

***VLT1 OWNERS***

# ***UP-TO-THE-MINUTE***

***SUMMARY:***

**MEET YOUR NEW  
VLT1 BOARD  
MEMBERS**

***PHOTOS:***  
**OUR NEW  
CLUBHOUSE**

***UPDATE:***

**CHESTNUT STREET  
EXPANSION**

**NOVEMBER 2021**



# MEET YOUR NEW VLT1 BOARD MEMBERS

## Florence Bubes, Art Ferguson, Norine O'Donovan and Adrian Rattner were just elected to the 2021 Board for two-year terms.

Norine O'Donovan will serve as Vice-President. Art Ferguson is Treasurer. Other officers are President Dixie Elwell and Secretary Jane Carter.

Here are the new member responses to topics brought up by owners at the November 8, 2021 "Meet the Candidates" forum. For further information, see their candidacy statements, and attend the Board meetings (which are not recorded).

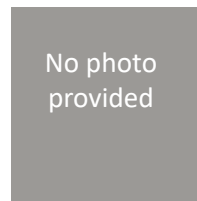
## OPENING STATEMENTS



### ADRIAN RATTNER

- Owner for 8 years.
- Participant in many commissions, including landscaping, recycling, maintenance, and Communications/Owner Involvement.

- Background in commercial real estate
- Co-webmaster of VLT1 owner website.
- The Board needs a plan for maintaining the property.
- Condo documents need to be updated and distributed.
- A safe and secure environment needs to be provided.



### ART FERGUSON

- B.A. Mechanical Engineering, MBA from Northwestern.
- Currently Chair of Maintenance Commission.
- Past Board member.

- Important to enhance property values, even if it costs more to maintain buildings.
- Not much has been done to keep up the buildings, which are 40-plus years old.
- All items on the Maintenance List need to be completed.



### FLORENCE BUBES

- Served on every VLT1 Board (except for 3 years) since it became a condominium.
- Many years of experience in landscaping, among other areas.
- Long experience can be helpful.

- Board needs competence, a friendly atmosphere, and good direction from a condo attorney.
- There should be awareness of monies spent, so VLT1 stays a desirable place to live.



### NORINE O'DONOVAN

- Filled Board vacancy left by resignation of Paul Kaiser.
- Has participated in finances and planning. Currently chair of Communications/Owner Involvement Commission.

- Believes in being proactive, with tools such as newsletters that communicate information.
- Board should be prudent in expenditures.
- Important to develop a 5-year plan, look at future expenses, investments, and safety.
- Individual and building safety should be top concerns.
- The Board represents everyone in the community and should act in their best interests, so it's important to put aside biases.
- Communication and consensus are crucial.
- Increase involvement of owners, including on the Board.

# QUESTION TOPICS—FINANCIAL

## SPECIAL ASSESSMENTS

### ADRIAN

- Special assessments should only be used in rare cases.

### ART

- Any discussion about balconies and special assessments is gossip.
- There can't be a hodgepodge approach.
- Board should be aware of recommended expenditures for the next 5 years.
- The Reserve Study doesn't mention e-charging stations and handicapped access. These are possible substantial expenses above the stated expenses in the Reserve Study.
- A plan needs to be developed for the e-charging stations.
- This year would have been a good year for a special assessment, since everyone received \$3,000 from the government, and I don't know anyone who lost their job.
- "Sometimes we don't think we have the money when we really do."

### FLORENCE

- There should be ABSOLUTELY NO special assessments, unless it's an emergency.

### NORINE

- Special assessments should be a last resort.
- Special assessments are only necessary if an unplanned expense is a necessity, and there isn't enough money in the Reserve Account to cover the expense, or there isn't enough money in the Reserve to cover a planned expense.
- Board must budget wisely in looking to the future, and look to the By-Laws if there must be a special assessment.

## RESERVE ACCOUNT FUNDING

### ADRIAN

- The Reserve Account needs to be maintained.
- A plan for the account should be developed.
- Keep in mind that costs are increasing.
- We need to save money.

### ART

- With inflation, there's a need to spend money, not have 'thinking from the past.'
- We have more than enough money in VLT1's Reserve account.
- Let's reduce the amount of money in the account.
- Can't make everything about money.
- Spend money in order to be proud of Valley Lo, using available technology.
- We haven't been doing maintenance, and are neglecting items from the Reserve Study.

### FLORENCE

- I lean towards saving rather than spending.
- I'm conservative about finances.
- Landscaping should be of primary importance, because that's what sells the property.
- Everything has been properly accounted for in all years I've been around.

### NORINE

- Is what we have in the Reserve Account enough to cover expenses, but still maintain the buildings and landscaping?
- Invest money to increase the Reserve Account if there was a financial instrument that was safe and provided a good rate of return, which there isn't. (**NOTE:** Art told Norine that the Board can only invest in CDs.)
- VLT1's By-Laws and advice of experts should be followed.

# QUESTION TOPICS—FINANCIAL

## \$45,000 SURPLUS SPENDING

### ADRIAN

- There are 3 options for spending this money, according to the Illinois Condominium Act. These options were given at one of the Board meetings.
- The Board needs to follow the rules regarding the spending of this surplus money

### ART

- I can't believe we're still talking about this.

### FLORENCE

- The Board checked with the condo lawyer first, and he gave the go-ahead for the expenditure of the money.

### NORINE

- I believe the majority of the money has already been spent.
- I don't remember where the money was spent, possibly on tree work.

### NOTE:

Outgoing Treasurer Jim Janus stated that information would be shared with owners about how the surplus money was spent.

## FINANCIAL TRANSPARENCY TOWARD OWNERS

### ADRIAN

- There needs to be much more Board transparency. For instance, why wasn't more information given to owners in a timely way when Miki replaced Kevin as VLT1's property manager?

### ART

- Work estimates can be disclosed to owners.
- Individual details are only for the Board, not for the owners to see.

### FLORENCE

- Owners are entitled to receive any information, including financials.
- There should be no secrets from owners.

### NORINE

- I disagree with Art. Owners have the right to see financials and to know how their money is being spent.

# OTHER OWNER QUESTIONS

## COMMISSIONS

### ADRIAN

- Commissions are an opportunity for owners to express their opinions and learn about the property.
- Commissions offer a path toward running for the Board.
- Training for commission participants should be included.

### ART

- I like the commissions model.
- It's good to have Board members as head of the commissions. The Board welcomes feedback from owners.

### FLORENCE

- Commissions are not effective.

### NORINE

- Commissions began as a grass-roots owner movement to give input to the Board.
- A Board member chair carries owner ideas back to the Board.
- There should be a Board discussion about whether there should be a Board or owner chair of commissions.

## OWNER SURVEY FOLLOW-UP

### ADRIAN

- The owner survey should have been responded to in a more timely fashion.

### ART

- Board should go over each item of the survey and address each point.

### FLORENCE

- Owner survey reactions are good for the Board to see.

### NORINE

- Compliments to the people who worked on the survey.
- Some owner concerns such as security and Rules & Regulations were addressed in President Dixie Elwell's September 2021 email.
- New Board should look at Survey concerns and address them.

# OTHER OWNER QUESTIONS

## BOARD TRAINING

### ADRIAN

- Basic training is good for the Board.
- We need a fresh look at what Board members are doing.

### ART

- I have an MBA from Northwestern so I understand budgets.
- I'm willing to attend training.

### FLORENCE

- In favor of Board training.
- Operating rules and Robert's Rules should be read by Board.

### NORINE

- The more information a Board member has, the better (s)he can do their job.
- One consideration would be the cost of training.
- Participation should be voluntary.



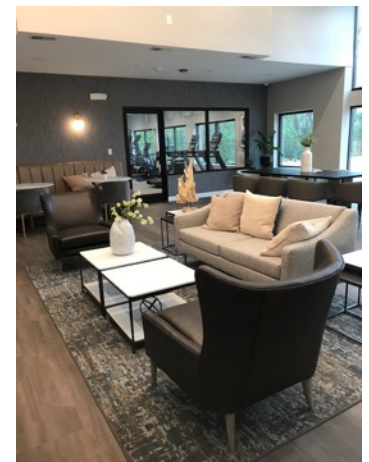
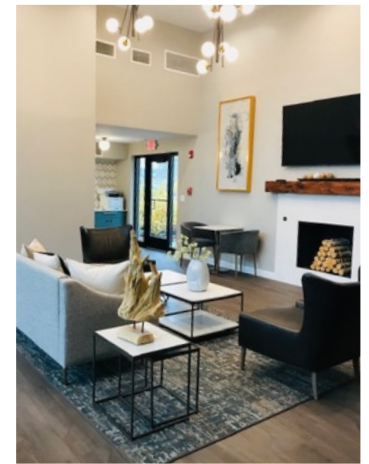
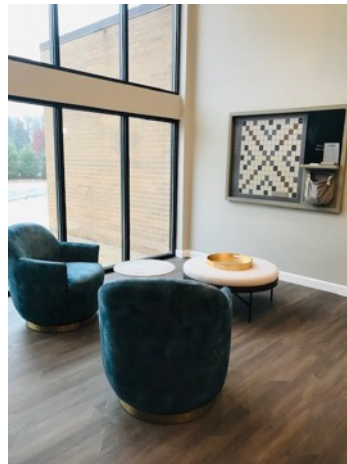
# OUR REFURBISHED CLUBHOUSE IS OPEN

Our refurbished Clubhouse is finally ready for use, after closing for more than a year. The Clubhouse, pool, tennis courts, and other amenities are part of the yearly \$33,000 that VLT1 owners pay to Marquette Rental Management for use of these facilities.

Changes include:

- It's smaller than the previous room, since an exercise room—for rental residents only—has been added.
- Previously there were floor-to-ceiling windows facing both east and south.
- Only the south-facing windows have been retained.
- There is a fireplace, but it isn't a working one, due to safety concerns.
- The kitchen doesn't have a stove. There is a microwave.
- You'll need a key fob to enter. This is the same key fob that is used for the pool. Key fobs were handed out last spring in our building lobbies. If you didn't get your key fob at that time, contact Braeside manager Miki Subotic:

[msubotic@bcm ltd.com](mailto:msubotic@bcm ltd.com)



# CHESTNUT AVENUE WIDENING: PROJECT UPDATE

## SPECIFICS:

The Village of Glenview has received grants to widen Chestnut Avenue to 3 lanes. Please note that the final plans are not complete at this time. Construction will probably begin in summer of 2022.

- The total width of the pavement will be 33 feet, not including the curb and gutter.
- There will be one lane east and one lane west, with a center turn lane.
- On the north side of Chestnut an 8-10 feet wide multi-purpose sidewalk will be installed from Lehigh to Waukegan. This will be used by both pedestrians and bicyclists.
- There will be improvement in the storm sewer drainage.
- The intersection of Chestnut and Johns Drive will be improved.

## DECEMBER 2021 OPEN HOUSE:

A public, in-person Open House at Glenview Village Hall is tentatively scheduled for the first half of December. The Village will outline their plan for improvements, and the community will have the opportunity to view plans and ask questions. These comments will be considered as the Village moves forward to the next phase of the expansion.

## WHERE TO FIND INFORMATION:

- Information will be listed on the Village of Glenview website and its newsletter, as well as on social media. [Click here](#) to sign up for the weekly e-Glenview newsletter.
- A separate Chestnut Avenue Expansion webpage is currently being constructed.
- If you have questions or comments, send them to Village of Glenview:  
Arianna Webb: [awebb@glenview.il.us](mailto:awebb@glenview.il.us)



Thank you for reading our **VLT1 Owners Up-to-the-Minute** newsletter, with accounts of activities that impact our VLT1 condominium community. All articles are factual, using notes from multiple sources, interviews, written statements, and fact checking.

This newsletter is also available on the VLT1 owner website: [vlt1condo.com](http://vlt1condo.com)

## I APPRECIATE QUESTIONS OR COMMENTS

Contact Up-to-the-Minute Newsletter editor  
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