access has been unnecessarily compromised. The primary concern has been indicated as contractors and some other service providers parking for long periods in the alleys, and in some cases blocking alley access. There are (of course) bylaw covering this issue, but one hopes this notice may serve adequately to have residents act to reduce the incidence of this issue.

There may certainly be need for occasional and very short term parking in or blocking of an alley, such as when making deliveries or dropping off equipment. However, several hours (or longer) of unnecessary parking/blockage of the alley, constitutes an issue. Service providers are not likely aware of the community rules, so we ask that residents inform and work with them, to minimize this issue.

2) Centennial has bylaws that serve toward keeping our community beautiful and desirable. One aspect pertains to immobile cars, boats, motor homes, "Toy" trailers (jet skis, motorcycles, and other similar). These "vehicles" should be parked for storage inside the garage. Parking them for storage purposes on the driveway or in the yard constitute a covenant violation, in that it may present an unwelcome appearance to other residents and visitors.

If not in the garage, these items should be stored elsewhere (outside the Centennial Subdivision). An "overnight stay" on your property - for example when one is gearing up to use these items, is OK. A week or more stay when they are not in use, creates the issue.

For those who may want more information about the community "letters of the law", our Bylaw and Declaration Documents are published on the Centennial Crossing website [here](#).

## **Architectural Updates (By: Bill Thorsen, Architectural Chair)**

The season for exterior improvements is in full swing and there is a lot of activity in the neighborhood. For those that have already begun their projects, thank you for your submissions and for providing all the necessary paperwork.

The architectural review process is a simple and fast way to ensure we maintain the beauty and style of the neighborhood according to the original design principles and that you obtain necessary approvals via the Village permit process. To determine if your exterior project requires our approval, ask yourself two questions:

1. Does the project require a Village Permit?  
-If yes, you will need a HOA approval (see process below). You can find information on the Village permitting process [HERE](#).  
-If no, see next question:
2. Does the project result in any exterior change to the home or property not requiring a Village Permit?  
-If yes, you will need approval to ensure all neighborhood rule/regs etc. are followed  
-If no, have fun with your project and no approval is needed from the board  
-If you're not sure....call or email the Architectural Chair to discuss

The Process for obtaining CCHOA Board Approval:

1. Complete the Architectural Review Form in its entirety. The form is available on the HOA website or you can link to it [HERE](#).
2. Submit (via hard copy or email) the following 3 documents with the above form.
  - A sketch (or photo of product being installed; e.g. fences) showing all improvements and other details from your contractor (typically the estimate or invoice document from your contractor includes all necessary details)
  - A plat of survey for your home/property (often with your real estate purchase papers)
  - A Certificate of Liability Insurance from your contractor (showing Centennial Crossing Homeowners Association as the Certificate Holder with the following address: 601 Ontario St, Vernon Hills, IL 60061; this is a one page document.

Deliver the completed Architectural Review Form and attached 3 documents to the Architectural Review Chair's home or email. If delivering hard copies, please do not include originals as they will not be returned.

Once approved (usually within 2-3 days), you will receive an email approval letter from that you will need to submit with your Village Permit Application. If your project does not require a village permit, please wait to obtain approval before beginning your project.

Lastly, please remember to contribute to the beauty of our neighborhood by keeping your landscaping well maintained. This includes wood fences being painted/stained. Wood yard fences likely require painting more frequently than your home and definitely contribute to the beauty of our neighborhood....please check your fences to determine if painting is needed this summer.

Any questions on your Architectural Improvements should be directed to Bill Thorsen at 312-848-4512 or [ccrossingarchitectural@gmail.com](mailto:ccrossingarchitectural@gmail.com).

#### A Word on Exterior Paint

HOA Board Approval is not required for exterior paint color changes in most cases. The Association Rules and Regs contains the following (Rules & Regs page 9):

“5. An Owner who wishes to change the color of an exterior component (siding, trim, etc.) must submit color samples to the Board for approval if the new color is not present in the community on similar exterior components. Samples must be submitted to the Board for approval prior to applying the paint or stain. “

So, let's say you want to paint your home gray and you've chosen Canadian Loon Tailfeather Gray from Benjamin Moore's Limited Edition 2019 color palette. How can you know if that color is present in the neighborhood? The answer is: "You can't." Here are some things to consider when choosing a color:

- ◆ Are *similar* colors present in the neighborhood? Look for examples from the same color family and, ideally, similar tones within that family.
- ◆ Is the color over-represented in the neighborhood? Variation within the neighborhood is encouraged. Try to avoid choosing the same color as your next door neighbor.
- ◆ When in doubt, feel free to call the Architectural Review Chair or any other HOA board member.

## Landscape Corner : Joanne Gerlach, Landscape Chair

Summer is upon us and I would like to let you know what landscaping work has been completed and what work remains to be done.

Early this spring a contract was signed with Davey Tree Service to spray the Blue Spruces at the main entrance and at Central Park. The spraying will be done twice a year, spring and fall, to control mites and Spruce blue ink stain.

Later this summer Architerra will be removing dead bushes, transplanting perennial, fixing pavers edging, mulching and pruning trees in two of our smaller common areas located on Depot and Lasalle. The front entrance will also be getting a facelift with the replacement of perennials, pruning, mulching and reseeding grass areas.

Currently, I am getting bids for the replacement of the paver pathway that extends from Central Park to Donnelley Park. This will be a big undertaking but something that the engineers who worked on our capital improvement study red flagged as an item to look at immediately.

The board is expected to approve a proposal to replaced badly eroded pavers that may pose a safety hazard to residents. This repair is not meant to be an aesthetic improvement. This repair will take place before winter.

Two signs have been erected at the west pond warning residents to stay out of water and off of ice. Please instill in your children how dangerous it can be to play around the pond.

We are a close knit community and I would like to remind our residents to be respectful of your neighbors property as well as our common property. Please pick up any trash that has blown from your trash cans, do not blow your grass clippings or leaves onto neighboring property or common areas. When limbs fall from your trees, do not put them on common area property for Architerra to pick up. We pay extra to pick up your debris.

If you have questions or concerns regarding our common area landscaping you can email me at [ccrossinglandscaping@gmail.com](mailto:ccrossinglandscaping@gmail.com).

## CCHOA Alley Speed Limit Reminder

### THE SPEED LIMIT IN ALL THE ALLEYS OF CENTENNIAL CROSSING IS 10 MPH —NO EXCEPTIONS!!!

*Please note that this is a rule and regulation of the Association which **CAN NOT** be enforced by the VHPD as our alleys are private property. **We ask everyone to monitor their speed in the alley.** The VHPD does advise residents to call them if they witness any reckless driving in the alley as this they can enforce for us.*