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## Executive Summary

In February 2019, the TLIA Board requested the creation of a Long Range Plan to provide guidance on where TLIA should focus its efforts over the next decade. This plan focuses on items which require long-term budgets or a stream of payments over several years or have long-term impacts. Routine maintenance items have been excluded from this document.

The goals of the plan are:

- audit our parks and recreation areas
- recommend improvements and changes to TLIA properties over the next five years and beyond

The Tower Lakes Improvement Association is dedicated to the maintenance and improvement of TLIA resources in a cost-effective manner as well as provide social services for its members. Residents are frequently called upon and willingly serve to make that possible through ground clean-ups, social activities, and service in executive capacities on the Board among other volunteer capacities.

TLIA is faced with pressure to get more done with less. Our lakes need constant attention to stay healthy, keep sediment from our waterways and stop unneeded weed and algae growth. Parks must be maintained to be beautiful, safe and restful sites. Open areas must be weeded, fallen trees removed and new ones planted. It's a huge undertaking that relies on all TLIA members to do their part.

This plan is an opportunity to define wants and needs over the next decade. It's a chance to fit the pieces together to create a larger picture of where TLIA wants to be as an organization. It's a recognition that there are projects to accomplish which have been identified by members which need to be looked at and to define our actions.

The 2014 PARC plan served as the basis of this document in addition to other material as listed. Several people also contributed with their insightful comments and suggestions.

## Contributors

This plan would not have been possible without comments and suggestions from these individuals:

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Cassandra Young

Mary Magro

Jack Johnson

Nick Adams

Jen Grey

Gordon Iverson

Patricia Covek

Jayne Handley

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### Sources of Information

2017 TLIA Survey Responses

2000 TLIA Survey Responses

PARC Plan, November 2014

TLIA Land Use Plan, March 1993

Lake County Illinois Tax Parcel Viewer

Lake County Illinois Geographic Information System

2008 Summary Report of Residents Survey – Village of Tower Lakes

2010 Comprehensive Plan – Village of Tower Lakes

2019 TLIA Meeting Presentation

Informal survey of residents

## TLIA's Mission

*"To promote good will and mutual benefit, maintain a good social and moral environment, and preserve the natural scenic and recreational resources of Tower Lakes for use of current and future residents."*

## Who We Serve

*The members of our association who pay for and use our lakes, paths, and parks to play, swim, boat, fish, walk and socialize or just simply enjoy the beauty of Tower Lakes.*

## Our Purpose

*The Association is responsible for the preservation, administration and continuing maintenance of these private properties that include the lakes, suspension bridges, soccer field, tennis courts, children's parks and playgrounds and natural areas. TLIA is funded by members' annual dues and managed by a volunteer TLIA Board and resident volunteers.*

## How we accomplish our goals

*TLIA uses volunteer committees which oversee these areas:*

- Beach – facilities and maintenance, lifeguards and swim lessons, beach cleanliness*
- Finance – budget accountability, audits, payments, collections*
- Grounds – maintenance of paths, play fields, forestry, semi-annual clean ups*
- Lake – maintenance of the lake, weed and algae control, water tests*
- Communications – public relations, newsletter, website, event posts, email blasts*
- Events – organize social events, community activities*
- Member Services – TLIA directory, boat stickers, beach tags, boat removal and disposal*
- Tennis – court maintenance, set up social play and tournaments, schedule lessons for adults and youth*
- Youth – age-appropriate events and activities*
- Grounds Beautification – entrance care, flowers and shrubs, container plants*
- Planning - long-term actions and budgets for parks and recreational areas*

## Strengths

The Tower Lakes Improvement Association exhibits a number of core competencies:

- TLIA is a lean organization. The people who serve do so as volunteers. The focus is on cost-effective approaches to projects when possible. In short, TLIA provides a lot of bang for the buck.
- The TLIA Board's goal is to be fiscally responsible. Income from dues is treated as our own money. Costs are kept low by multiple bids on projects, volunteer work and stretching our resources as practical.
- There is a recognition that TLIA cannot handle all projects or processes. When needed, audits are handled by professionals to keep us in compliance with applicable rules. Professionals are employed or consulted to advise and assist on complex projects. We recognize our limitations and avail ourselves of people and companies which can help us overcome them.
- Members offer varied work and life experience from which to draw. Individuals have amassed an impressive dossier of talents and skills that are put to work for the benefit of the Association.
- Events are well organized. This is a huge undertaking for activities in the Association. Thankfully, people have stepped up and subdivided the work so the job gets done.
- Grounds are kept in good condition. Our Grounds Beautification teams maintain the gardens and front entrances to rival those of towns with much larger budgets. Visitors to Tower Lakes have been known to say, "You live in a park."
- TLIA has a high degree of volunteerism. Residents want to help keep properties looking good, serve on our board, keep costs low and organize activities for the benefit of all.
- Effective communication is a priority. A newsletter, web site, email blasts, and signage all contribute to keeping members informed on what's going on in the Association.

## Weaknesses

TLIA also has weaknesses which are sometimes controllable, other times not.

- Finances are limited. Association dues cannot be raised to the point where people feel squeezed or resentful of the amount paid annually. Many residents are on a fixed income.
- TLIA has many properties to manage. Our resources are spread thin and some areas cannot be attended to as quickly as members would like. In some cases what is needed cannot be done at all because the cost-benefit tradeoff is too great.
- The volunteer participation rate is variable. At times, twenty people may volunteer for ten positions or vice versa. This makes it difficult to plan certain events not knowing what support will be available. It's been noticed "the same people show up every time" which places a burden on those who volunteer and may lead to resentment.
- Areas under TLIA supervision may command attention to the detriment of others. Storm damage may require immediate remediation of trees and paths and this can take away resources from other areas. This can upset project plans and budgets.
- As mentioned before, TLIA uses volunteers to maintain our grounds, waters and paths. These same volunteers have jobs and families, so their participation can be constrained by these obligations. There may be a sincere willingness to help but not available time to do so.

## Issues/Perceptions

Derived from survey open-ended responses and subsequent interviews of TLIA members, some common issues have surfaced which may influence TLIA plans.

- There is some confusion among members between TLIA and the Village of Tower Lakes. The Village is a government entity whereas TLIA is a homeowners' association though members may link the two. When Village-related problems are not solved, the blame for inaction is sometimes placed on the Association. In addition, the Tower Lakes Community Foundation, a non-profit which invests in the community, may suggest that this entity is also tied directly to TLIA which it is not.
- Residents of Tower Lakes who do not reside within the TLIA boundaries may feel disenfranchised from TLIA activities. To address this issue, the Recreational Family Pass Program was developed to solicit membership and encourage everyone in the Village to join in TLIA activities and to use its facilities. This pass program should be promoted as much as possible to new residents in the Village.
- Cooperation between the Village of Tower Lakes and TLIA is essential. There are areas where collaboration has made a huge difference – tree and storm water management and rain gardens are prominent examples. Working together accomplishes more than the two organizations can achieve individually.
- Lake quality is mentioned more often than any other factor in members' requests for improvement. Going forward, the Lake Committee will look at several possibilities: silt removal, draining the lake, weed harvests, and algaecide. The recognition that our lakes are shallow with a muddy bottom, have high nutrient levels, and function as a large watershed must be taken into account.
- Tower Lakes is blessed, or cursed, with deer, coyotes and geese. Deer destroy plants and propagate deer ticks and, potentially, Lyme disease; coyotes may harm dogs over territory disputes; geese foul our waters and shoreline. Methods have been utilized to limit some species such as egg oiling, trapping nuisance beavers and geese capture to reset the population, as Illinois allows. In the future, culling deer herds and coyote capture and relocation may need consideration.
- A complete around-the-lake shoreline path, like the Geneva Lake Shore Path, is not a possibility here. In some cases, the original easements are under water or have eroded away. Easements would need to be obtained from private property owners, and the expense of creating a shoreline path is prohibitive. There are opportunities, however, to create a path with a mix of shoreline areas and streets.
- Maintenance costs for TLIA may go higher if fewer volunteers are available to assist with projects. In part, this is due to a demographic shift to older

residents who may have the time but not the energy for projects. Conversely, younger households may have two employed adults and a family to raise so these individuals do not have time to help. These factors may shift resources to more professional maintenance and that will drive up costs. It may also limit or downsize projects which can be undertaken.

- There is “area pride” in TLIA to support a local park, area, or interest. This is not a negative and has been harnessed to good effect with the Park Stewards program. Projects may benefit when key areas are cleaned up or improved by those neighbors who will gain the most from those improvements.
- Once equipment or improvements are installed they must be maintained. Members want parks and paths to “look nice”. Safety of paths and play areas are also important to members. This means the allocation of funds to not only purchase and install improvements, but budget to keep them in working condition and looking great.
- Despite TLIA’s best efforts, boats are left at common area storage sites over the winter. This is an issue for spring cleanup and misrepresents the number of racks required for short-term boat storage. Some residents have noted that TLIA’s rules regarding boat removal must be applied uniformly or owners will ignore the rules. A complete boat removal and return schedule published annually in the newsletter and on the website would help. Unclaimed boats can be cleaned and offered for sale to residents or the public or scrapped as appropriate. The cost of boat pickup, disposal and refurb against sale proceeds could net to zero. A year round rent-a-space program for racks could be a positive revenue stream.
- TLIA park equipment must be periodically repaired, equipment replaced, power-washed and stained. Boat access points must be cleaned of debris, mulch or pea gravel spread and signs posted. It may be more cost-efficient to adopt a ‘fix it once, fix it right’ policy – pay more for products up front to avoid early replacement. Some steps which can be taken include:
  - replace wood structures with recycled composite lumber where possible
  - use granite chips or stone instead of compostable mulch for paths
  - purchase durable aluminum boat racks exclusively for access sites
  - use composite lumber for trail markers, park signage and bridge decks
- There is some confusion among members as to which TLIA common areas are maintained by vendors and its frequency. A published list of maintenance areas and when they will be mowed would help residents adjacent to TLIA properties. Residents would like the ability to report to the Grounds Committee when areas are missed or neglected.
- Our parks are a treasure which provide open space for activities or just the enjoyment of nature. There is a need to audit these parks at least annually to see which equipment needs to be repaired or added. With this information, a forecast can be made for a 20 year replacement cycle for play equipment. The Stewards of the Parks would be the team to do this.

- Improvements which affect nearby residents requires that neighbors be informed and involved in the decisions. Residents who feel they have ownership of the ideas and a stake in the outcome may have a willingness to assist in project planning and completion and may be able to offer helpful suggestions to save time and money.

## Short-term Actions (based on site visits Spring and Summer 2019)

### Parks

#### Aram Park

- Power wash play set
- Add mulch after leaf cleanup

#### Barsumian Park

- Hardscape
- Weed

#### Claudia Zupancic Park

- Cleanup

#### Gordon Iversen Park

- None

#### Cyril Wagner Park

- None

#### Bay's Park

- None

#### Harriet Graham Park

- Repair picnic table

#### Hussisian Park (soccer and ball field)

- Repair the park sign
- Check and repair soccer nets as required

#### Gorden Lewis Park

- None

#### North Lake Shore Park

- None

#### Rose's Park

- Trim back buckthorn

#### Murray Park

- Better basketball storage

#### Lindy Lewis Gazebo

- None

### Boat landings

#### Between 718 and 728 Circle Dr.

- Survey and post TLIA markers

#### Between 216 and 218 Circle Dr.

- Trim Norway pine lower branches to enable better access
- Survey and post TLIA property markers
- Decide if float will be kept or scrapped
- Decide on disposition of aerator – remove or repair

Between 26709 Leon Dr. and 621 Leon Dr.

- Survey and post TLIA markers

North Lake Shore Park

- Cut back buckthorn
- Ascertain ownership of boats left here; scrap or recycle as required

Wagner Park

- None – review after rain garden implementation

Between 503/613 E. Lake Shore Dr.

- Survey and post TLIA property markers

Between 709/813 E. Lake Shore Dr.

- Cut bushes away from the path
- Add mulch to the path

Between Gateway and Edward Ln.

- Survey and post TLIA property markers
- Add pea gravel

Between 110/112 South Hills Dr.

- Add pea gravel

Between 116/118 South Hills Dr.

- Survey and post TLIA markers
- Add pea gravel

Between 130/134 South Hills Dr.

- Survey and post TLIA markers

Between 151/211 W. Lake Shore Dr.

- None

Between 141/145 W. Lake Shore Dr.

- Survey and post TLIA property markers

Between 719/725 N. Lake Shore Dr.

- Survey and post TLIA property markers

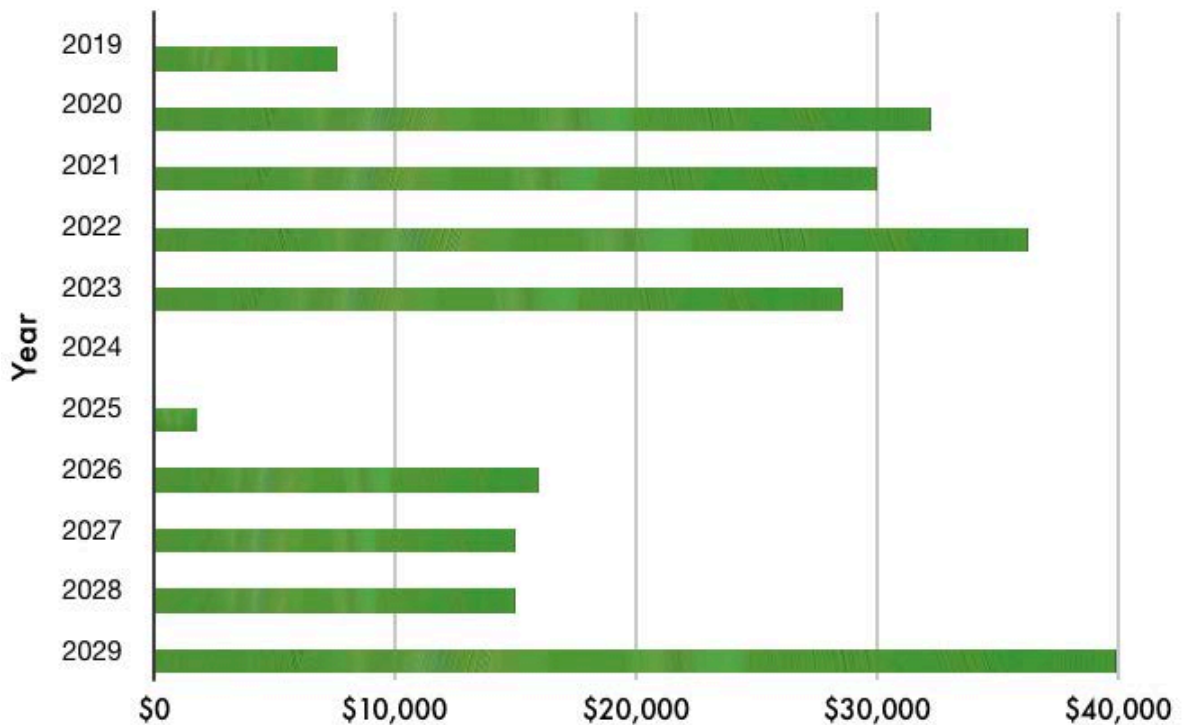
703 N. Lake Shore Dr.

- Survey and post TLIA property markers

**Capital Plan**

| Goal                                | Page | 2019   | 2020    | 2021    | 2022    | 2023    | 2024 | 2025   | 2026    | 2027    | 2028    | 2029    |
|-------------------------------------|------|--------|---------|---------|---------|---------|------|--------|---------|---------|---------|---------|
| <b>Landings</b>                     |      |        |         |         |         |         |      |        |         |         |         |         |
| West side boat landing              | 14   | \$0    | \$0     | \$2420  | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Boat landing 130/134 South Hills Dr | 15   | \$0    | \$2259  | \$0     | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Boat landing 116/118 South Hills Dr | 16   | \$0    | \$0     | \$1005  | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Boat landing 110/112 South Hills Dr | 16   | \$0    | \$0     | \$0     | \$2259  | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| <b>Parks</b>                        |      |        |         |         |         |         |      |        |         |         |         |         |
| Barsumian Park hardscape            | 17   | \$7590 | \$0     | \$10500 | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Zupancic Park improvement           | 18   | \$0    | \$9000  | \$6000  | \$3000  | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Hussissian Park improvement         | 19   | \$0    | \$0     | \$2500  | \$20000 | \$20000 | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Barsumian Outlot B improvement      | 20   | \$0    | \$0     | \$0     | \$0     | \$0     | \$0  | \$1800 | \$10000 | \$15000 | \$15000 | \$32000 |
| Path at Wagner Park                 | 21   | \$0    | \$0     | \$6000  | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| <b>Assets</b>                       |      |        |         |         |         |         |      |        |         |         |         |         |
| Replace beach piers                 | 22   | \$0    | \$15000 | \$0     | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Improve Lindy Lewis Gazebo          | 23   | \$0    | \$1000  | \$0     | \$0     | \$0     | \$0  | \$0    | \$6000  | \$0     | \$0     | \$0     |
| Lights on Toy Island                | 23   | \$0    | \$0     | \$0     | \$0     | \$8000  | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Re-deck Rest Island steel bridge    | 24   | \$0    | \$0     | \$0     | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$8000  |
| Improve volleyball court            | 24   | \$0    | \$2000  | \$0     | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| <b>Other</b>                        |      |        |         |         |         |         |      |        |         |         |         |         |
| Improve dam pathways                | 25   | \$0    | \$0     | \$3300  | \$1000  | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Sell Warwick Road parcel            | 26   | \$0    | \$0     | -\$5000 | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Improve tennis court drainage       | 26   | \$0    | \$3000  | \$0     | \$0     | \$0     | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| Southeast lake shore path           | 27   | \$0    | \$0     | \$3300  | \$10000 | \$600   | \$0  | \$0    | \$0     | \$0     | \$0     | \$0     |
| <b>Totals</b>                       |      | \$7590 | \$32259 | \$30025 | \$36259 | \$28600 | \$0  | \$1800 | \$16000 | \$15000 | \$15000 | \$40000 |

Items for Lake Committee inclusion: North Lake harvester access ramp , North side Lake harvester access ramp;  
 items for Grounds inclusion: Wash beach shingles, separate line items for tree removal, tree planting;  
 items for Communications inclusion: Promote paths and boat landings



**Goal: Improve West side boat landing**

The area between 151 and 211 West Lake Shore Dr. is the only readily-accessible area for the West side of the lake. The ground is saturated after a rain due to storm water from the road. The landing area needs to be improved at the shoreline as the drop-off is high. Modification of the stormwater runoff situation must involve the Village.

**Actions:**

- a) Install a berm or curb extension at the street grate to divert runoff to the street storm drain; requires Village assistance
- b) Add pea gravel and pavers near the shoreline to make it easier to get boats and kayaks in and out of the lake
- c) Add steel border between grass and pea gravel to prevent erosion of gravel
- d) Monitor canoe/kayak storage to ascertain need for a future boat storage rack

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Swale/berm at street sewer - Village responsibility | Village        | \$0       | 2020              |
| Add four yards pea gravel to site @ \$105/yd        | Grounds        | \$420     | 2021              |
| Add steel border at shoreline                       | Grounds        | \$2000    | 2021              |

Goal: Improve South Hills boat landing – between 130 and 134 South Hills Dr.

This site needs improvement with more pea gravel, and boat storage.

Actions:

- a) Survey or locate property markers
- b) Install TLIA markers
- c) Add additional pea gravel to counter erosion
- d) Consider the addition of more timbers to block water erosion (there may be a plugged drain line here)
- e) Add one eight-position boat storage rack if there is room

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Survey, add property markers  | Grounds        | \$600     | 2020              |
| Add three yards pea gravel @ \$105/yd                                 | Grounds        | \$315     | 2020              |
| Add one eight-position boat storage racks; Trailex #801 or equivalent | Grounds        | \$1344    | 2020              |

Goal: Improve South Hills boat landing – between 116 and 118 South Hills Dr.

This site needs improvement with more pea gravel and possibly a barrier against flood water.

Actions:

- a) Add additional pea gravel to counter erosion
- b) Consider a stone or paver barrier to slow water flow from the hill

| Budget Item  | Responsibility | Est. cost | Target completion |
|--|----------------|-----------|-------------------|
| Survey, add property markers                       | Grounds        | \$600     | 2021              |
| Add three yards pea gravel to each site @ \$105/yd | Grounds        | \$405     | 2021              |

Goal: Improve South Hills boat landing – between 110 and 112 South Hills Dr.

This site needs improvement with more pea gravel, and boat storage.

Actions:

- a) Add additional pea gravel to counter erosion
- b) Define TLIA property lines based on current stakes/medallions
- c) Consider a stone or paver barrier to slow water flow from the hill
- d) Add one eight-position boat storage rack if there is room

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Survey, add property markers  | Grounds        | \$600     | 2022              |
| Add three yards pea gravel @ \$105/yd                                 | Grounds        | \$315     | 2022              |
| Add one eight-position boat storage racks; Trailex #801 or equivalent | Grounds        | \$1344    | 2022              |

**Goal: Replace hardscape in Barsumian Park**

Barsumian is one of TLIA's largest and most accessible areas and is used for family campouts and music events. Reconstruction work has been completed in the past by residents but further work needs to be done by professionals. This area needs a higher level of care – tree wraps, regular weeding and tree removal and planting as required.

**Actions:**

- a) Develop a plan to update this area to include revised paths and patio and new retaining wall
- b) Solicit bids from at least three vendors for this update
- c) Select a vendor based on price, budget, expertise, schedule
- d) Implement the design as specified
- e) Continue efforts to remove invasive species, plant new trees and shrubs and provide protection to these plants

| Budget Item                      | Responsibility | Est. cost | Target completion |
|----------------------------------|----------------|-----------|-------------------|
| Install retaining wall           | Grounds        | \$7590    | 2019              |
| Improve central area of the park | Grounds        | \$10500   | 2021              |

## Goal: Clean up and repurpose Zupancic Park

This park, designated as a children’s park in the bequest to TLIA, is in need of cleanup. It appears that because the park is unkept, it’s treated poorly. Recently, some South Hills residents have voiced support for park cleanup and the creation of a possible play or garden area.

### Actions:

- a) Remove branches, brush, debris, fences, invasive trees and bushes
- b) Arrange with village forester to remove or trim larger trees
- c) Have South Hills residents develop a “park-like” plan for this site
- d) Develop a budget for the plan
- e) Review the plan with Grounds Committee and modify as needed
- f) Seek TLIA Board approval

| Budget Item                      | Responsibility | Est. cost | Target completion |
|----------------------------------|----------------|-----------|-------------------|
| Have six larger trees removed    | Grounds        | \$9000    | 2020              |
| Purchase equipment based on bids | Grounds        | \$4000    | 2021              |
| Mulch and border area            | Grounds        | \$2000    | 2021              |
| Plant six trees                  | Grounds        | \$3000    | 2022              |

**Goal: Improve Hussissian Park (soccer and ball fields)**

This park, used for soccer and softball, frequently floods and is muddy. A perimeter around this raised area would be used for runoff from the field and serve as drainage to the existing storm water system. The plan might include splitting this effort in half so a part of the park could be used while the other side is being worked on.

**Actions:**

- a) Conduct a hydrology study to include drainage with Village support
- b) Determine how drainage would be affected in the park with particular attention paid to neighbors on the north side of the park and across the street from the park
- c) Use a staged approach to raise the land in specific areas
- d) Grade and re-seed
- e) Continue to add soil to the park, grade, re-seed as required

| Budget Item                     | Responsibility | Est. cost | Target completion |
|---------------------------------|----------------|-----------|-------------------|
| Conduct hydrology study         | Grounds        | \$2500    | 2021              |
| Deposit soil, grade and re-seed | Grounds        | \$20000   | 2022              |
| Deposit soil, grade and re-seed | Grounds        | \$20000   | 2023              |

Goal: Turn Barsumian Outlot B into a garden park with trail

TLIA has a three acre parcel on Barsumian Road which could be used as a park. Currently this bowl-shaped site has dense tree and scrub growth with a marshy center. It may be possible to improve the soil, make it level, and create an area suitable for a trail once trees and scrub are removed.

Actions:

- a) Look at feasibility of clearing area
- b) Survey the site to pinpoint lot boundaries
- c) Develop a plan for the site involving neighborhood property owners
- d) Begin clearing and moving soil into position in stages
- e) Create a path through the area
- f) Begin tree planting

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Survey the lot and develop a plan for this area                 | Grounds        | \$1800    | 2025              |
| Move soil into cleared area                                     | Grounds        | \$10000   | 2026              |
| Continue clearing, add soil as required                         | Grounds        | \$15000   | 2027              |
| Continue clearing, add soil as required                         | Grounds        | \$15000   | 2028              |
| Create a path based on plan; add mulch or crushed stone to path | Grounds        | \$20000   | 2029              |
| Add 24 trees to site  | Grounds        | \$12000   | 2029              |

Goal: Evaluate path to the lake and boat launch on the north side of Wagner Park

The addition of a rain garden at Wagner Park has altered the pathway to the lake. Portions of the boardwalk may need to be extended or replaced after storm sewers are replaced, the area is re-landscaped and the parking lot re-paved.

Actions:

- a) Evaluate the pathway to the lake
- b) Determine best material to revise pathway
- c) Solicit bids for removal, installation of pathway
- d) Install pathway revision

| Budget Item                                   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Evaluate and reinstall pathway at Wagner Park | Grounds        | \$6000    | 2021              |

**Goal: Replace piers at the beach**

The piers at the beach are 25+ years old. The deck has been replaced several times however the fascia boards have deteriorated and can no longer be repaired. Fasteners are protruding from the underside of the piers presenting a safety hazard. It is recommended that both 30' x 5' piers be replaced. This would be a turnkey installation – removal and disposal of existing piers, construction and installation of the new piers.

**Actions:**

- a) Define specifications for piers and let out for bid
- b) Select the vendor and purchase
- c) Have old piers removed and new ones installed

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Two 30' x 5' piers or equivalent for four-post installation | Grounds, Beach | \$15000   | 2020              |

### Goal: Improve Lindy Lewis Gazebo

The gazebo has a treated deck which is stained. There is some deterioration of this wood at the edges and fascia boards. It would be less maintenance to replace these with composite lumber. The rail facing the lake is not up to code and needs a barrier or closely-spaced boards installed.

#### Actions:

- a) Define design for lake-facing rail and barrier
- b) Define specifications for replacement deck material and measure
- c) Order appropriate material and install

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Replace lakeside rail to code with composite lumber | Grounds        | \$1000    | 2020              |
| Replace current deck with composite lumber          | Grounds        | \$6000    | 2026              |

### Goal: Add lights to Toy Island

This area would benefit from improved solar or low-voltage lights along the perimeter of the island. The addition of a pole light would allow illumination for winter hockey. Note that AC service has been upgraded here recently to partially support this proposed project.

#### Actions:

- a) Survey island for possible placement of safety and aesthetic lights
- b) Check feasibility and long-term cost of solar versus low-voltage lights or a combination of both
- c) Lay out lights for the area
- d) Purchase, install and test

| Budget Item                                      | Responsibility | Est. cost | Target completion |
|--|----------------|-----------|-------------------|
| Purchase lights as defined by survey and install | Grounds        | \$8000    | 2023              |

**Goal: Re-deck the steel bridge to Rest Island**

This steel bridge is used heavily during July Fourth activities. The top decking has not been replaced since the bridge was installed twenty years ago. Association members have patched the bridge using epoxy resin.

**Actions:**

- a) Solicit bids for re-decking the bridge
- b) Based on specifications and bids, have a contractor perform the work

| Budget Item  | Responsibility | Est. cost | Target completion |
|--|----------------|-----------|-------------------|
| Solicit bids for re-decking bridge and hire appropriate contractor | Grounds        | \$8000    | 2029              |

**Goal: Improve volleyball court at Bays Park**

The volleyball court needs improvement to the net and standards.

**Actions:**

- a) Remove current net, standards and support wires
- b) Install steel standards in concrete with upgraded net and tensioner

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Purchase acceptable standards, net and tensioner for volleyball court and install | Grounds        | \$2000    | 2020              |

Goal: Improve pathways on the south and north sides of the dam

The grassy path on either side of the dam is one way South Hills residents can get to the West side and to the beach. The South path is grassy but somewhat overgrown; the North path is rocky and uneven and is difficult to navigate with a stroller. The area has been lined by pine trees to allow resident privacy yet allow TLIA access to West Lake Shore Drive.

Actions:

- a) Replace TLIA markers which have fallen
- b) Improve the north side of the dam path with additional dirt and re-seed
- c) Cut back trees on the south side path
- d) Check feasibility of pavers for path

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Replace TLIA markers  | Grounds        | \$300     | 2021              |
| Improve the north side dam path with dirt and re-sod or with pea gravel | Grounds        | \$3000    | 2021              |
| Cut back trees on south side dam path                                   | Grounds        | \$0       | 2021              |
| Add pavers if appropriate   | Grounds        | \$1000    | 2022              |

**Goal: Sell the parcel on Warwick Road**

This 4,815 square foot lot – 0.11 acres – cannot be built on. There are several oak trees and a lawn which is maintained by an adjacent homeowner. Note: TLIA by-laws call for a 2/3 majority for the sale of association property.

**Actions:**

- a) Price this land for sale and offer it to either adjacent homeowner or as a split property to both adjacent homeowners
- b) Use proceeds to fund other TLIA projects

| Budget Item                       | Responsibility | Est. cost | Target completion |
|-----------------------------------|----------------|-----------|-------------------|
| Based on offer, sell the property | Legal          | -\$5000   | 2021              |

**Goal: Improve drainage at the tennis court**

Excessive flooding occurs at the tennis court which impacts neighbors on both sides of the court. Possibility exists for a rain garden to be installed here to further control water.

**Actions:**

- a) Assess area for improved drainage using a swale and berm; involve neighbors in resolving this issue
- b) Improve the area with appropriate measures as required

| Budget Item   | Responsibility | Est. cost | Target completion |
|---|----------------|-----------|-------------------|
| Use a combination of swale and berm to control flooding | Grounds        | \$3000    | 2020              |

Goal: Complete the lake path on the southeast portion of main lake

Edward Lane and Gateway Drive through Kelsey Outlet B on to Kelsey Road is one area where a path can be completed.. The emphasis should be to keep the area as natural as possible.

Actions:

- a) Survey and mark the proposed path to avoid conflicts with adjacent homeowners
- b) Use volunteers to remove scrub and nuisance trees along the southeast corner of main lake
- c) Employ professionals to remove larger trees as required
- d) Purchase a floating deck to bridge the drainage gap on that path
- e) Continue to remove trees up to Kelsey Road and use chips from downed trees for that path
- f) Mark the path with TLIA signs, trail markers
- g) Add TLIA signs at Edward Lane and Gateway Drive boat launch

| Budget Item  | Responsibility | Est. cost | Target completion |
|--|----------------|-----------|-------------------|
| Find property lines or survey the property; mark lines | Grounds        | \$800     | 2021              |
| Purchase a floating deck – SuperDeck or equivalent     | Grounds        | \$2500    | 2021              |
| Have vendor remove eight large trees                   | Grounds        | \$4000    | 2022              |
| Mulch path or use crushed granite                      | Grounds        | \$6000    | 2022              |
| Mark the path with trail signs                         | Grounds        | \$600     | 2023              |

## Appendix

### Inventory and assessment of TLIA Properties

#### Parks

Aram Park  
Claudia Zupancic (Zoo/pan/zik) Park  
Cyril Wagner Park  
Harriet Graham Park  
Gorden Lewis Park  
Rose's Park  
Lindy Lewis Gazebo

Barsumian Park  
Gordon Iversen Park  
Bay's Park  
Hussissian Park  
North Lake Shore Park  
Murray Park

#### Boat landings

Between 718/728 Circle Dr  
Between 26709/621 Leon Dr.  
Wagner Park  
Between 709/813 E. Lake Shore Dr.  
Between 110/112 South Hills Dr.  
Between 130/134 South Hills Dr.  
Between 141/145 W. Lake Shore Dr.  
703 N. Lake Shore Dr.

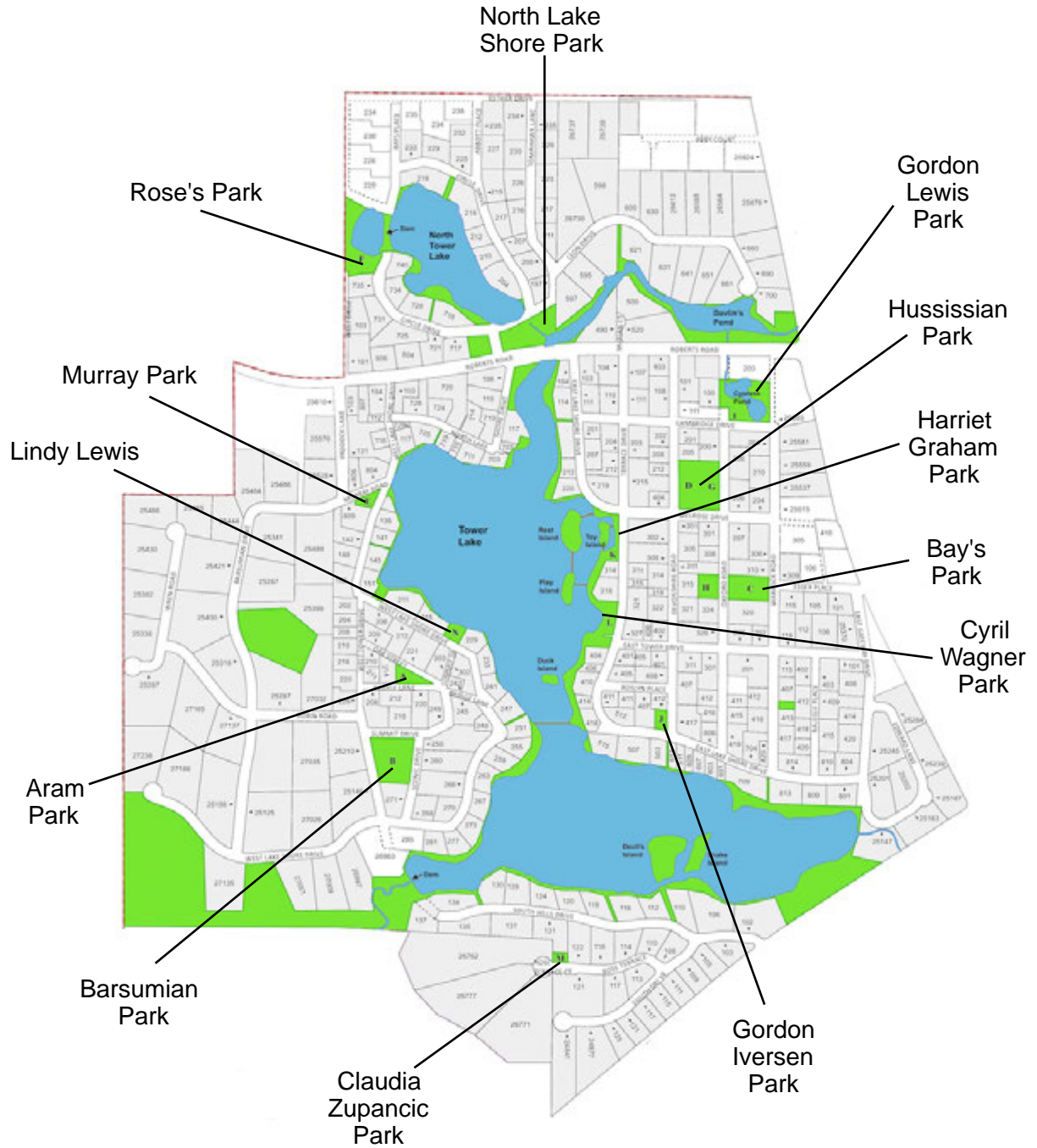
Between 216/218 Circle Dr.  
North Lake Shore Park  
Between 503/613 E. Lake Shore Dr.  
Between Gateway and Edward Ln.  
Between 116/118 South Hills Dr.  
Between 151/211 W. Lake Shore Dr.  
Between 719/725 N. Lake Shore Dr.

#### Open Space/Nature Sites/Other

West Bridge Easement - West Lake Shore Dr.  
Toy Island  
Play Island  
Devil's Island  
Tennis Court  
Warwick Road Parcel  
Route 59 & Roberts Rd Parcel

East Bridge Easement - East Lake Shore Dr.  
Rest Island  
Duck Island  
Snake Island  
Barsumian Outlot B  
Kelsey Outlot B  
South Hills Outlot B/C

# Parks



## Aram Park

13,597 square feet – 0.31 acres.

Two lots form most of the park were given to TLIA by Nazareth Barsumian in 1959. An additional lot to the West was acquired by TLIA in 1962. The lot contains several oak and pine trees. A Rainbow play set is installed here as well as a swing set. Play area features a plastic surround and is mulched. Kiosk for signage is also here.



### Improvements

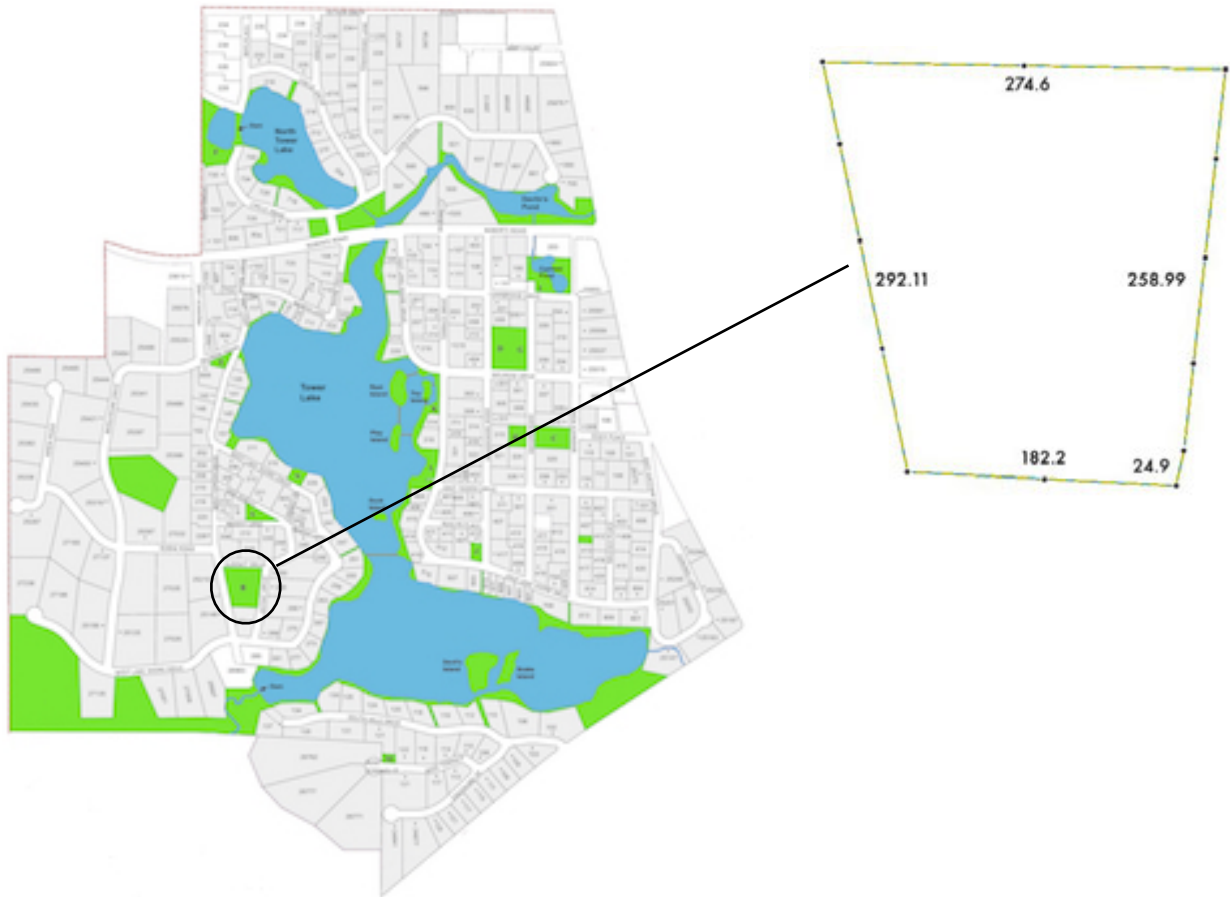
- |                           |      |
|---------------------------|------|
| • Rainbow play set        | 2012 |
| • Plastic borders & mulch | 2012 |
| • Park sign               | 2012 |
| • Picnic table            | 2012 |
| • NuToys Swing set        | 2014 |
| • Plastic borders & mulch | 2014 |



## Barsumian Park

63,835 square feet – 1.47 acres.

Donated To TLIA in 1969 by Mrs. Rose Barsumian as a passive reflection park and dedicated Oct 17, 1970. This park features shrubbery, deciduous trees and lawn with a central circular patio. The park is based on an arboretum concept and has been used for music and family events. There are future plans for new hardscape in this area. Additional efforts will be needed to wrap trees to protect them as there are signs of damage from animals.



### Improvements

- |                           |      |
|---------------------------|------|
| • Park sign               | 2012 |
| • Six trees planted       | 2014 |
| • Wall rebuilt            | 2019 |
| • Invasive bushes removed | 2019 |



## Claudia Zupancic Park

5,478 square feet – 0.13 acres.

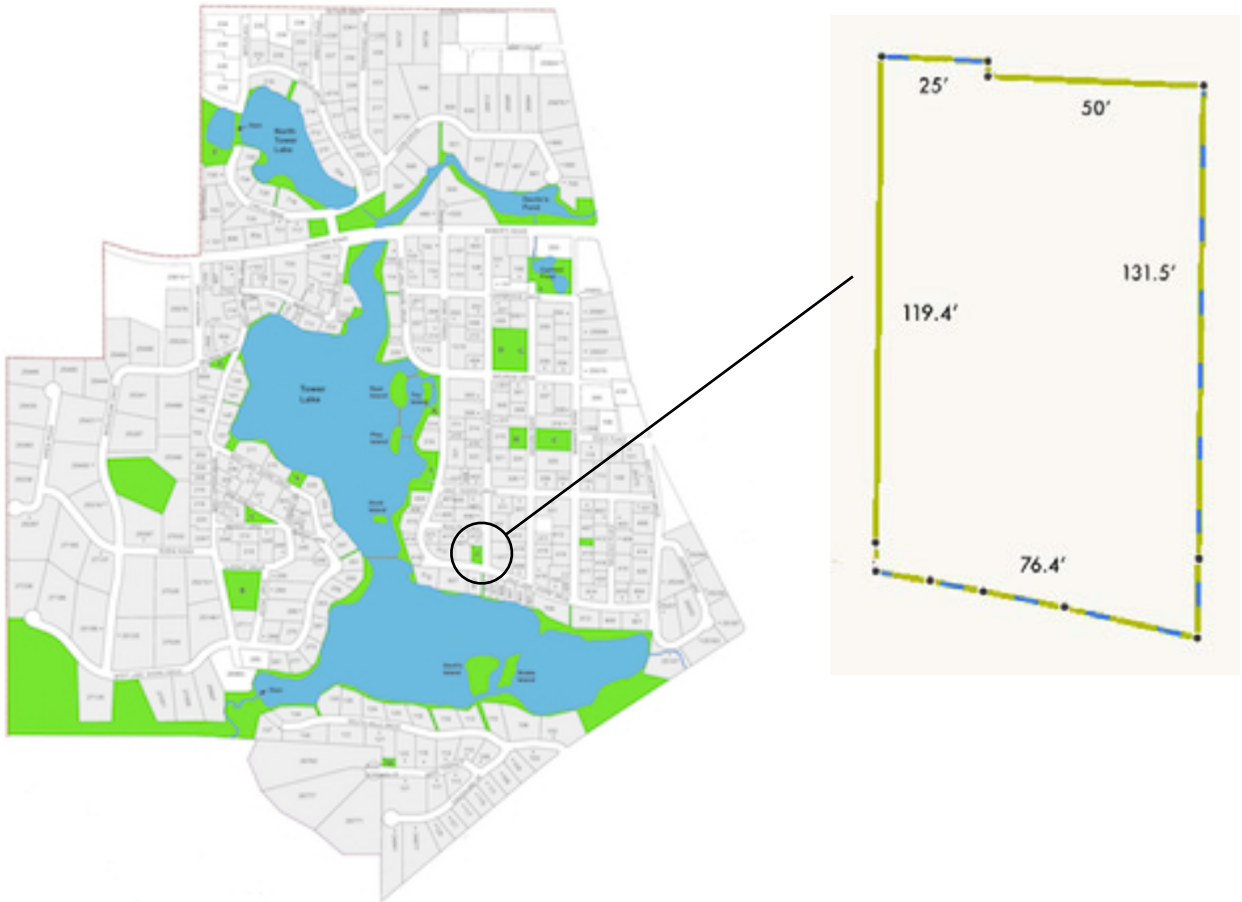
Located in South Hills at the end of Rose Terrace. Lot was donated to TLIA by the Zupancic family in memory of Mrs. Claudia Zupancic, a South Hills resident who passed away in 1983 at the age of 39. Area was designated as a "Children's Park". This area contains brush and some trees, mostly invasive buckthorn. There is old metal wire fence. The area has been largely ignored. There are piles of dumped leaves and grass and empty beverage containers. Property markers have been found and highlighted with paint and additional stakes. There is interest in park cleanup by South Hills residents.



## Gordon Iversen Park

9,000 square feet – 0.21 acres.

Located at the corner of East Lake Shore Dr. and Devonshire Road. This area was purchased from the Nevins family in 1992 in coordination with the Village. Area features a children's play set and swings. A plastic surround holds mulch for the play area. There is a picnic table and bench.



### Improvements

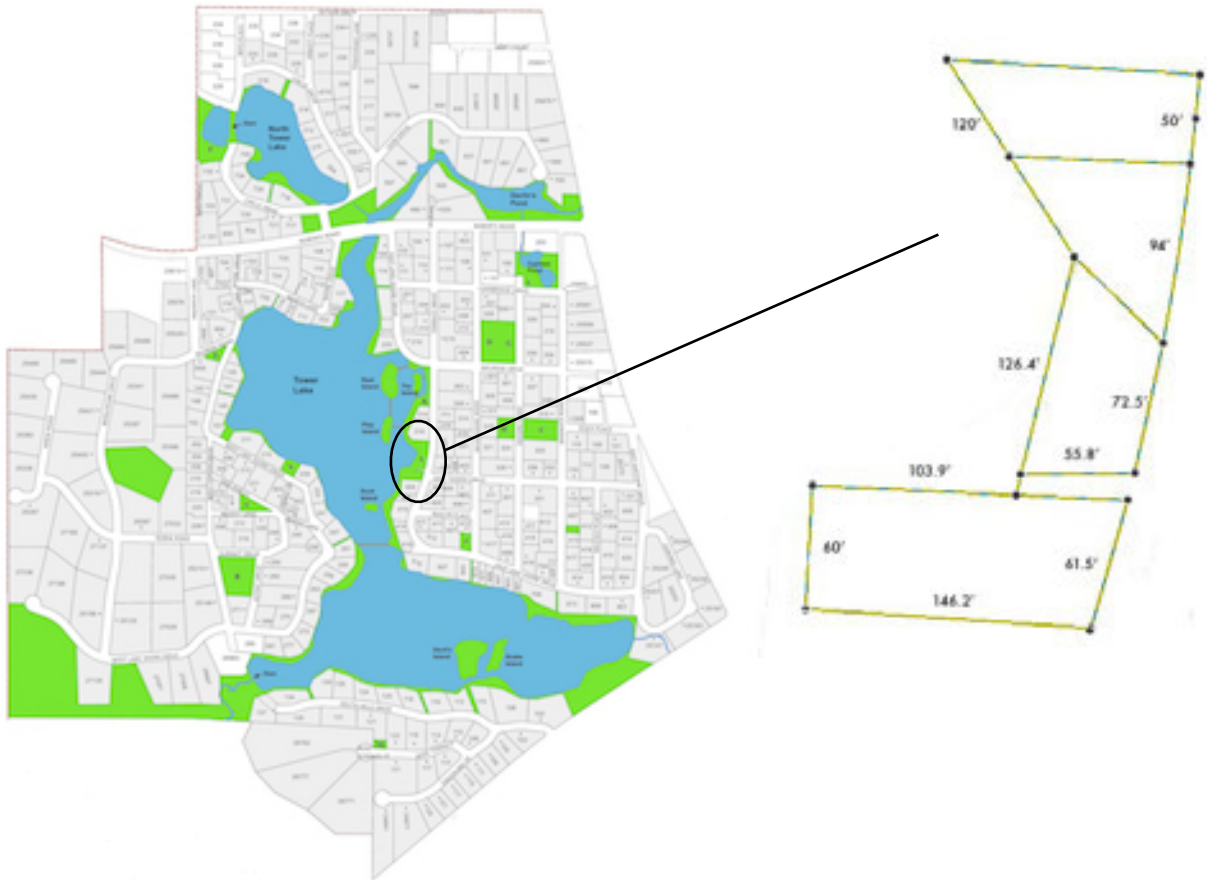
- |                           |      |
|---------------------------|------|
| • Park sign               | 2012 |
| • Swing repair            | 2014 |
| • Plastic borders & mulch | 2014 |



## Cyril Wagner Park

24,900 square feet – 0.57 acres.

TLIA purchased the lot in 1964. Located on East Lake Shore Drive this park surrounds the boat landing. Several canoe racks are installed. A rain garden is slated for installation in this park in 2019. There is a parking lot for eight cars though the area appears to be under construction at this time. The parking lot support wall leans toward the lake.



### Improvements

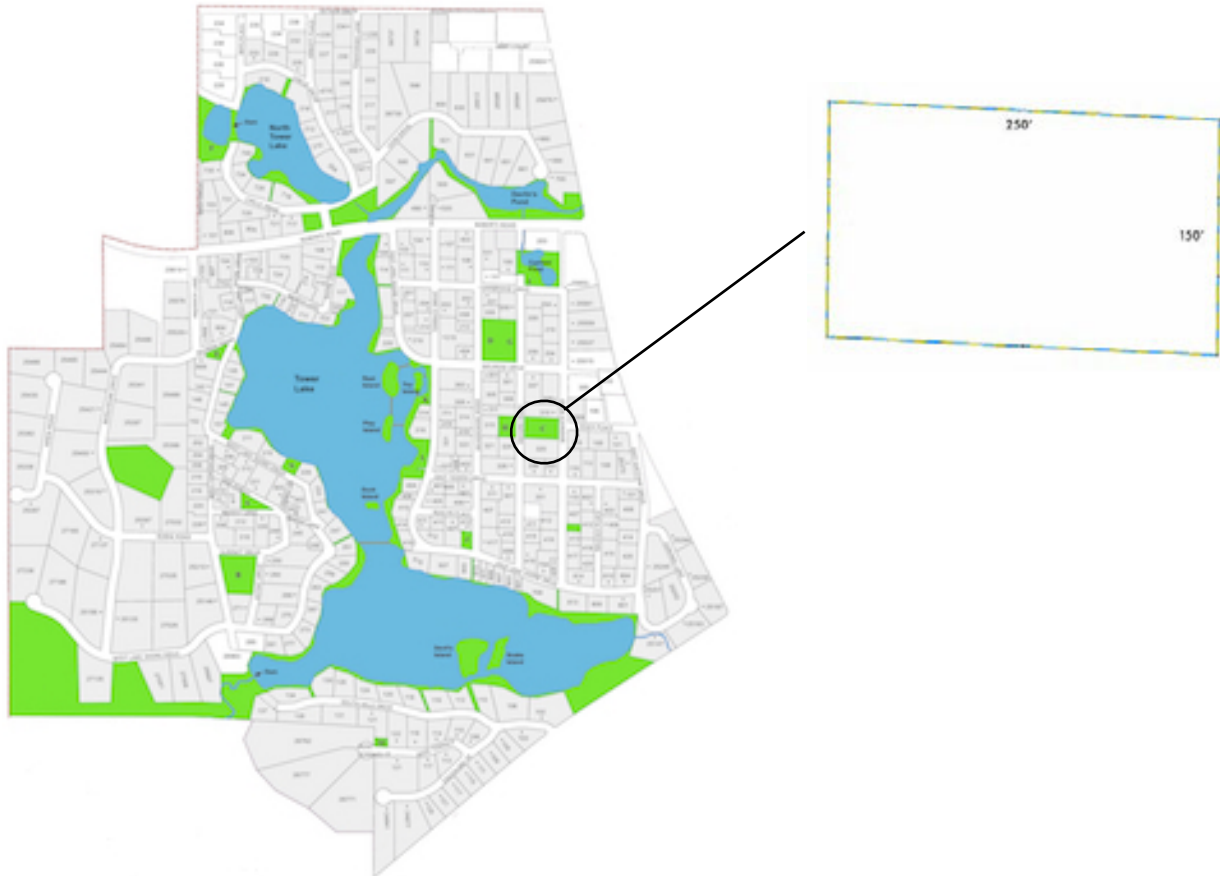
- |                                    |      |
|------------------------------------|------|
| • Two plastic wood park benches    | 2012 |
| • Aluminum boat rack               | 2013 |
| • Super Deck boardwalk & extension | 2014 |
| • Boardwalk powder coating         | 2014 |
| • Park sign                        | 2014 |
| • Rain garden                      | 2019 |



## Bays Park

37,107 square feet – 0.85 acres.

This site features a rain garden and a sand volleyball court. A berm and swale is in use to control floods and divert rainwater. A parking lot on the West side can hold six cars. Landscape timbers in the parking lot are not in good condition.



### Improvements

- |                    |      |
|--------------------|------|
| • Flower garden    | 2013 |
| • Two park signs   | 2013 |
| • Property markers | 2014 |
| • Rain garden      | 2017 |

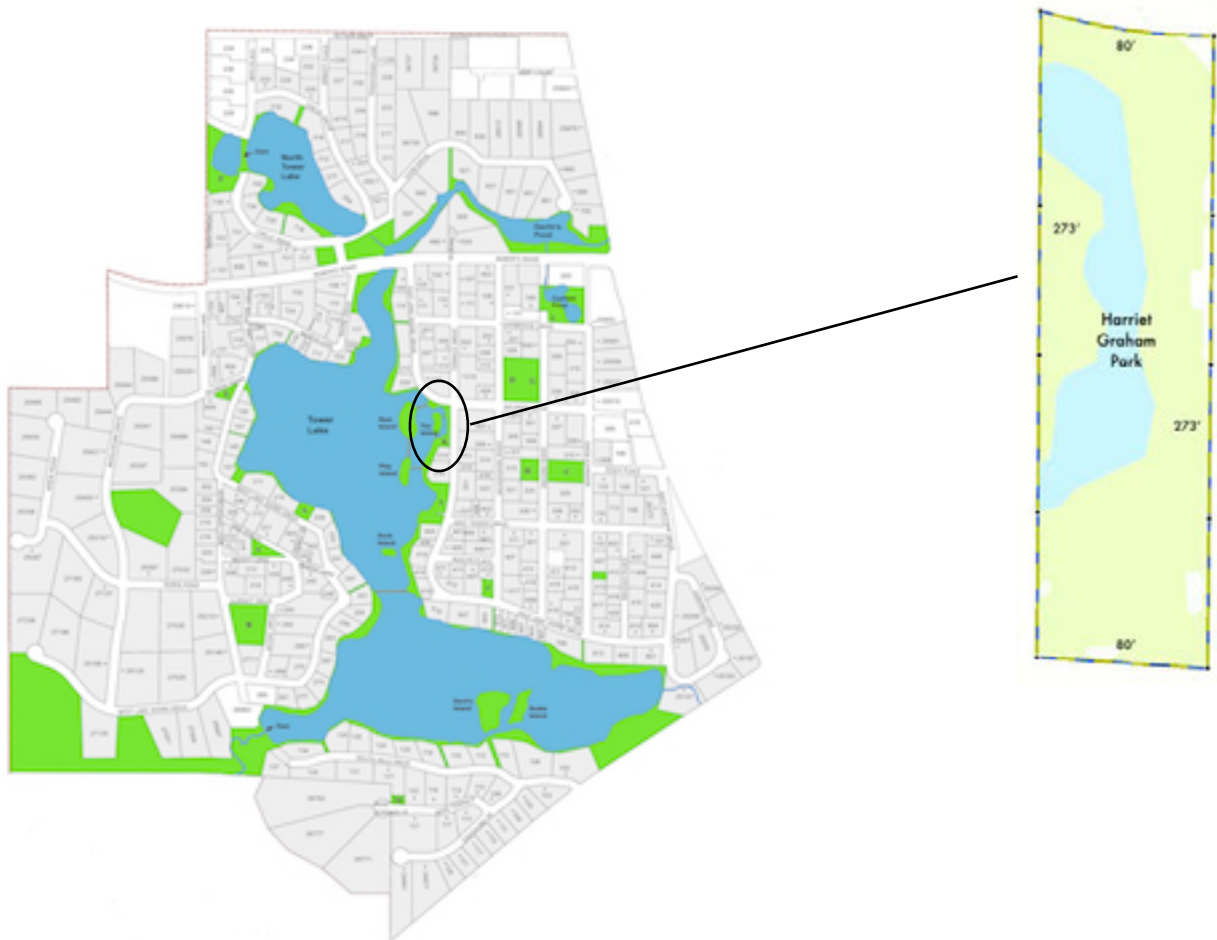


## Harriet Graham Park

22,274 square feet – 0.51 acres.

Located on the East side of East Lake Shore Dr. and the channels between Toy and Rest Islands. Named for TLIA's first president from 1931 to 1932. Portions of this park were donated by Nazareth Barsumian to TLIA in 1938. His wife, Rose Barsumian, added additional acreage in 1967.

The park includes a buffer space with trees on the North side near 219 East Lake Shore Drive. The park also serves as a pass through to the bridges to Toy and Play Islands and the beach. An inscribed boulder marks the center of the park. There are two picnic tables (one broken) and several benches face the lake.



### Improvements

- Dry hydrant installed near bridge 2013

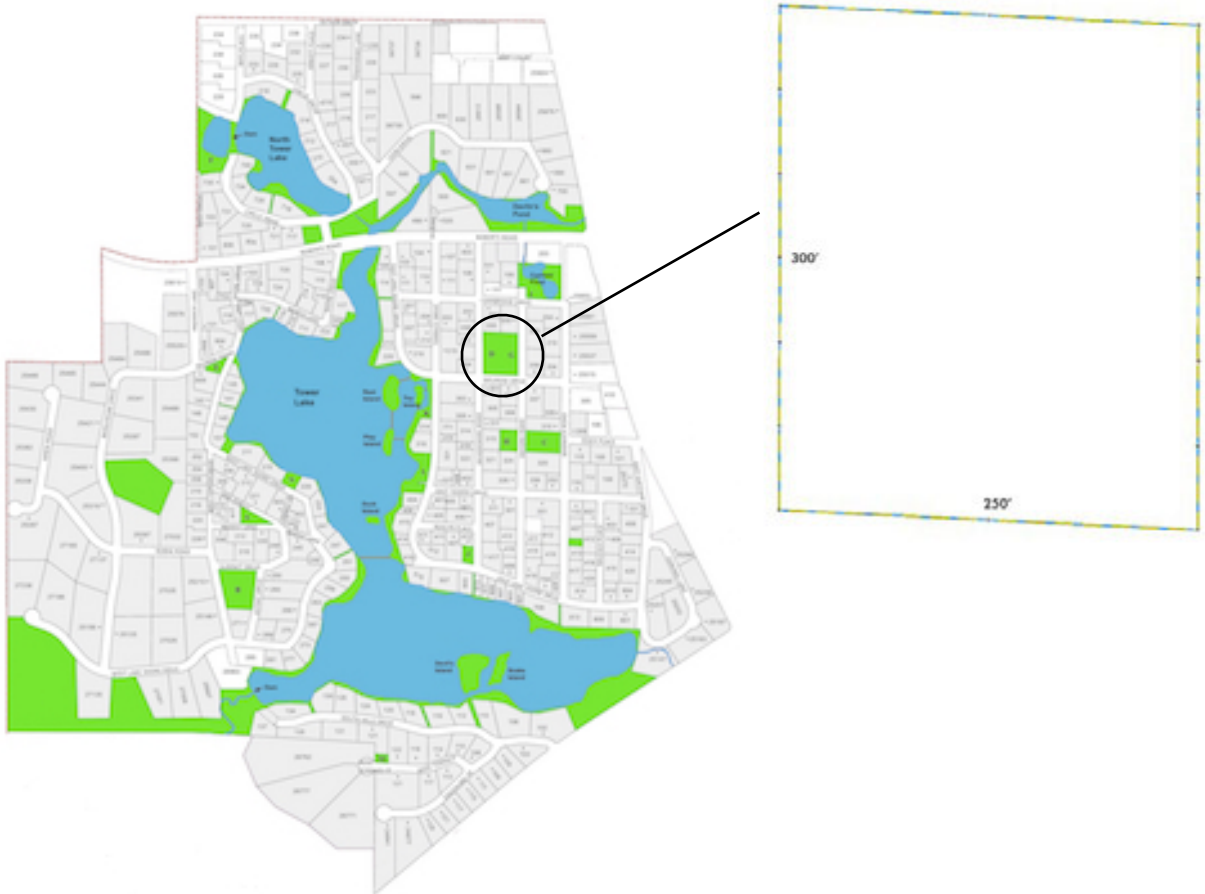


## Hussissian Park

75,140 square feet – 1.72 acres.

This park is used for children’s soccer practice and softball. The area frequently floods after rain or snow melt. The center of the park is muddy at times. Park features risers, a kiosk for signage and picnic tables as well as a soccer nets and standards and a baseball backstop. The park sign has one post which is broken.

### Improvements



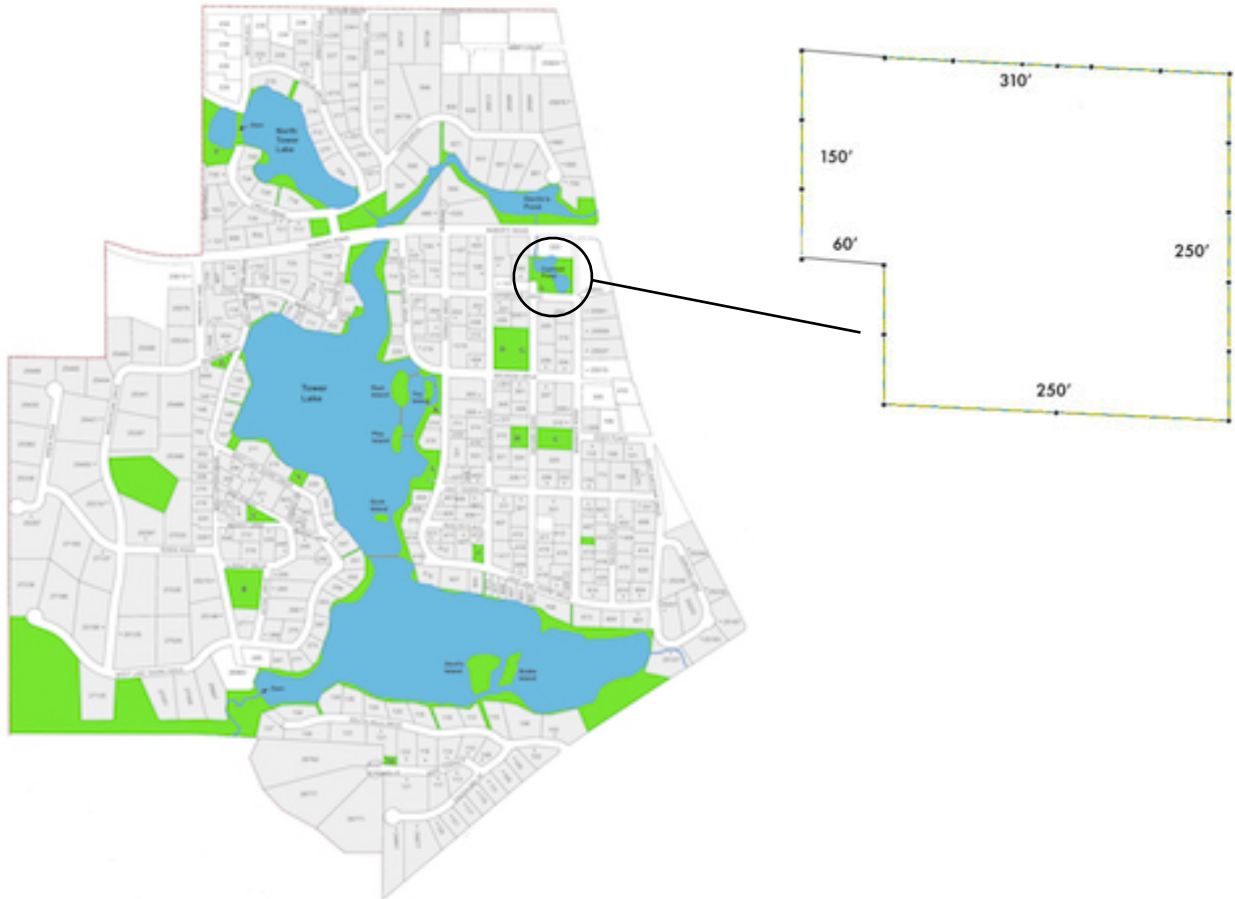
- Backstop repaired 2012
- Overhand added to backstop 2012
- Soccer nets replaced 2012
- Bleachers sanded/painted 2012
- Two picnic tables added 2012
- Park sign 2012
- Kiosk 2012



## Gorden Lewis Park

71,850 square feet – 1.65 acres.

This park includes Cypress Pond, located just south of Roberts Road near Cambridge Drive. Cypress Pond drains under Roberts Road to Davlin's Pond. Named after long-time resident and TLIA legal & grounds committee member active in reforestation. Lots with the pond were given to TLIA by the Barsumian family in 1959. Additional lots were donated to TLIA by Khoren Hussissian in 1979. Numerous benches around the pond for contemplation.



### Improvements

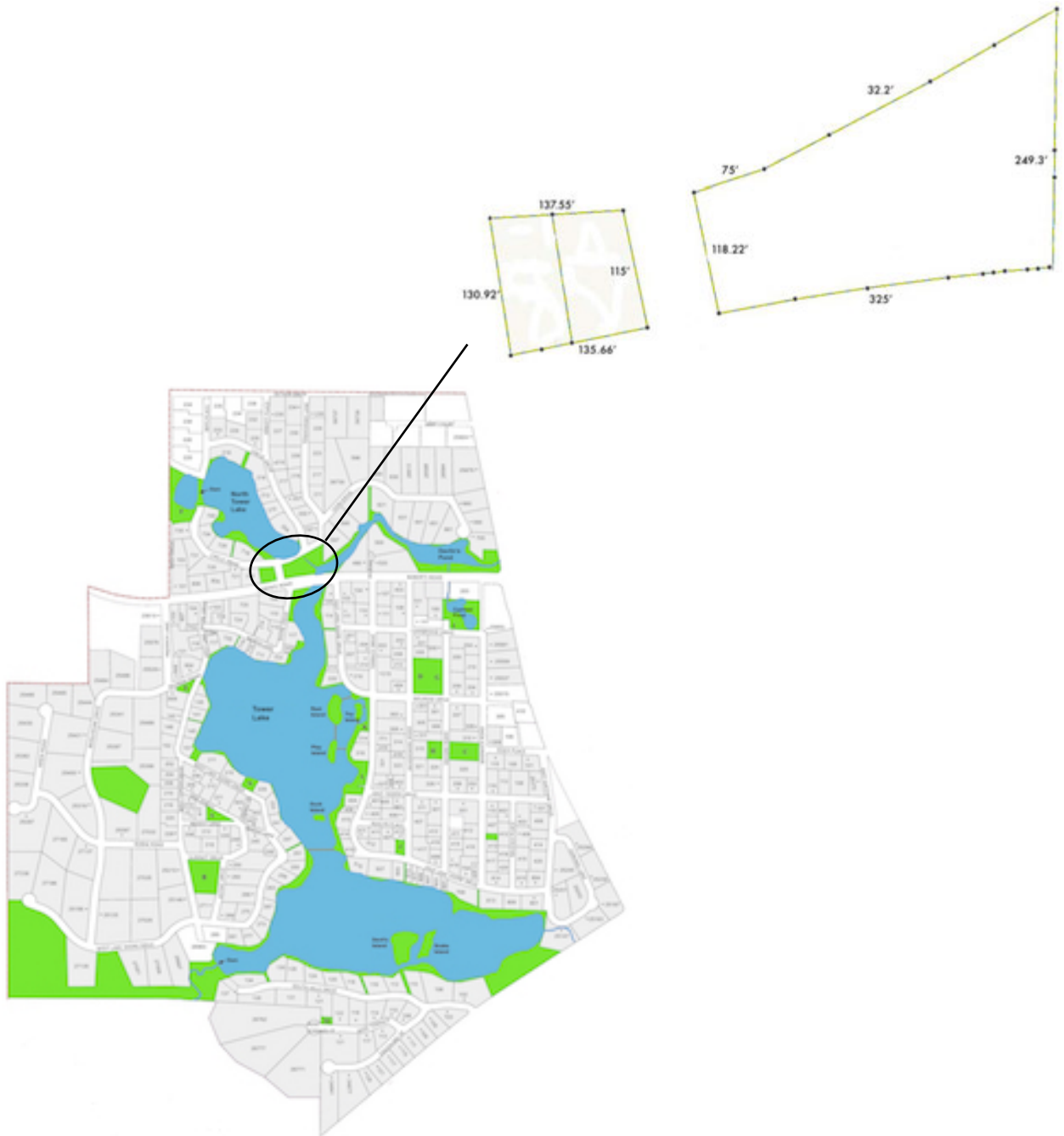
- Park sign

2014

## North Lake Shore Drive Park

77,510 square feet – 1.78 acres.

Located at the corners of Roberts Road & North Lake Shore Drive & Circle Drive. Donated in 1989 by the Hussissian family. This park is at the entrance to North Tower Lakes and features brick pillars which were replaced in 1992 by the village. Connects to Lathan's Landing along Davlin's Pond.





## Rose's Park

98,560 square feet – 2.27 acres.

Located at the end of West Circle Drive. Named for Rose Barsumian, wife of Nazareth. Land for this park was donated to TLIA in 1969 by Rose Barsumian and dedicated to her in 1983. It was later developed as a children's playground. A portion of this park included a road which was vacated by the Village in the 1970s. The boundaries of this park also include a pond which connects to North Lake. A play set and swing are installed here.



### Improvements

- |                            |      |
|----------------------------|------|
| • Rainbow play set         | 2014 |
| • Park bench               | 2014 |
| • Game Time play equipment | 2014 |
| • Mulch                    | 2014 |
| • Picnic table             | 2014 |
| • Pea gravel               | 2014 |
| • Park sign                | 2014 |





## Murray Park

8,900 square feet – 0.20 acres.

This park was donated to TLIA in 1938 by Nazareth Barsumian and features a half-size basketball court and hoop. A kiosk for events is also located here.



### Improvements

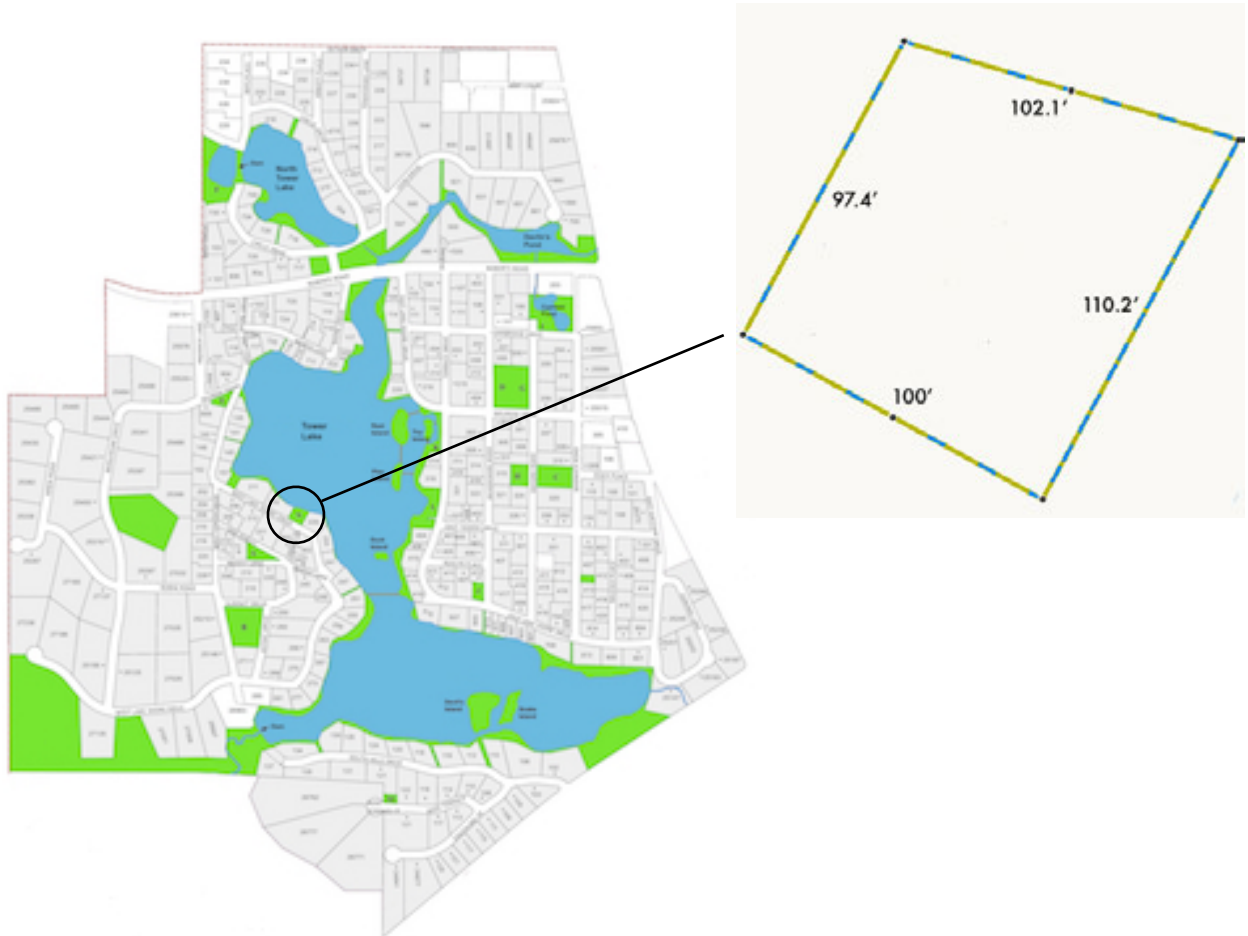
- Resurfaced 1988
- Three maple trees planted 1991
- Seal coated court 2012
- Resurfaced court 2013
- Top soil added 2013
- Sign added 2013



## Lindy Lewis Gazebo

10,830 square feet – 0.25 acres.

Named in memory of Lindy Lewis, wife of Bob Lewis who donated the building and property to TLIA. This park features a gazebo which overlooks the lake on the West side. Site is used for concerts and contemplation. A stone walkway leads from the street to the gazebo. The lake-facing side has widely-spaced rails which do not meet code.

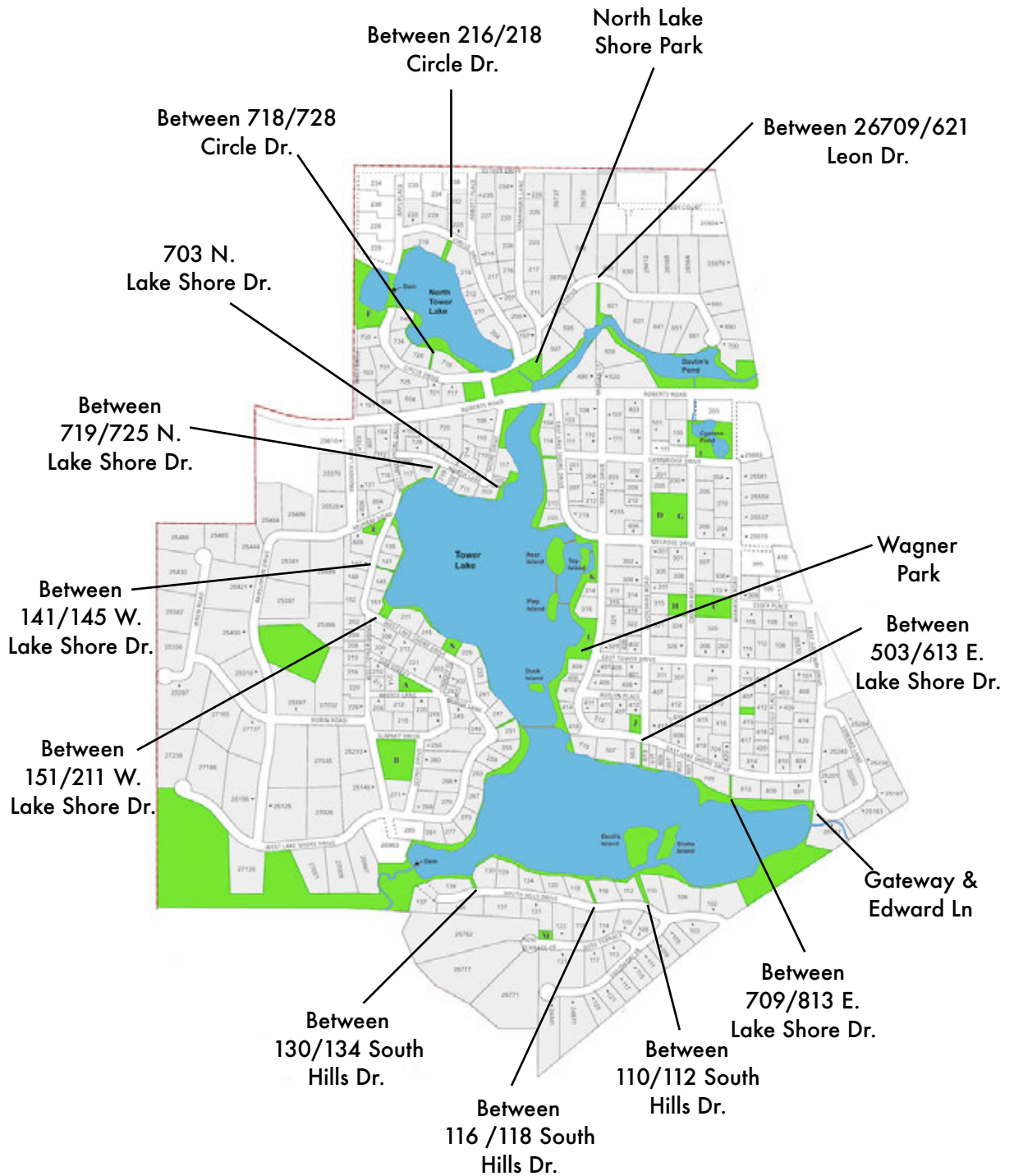


### Improvements

- Walkway to gazebo replaced 2016
- Two trees planted 2016



# Lake access points/boat storage sites



## Access – North Lake

Between 216 and 218 Circle Dr.  
3,880 square feet – 0.09 acres

Access area is lined by large evergreens (overgrown lower branches need to be trimmed) with a boat landing at the lake. Area services about five boats. No storage racks. There is an aerator here with an associated power panel; aerator appears to be inoperable (cracked housing). A float is stored here which is in fair condition. There are no property or TLIA markers.





## Access – North Lake

Between 26709 Leon Dr. (vacant parcel) and 621 Leon Dr. Easement.  
4,000 square feet – 0.09 acres.

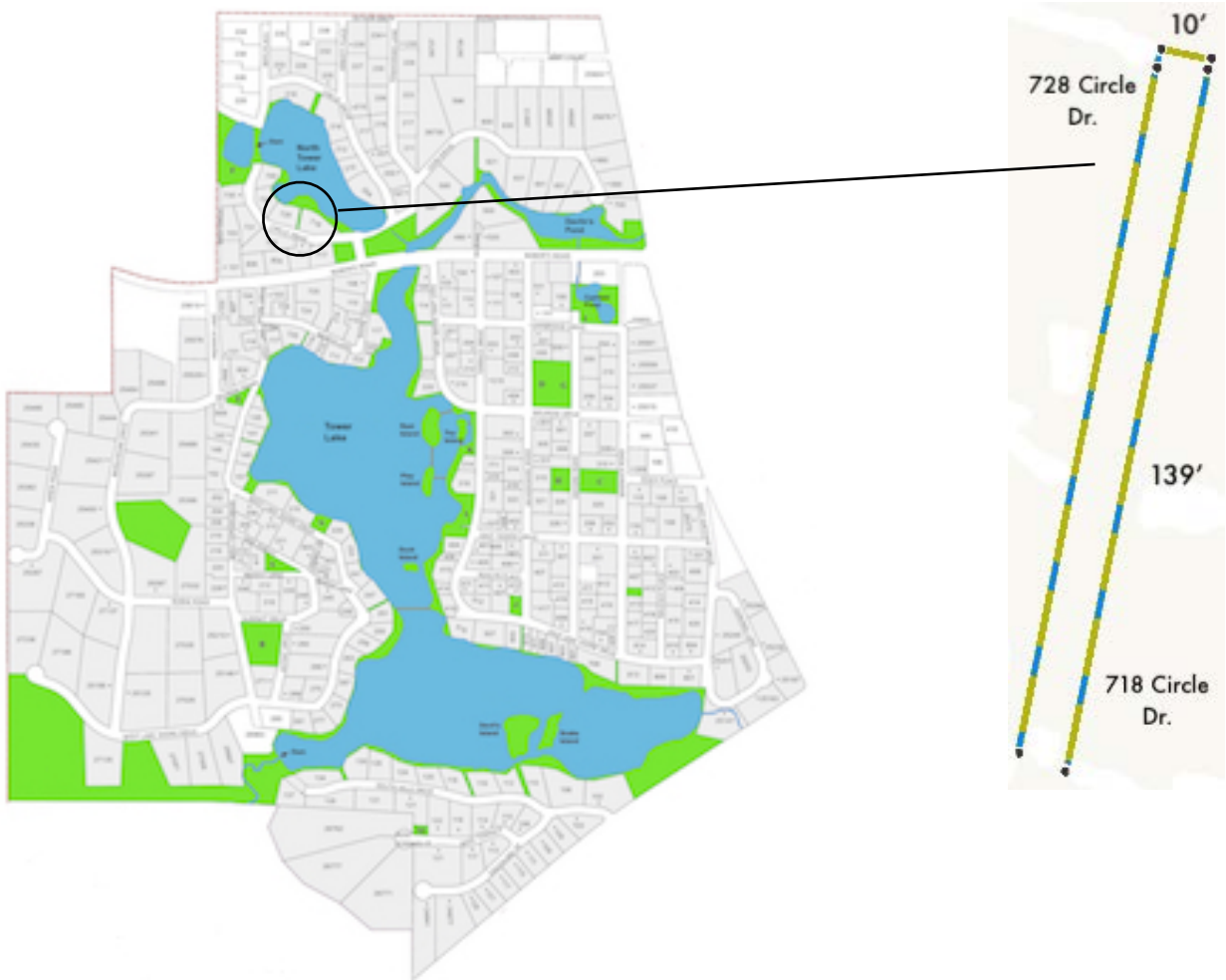
Area has a creek/drainage ditch which runs through the middle of the property and is continuously wet and very muddy. Access way is heavily wooded with buckthorn and volunteer trees. Private property must be walked on for access. Adjacent to Davlin Pond there is a flat area for boat storage. There are no property or TLIA markers.



## Access – North Lake

Between 718 and 728 Circle Dr. Easement.  
1315 square feet – 0.03 acres.

Area is lawn which is mowed by homeowner and adjoins the buffer area between the South end of the lake and Circle Drive. Area can be accessed by the buffer or by an easement from the West. There is no street access as there are trees, a play set, distribution transformer, telephone connection box, stacked firewood and buckthorns across the path. There are no TLIA markers and the boundaries are not marked at the water's edge.

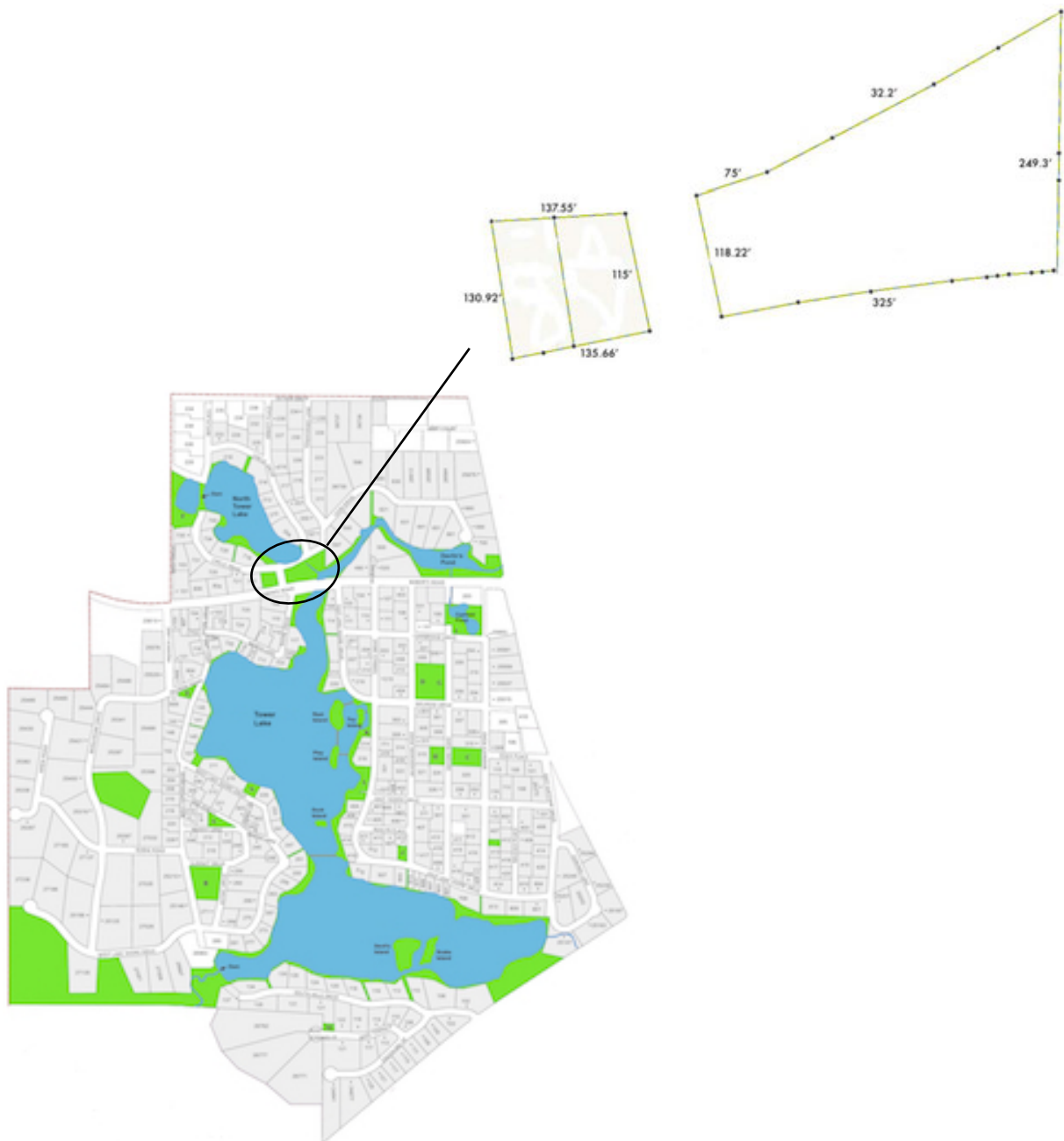




## Access - North Lake

77,510 square feet – 1.78 acres.

Located at the corners of Roberts Road & North Lake Shore Drive & Circle Drive. Contains Lathans Landing with two six-position boat storage racks along Davlin's Pond. Crushed stone pathway leads to the pond and the storage racks. Area is somewhat weedy with numerous buckthorn but the path is clear. Lake access is marked with TLIA markers. There are two six-position boat racks, one position is damaged. Several abandoned canoes and boats are at this location.



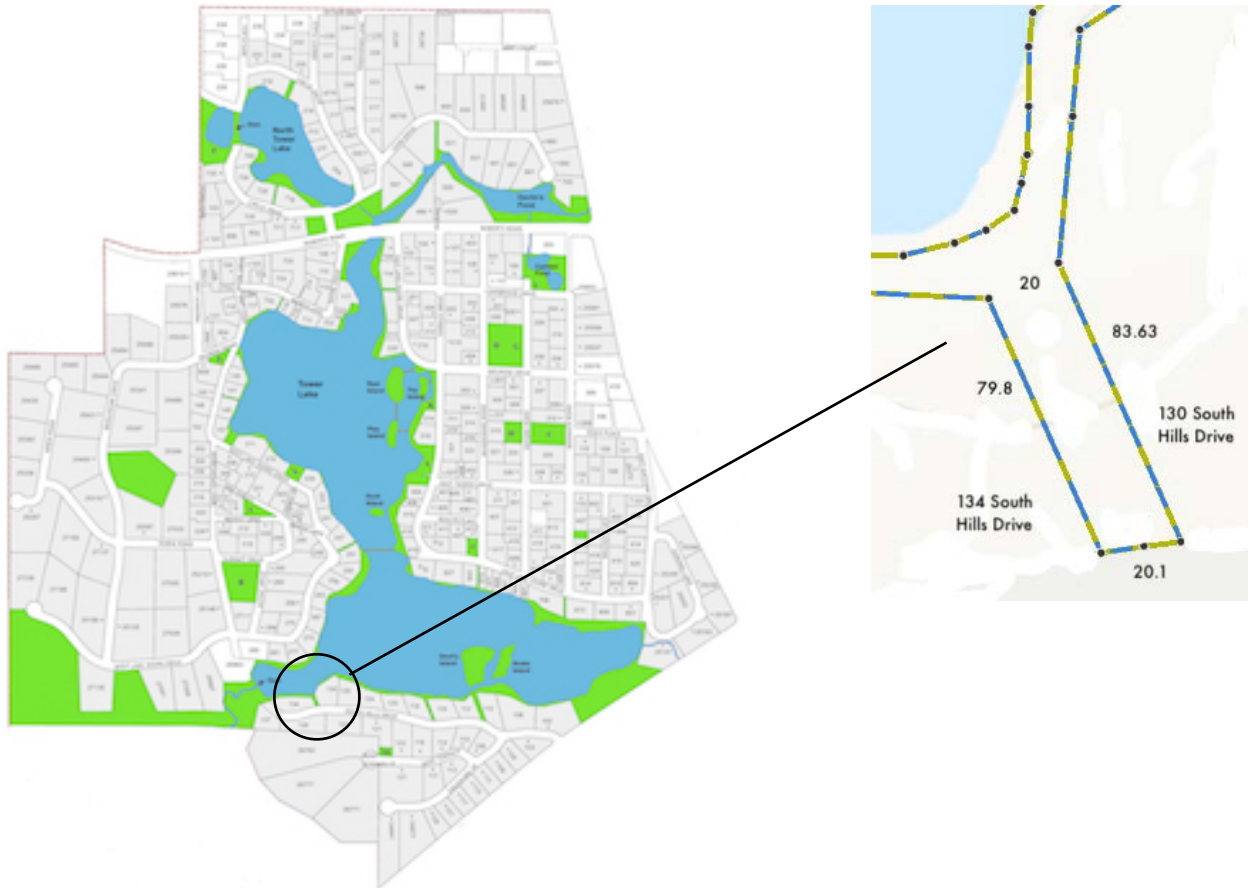




## Access – South Hills

Between 130 and 134 South Hills Dr.  
1680 square feet – 0.04 acres.

Gradual-slope site with a boat launch area at the bottom. There are no property or TLIA markers here. There is evidence of erosion at the site – water has cascaded over the top of the landscape timbers and eroded away the pea gravel.



### Improvements

- Pea gravel added

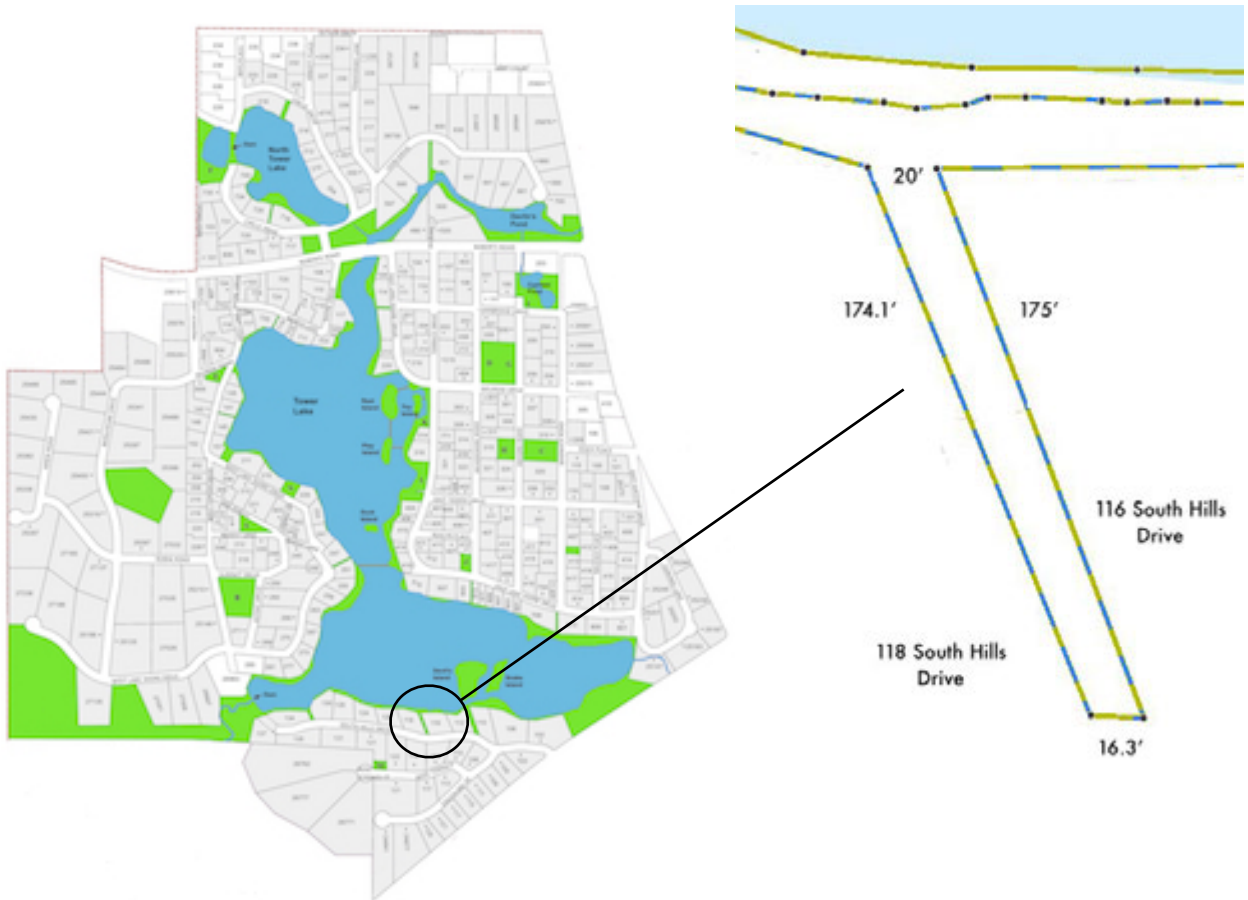
1990



**Access – South Hills**

Between 116 and 118 South Hills Dr.  
3500 square feet – 0.08 acres.

There are TLIA markers at this site. A six-position canoe rack has been installed. Access is bisected by an eight-inch drain line. Landscape timbers have fallen onto the access way, though ownership of these is unknown. Area is somewhat rough and needs additional pea gravel to level the area and to cover the drain line. There is evidence of erosion from rainwater from the hill.



**Improvements**

- |                         |      |
|-------------------------|------|
| • Pea gravel added      | 1990 |
| • Aluminum storage rack | 2013 |
| • Two property markers  | 2014 |



**Access – South Hills**

Between 110 and 112 South Hills Dr.  
6,000 square feet – 0.14 acres.

Access bisects driveway at 110 South Hills Drive. Several TLIA markers are in place as are survey and other undefined posts. Launch area has some large stones and there is some evidence of erosion from rainwater from the hill. Though the property as surveyed is 30 feet wide, the actual TLIA posts are set narrower than the property line to accommodate homeowners on either side. There are no boat storage racks at this site.



**Improvements**

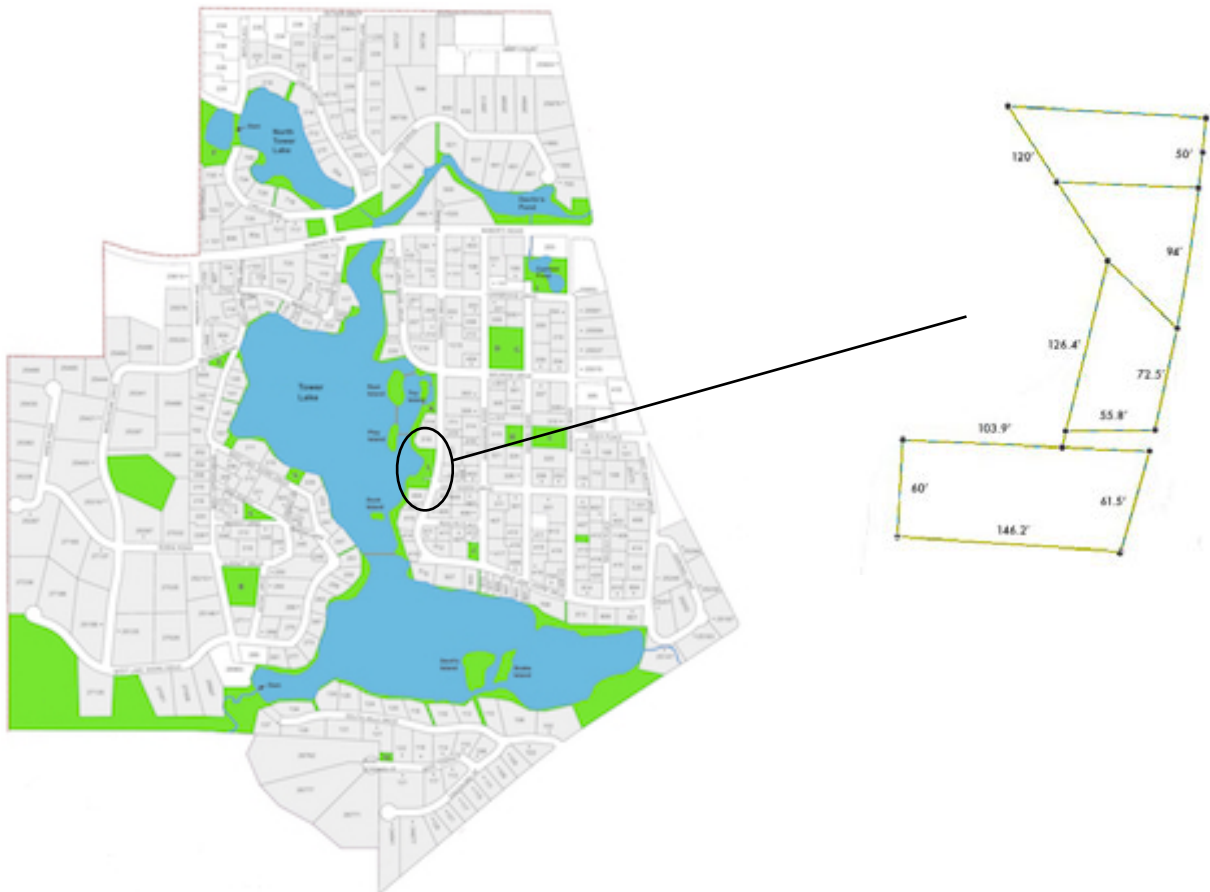
- Pea gravel added 1990
- Property markers added 2018



## Access – East Side

Wagner Park. 24,900 square feet – 0.57 acres.

East Lake Shore in Wagner Park. Features 300 feet of shoreline used as a boat landing for 30 – 40 canoes and sailboats. There is green space between the lake and East Lake Shore Drive. Area includes a parking lot which can accommodate eight cars. Area features a rain garden.



### Improvements

- |                              |             |
|------------------------------|-------------|
| • New trees planted          | 1990 – 1992 |
| • Aluminum boat storage rack | 2013        |
| • Rain garden                | 2019        |



### Access – East Side

Between 709 and 813 East Lake Shore Dr.  
3,000 square feet – 0.07 acres includes portions of shoreline.

This is an easement at the foot of Warwick which reaches along the lake shore on the North side of main lake. Features a small boat landing and an open area used for boat storage. Area has a TLIA marker.



### Improvements

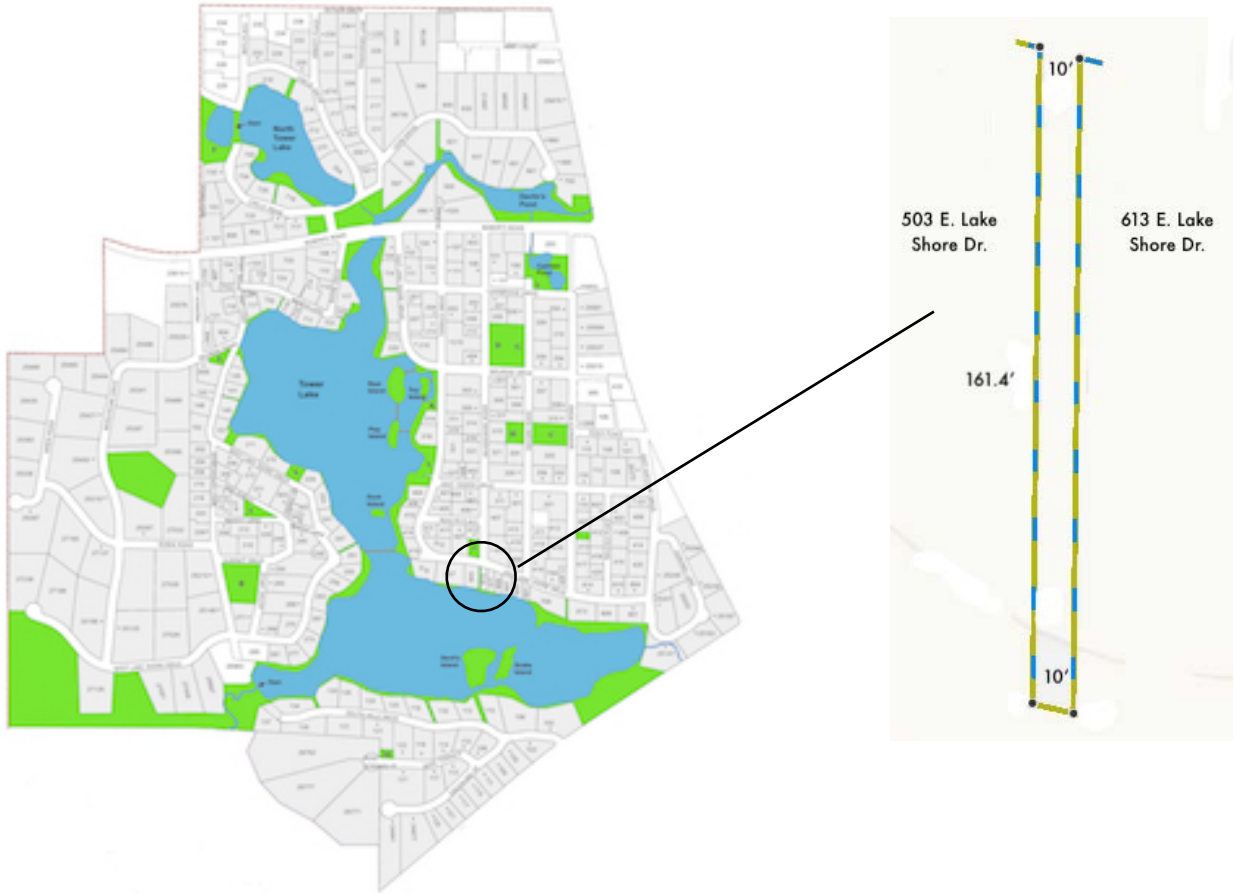
- Boat storage rack 2013
- Property markers 2013



**Access – East Side**

Between 503 and 613 East Lake Shore Dr.  
1,647 square feet – 0.04 acres.

Easement at the foot of Devonshire Rd. Not readily accessible from the street; homeowner plantings must be walked on to get to the lake. Wooden boat rack currently on the site – ownership unknown. There are no property or TLIA markers.



Access - West Side

703 North Lake Shore Dr.  
649 square feet – 0.01 acres.

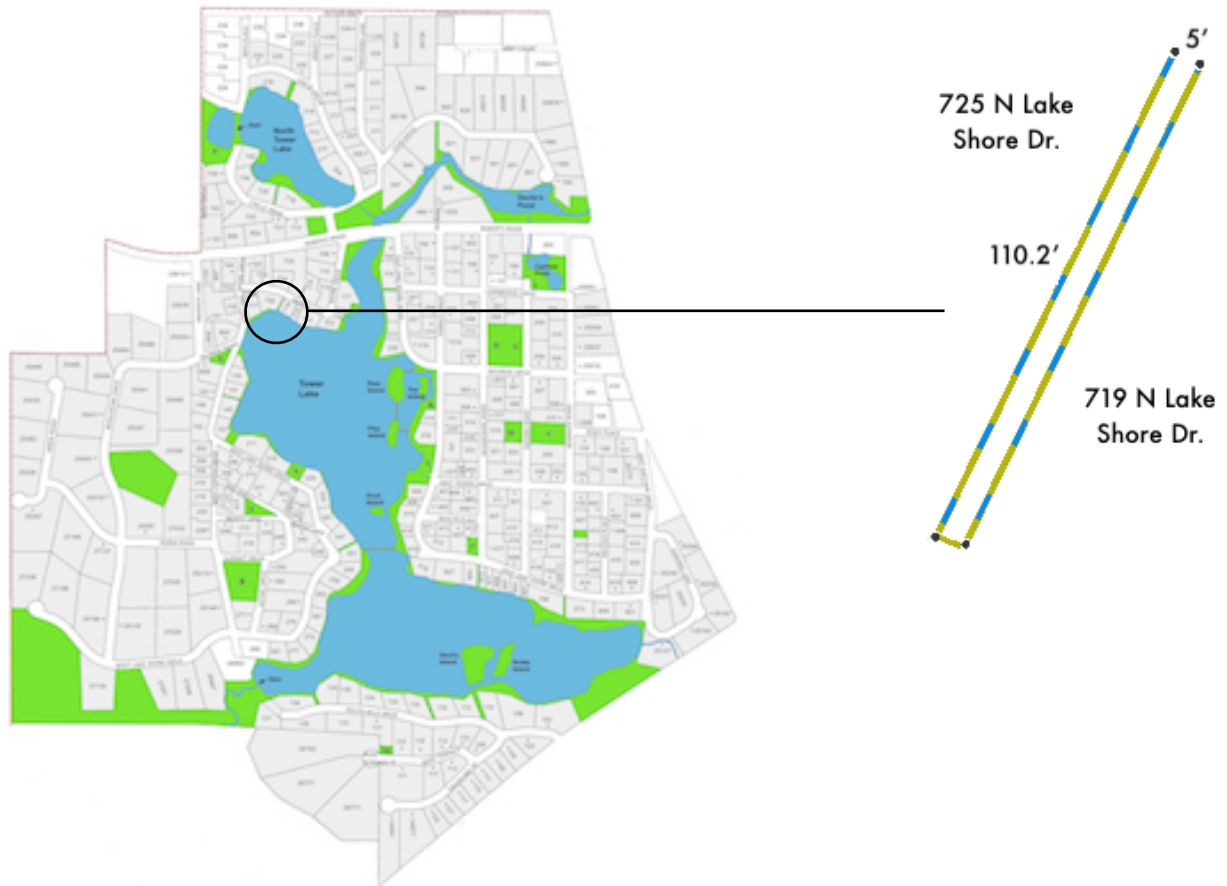
Easement. Not easily accessible to the lake from the street. Entrance to access point is blocked by shrubs – low-growing buckthorn. There is a small paver ramp to the lake. There are no property or TLIA markers.



Access – West Side

Between 719 and 725 North Lake Shore Dr.  
667 square feet – 0.015 acres.

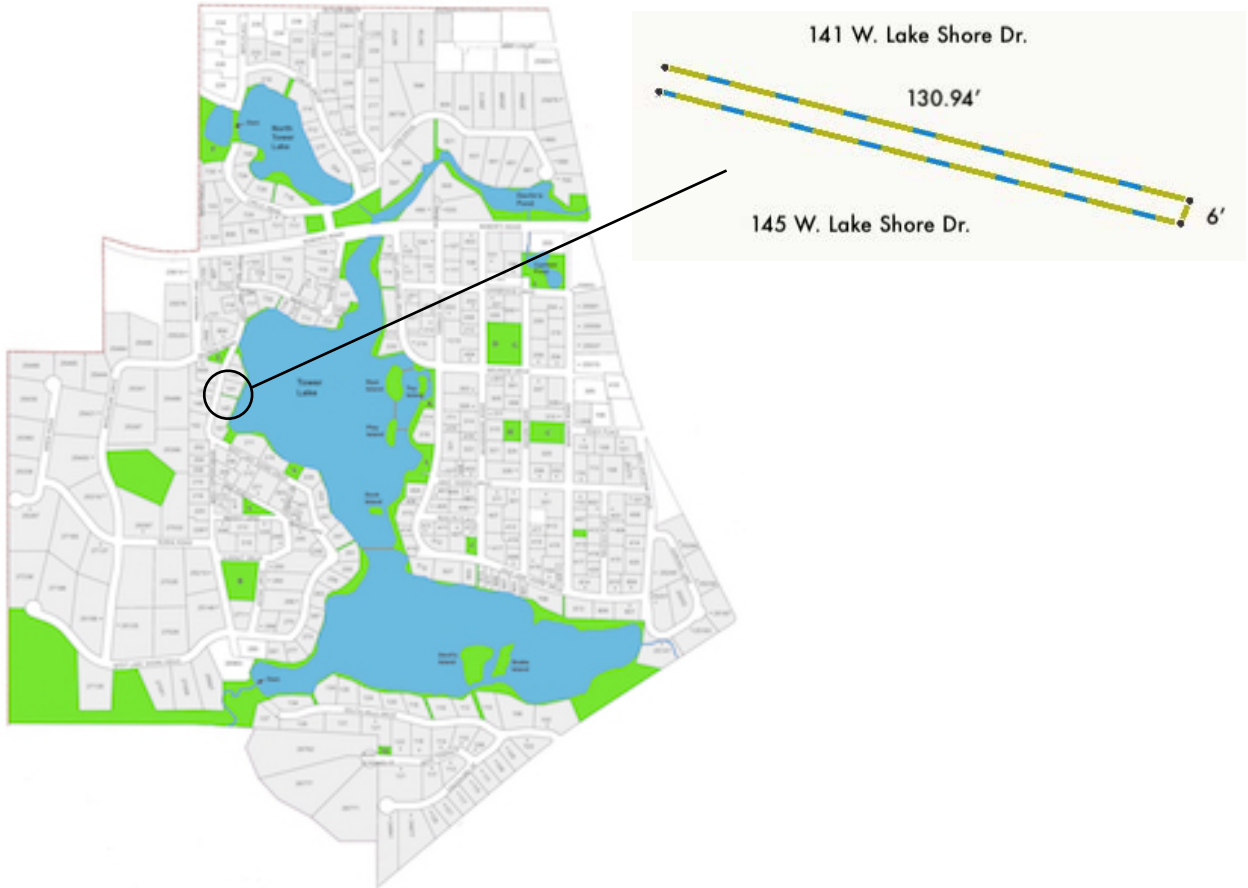
Easement. No access from the street without crossing homeowner plantings parallel to North Lake Shore Drive. Plants and a low fence are at the edge of the lake. There are no property or TLIA markers.



Access – West Side

Between 141 and 145 West Lake Shore Dr.  
810 square feet – 0.018 acres.

Narrow easement. There are plants at the edge of the lake. There are no property or TLIA markers.



## Access - West Side

Between 151 and 211 West Lake Shore Dr.  
4,284 square feet – 0.1 acres.

This is the “go to” spot for west side canoes and kayaks. Has three racks for 18 boats. Area is frequently wet – the storm grate is higher than the surrounding ground – drainage from the road never makes it to the storm sewer. During the summer, there are more boats than racks here and these canoes and kayaks are stored on the ground on landscape timbers. There is a TLIA property sign noting that the area is for the exclusive use of TLIA members.



### Improvements

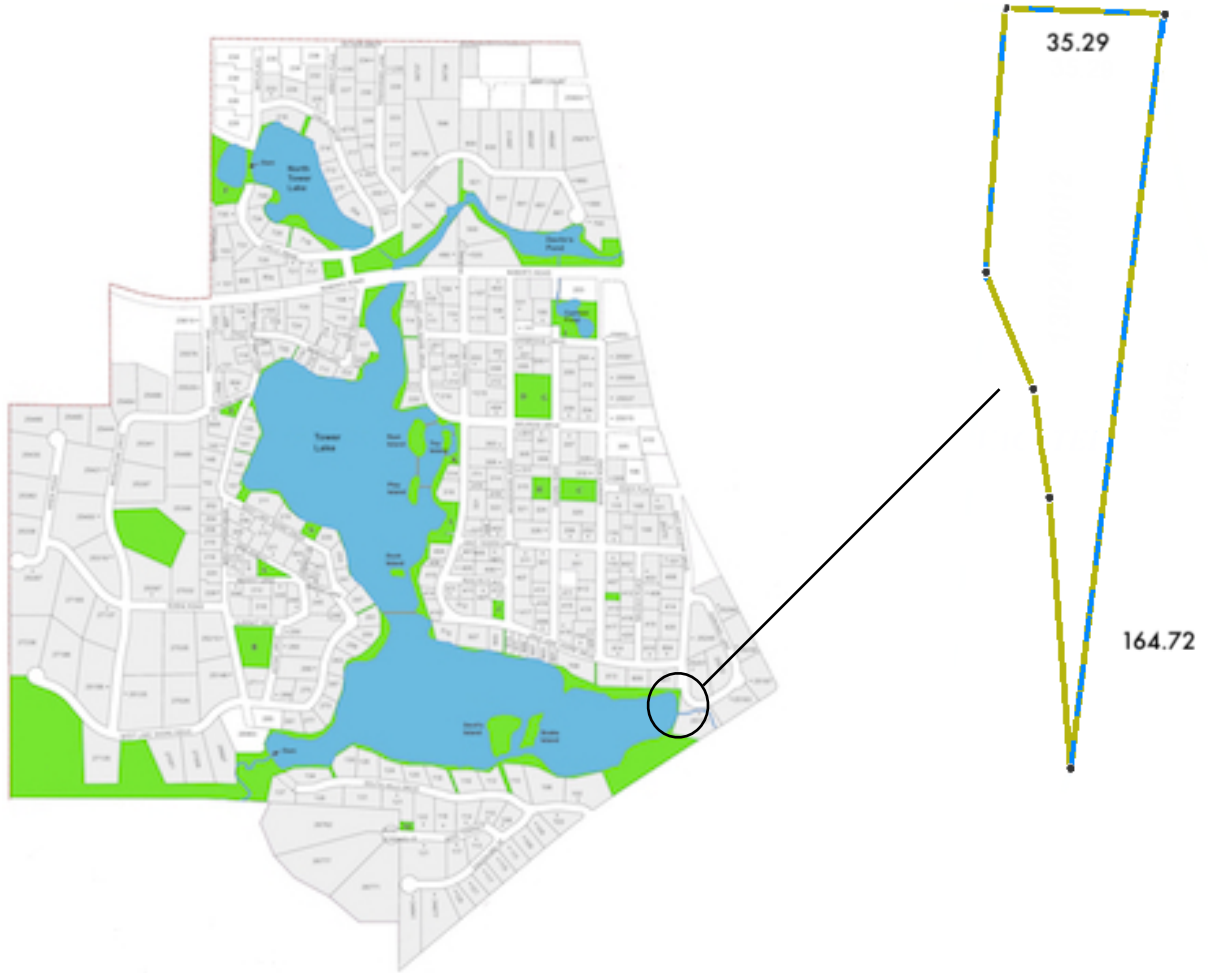
- |                                |      |
|--------------------------------|------|
| • Area cleared                 | 2013 |
| • Three aluminum storage racks | 2013 |
| • Gravel                       | 2013 |
| • TLIA sign added              | 2019 |



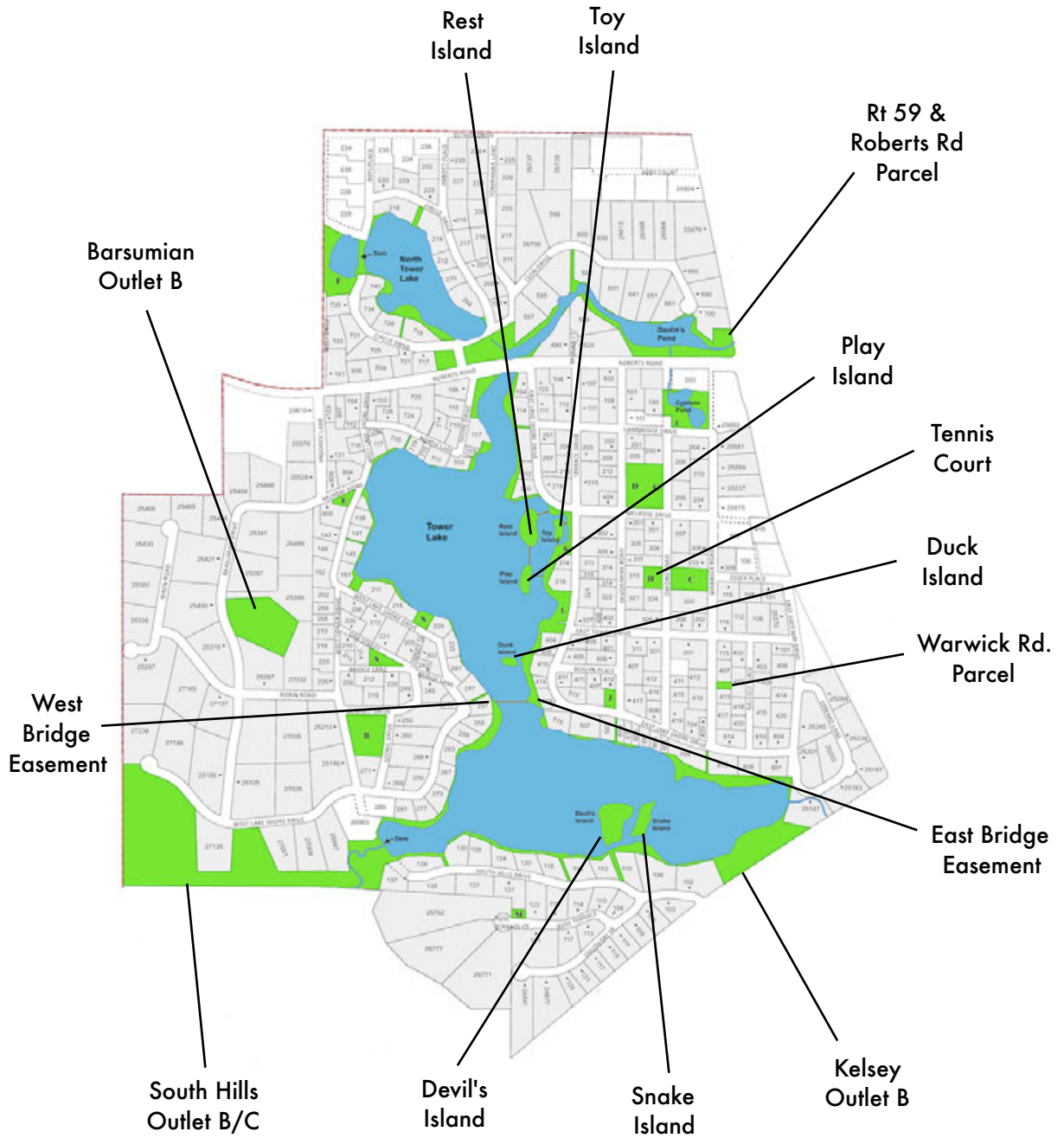
Access – East Side

Gateway & Edward Lane Boat Landing  
3,420 square feet – 0.08 acres.

Six boats can be stored here on one boat storage rack. Area is being graded and paved for a boat ramp for weed harvesting machinery. There are no property or TLIA markers.



Open Space/Nature Sites/Other



## West Bridge Easement - West Lake Shore Drive

Between 247 and 251 West Lake Shore Dr.  
1,430 square feet – 0.03 acres.

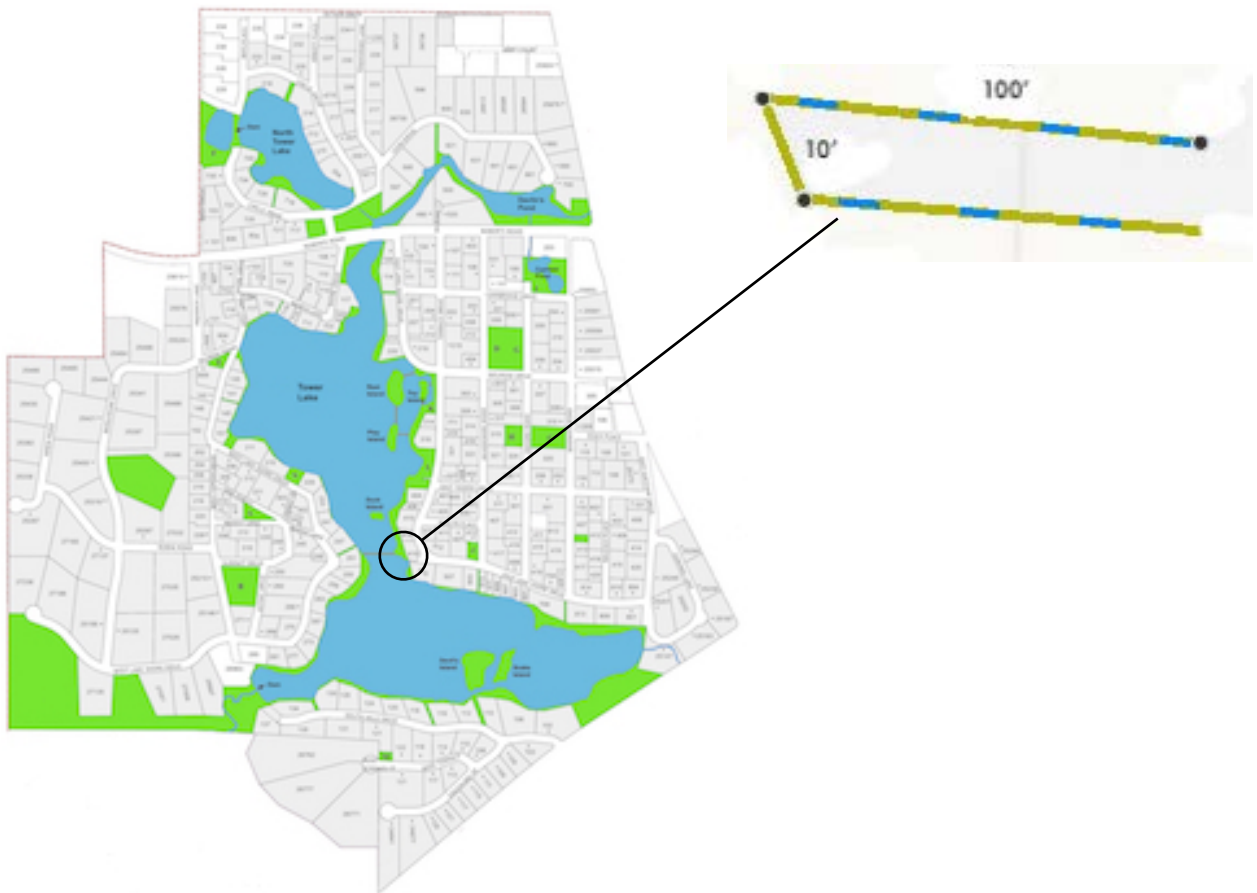
The West easement is steep. Mulch was added in 1990. Pavers are in place for most of the path.



**East Bridge Easement - East Lake Shore Drive**

Between 418 and 515 East Lake Shore Drive.  
1,000 square feet – 0.02 acres.

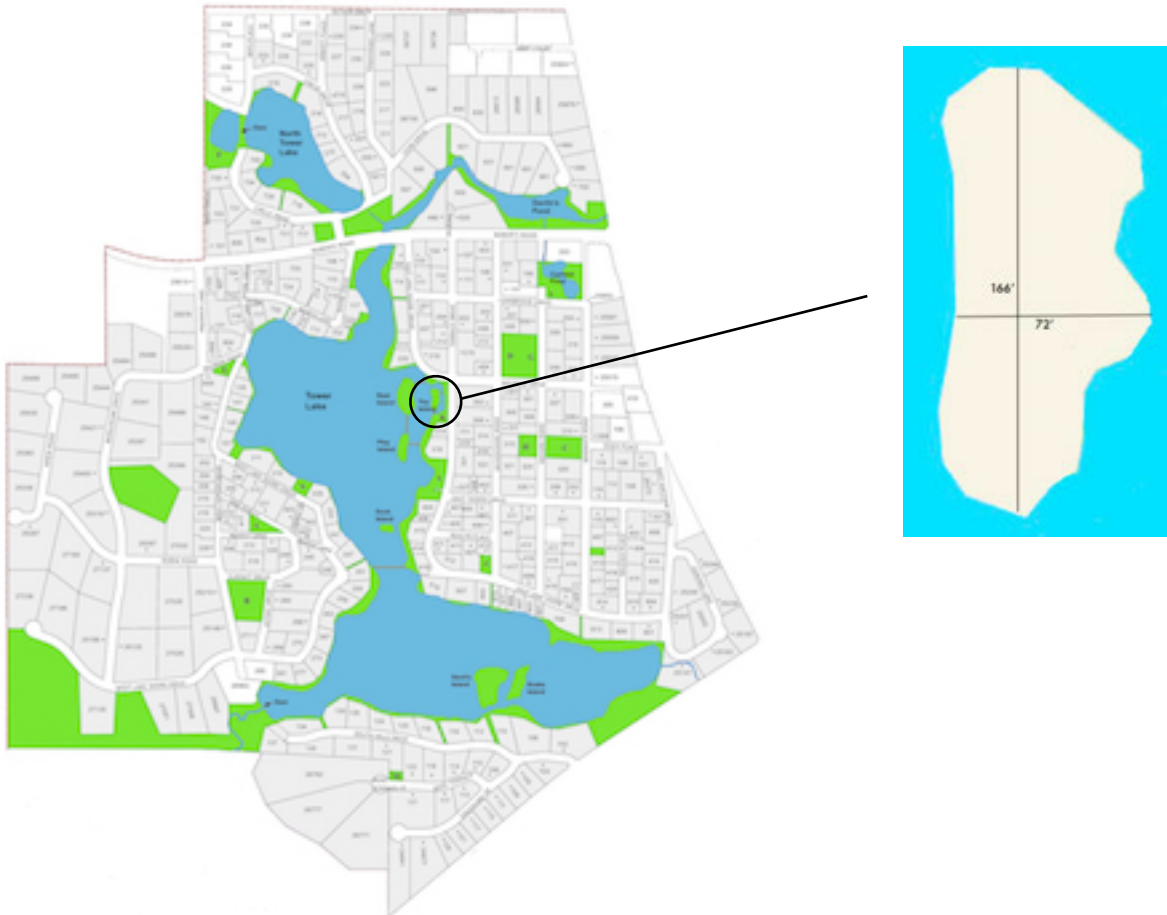
Easement also runs along the lake front for about 200 feet behind the property at 418 East Lake Shore Drive. Area can become muddy when it rains.



## Toy Island

9,430 square feet – 0.22 acres.

Island has mature trees and brush located just inside shoreline on east side of main lake immediately adjacent to Graham Park. Nazareth Barsumian's wife, Rose, donated this property to TLIA in 1967.



### Equipment

- bridge from this island to East Lake Shore Dr.
- bridge (Covek's Crossing) from island to beach pathway
- two wood steel frame tables with seats both sides
- one wood steel frame bench
- one portable fire pit

### Improvements

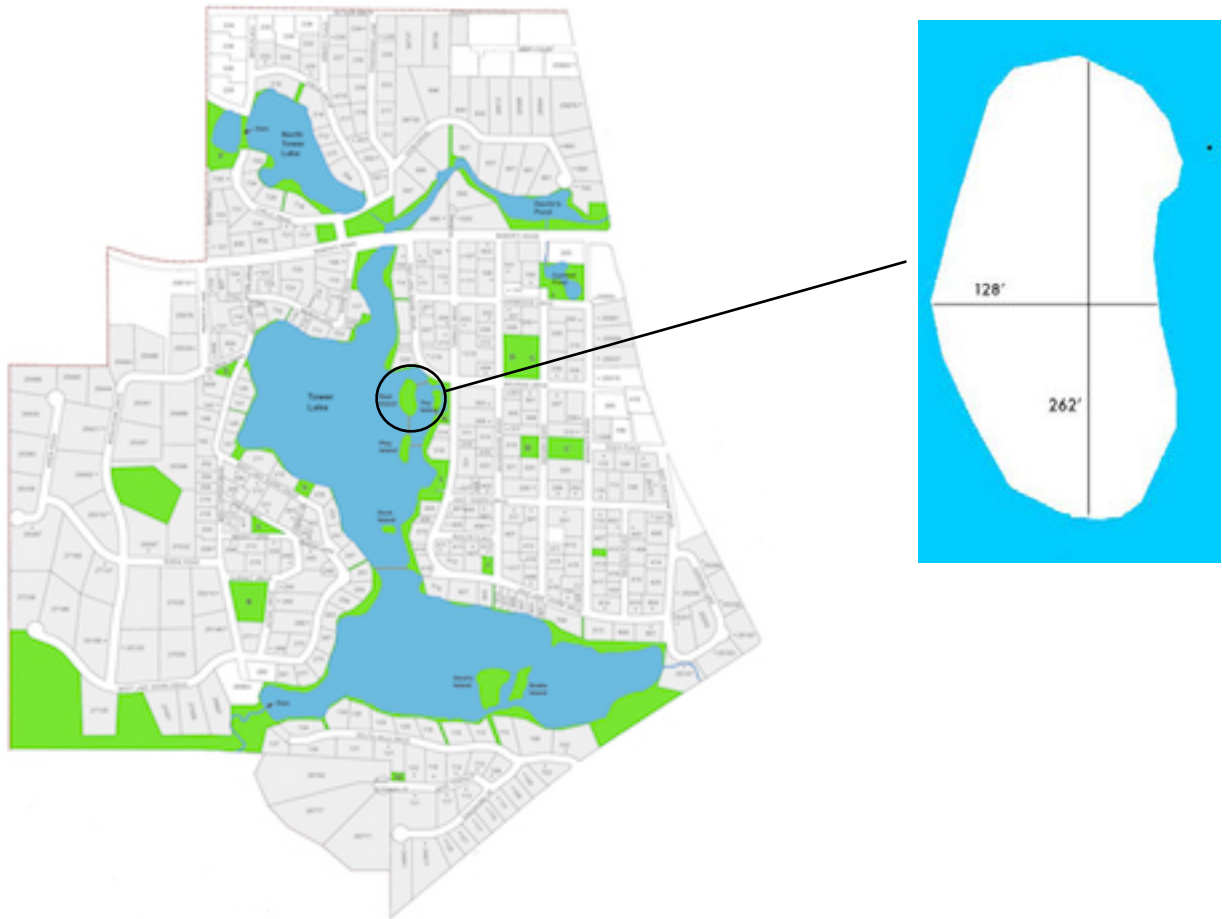
- |                  |      |
|------------------|------|
| • Park bench     | 2012 |
| • Picnic table   | 2012 |
| • Arched bridge  | 2013 |
| • Bridge plaque  | 2014 |
| • Bridge rebuilt | 2019 |



## Rest Island

28,280 square feet – 0.65 acres.

Area has several trees, several bushes and brush along island perimeter and a lawn in the middle. This site is used for Tower Lakes' 4th of July celebrations, food tents and other events.



### Equipment

- Steel frame, wood decked bridge connects island to Melrose Dr.
- Flag pole
- One floodlight adjacent to tree, west side of island
- One water fountain
- Two wood steel frame benches
- One wood bench
- One portable barbecue

### Improvements

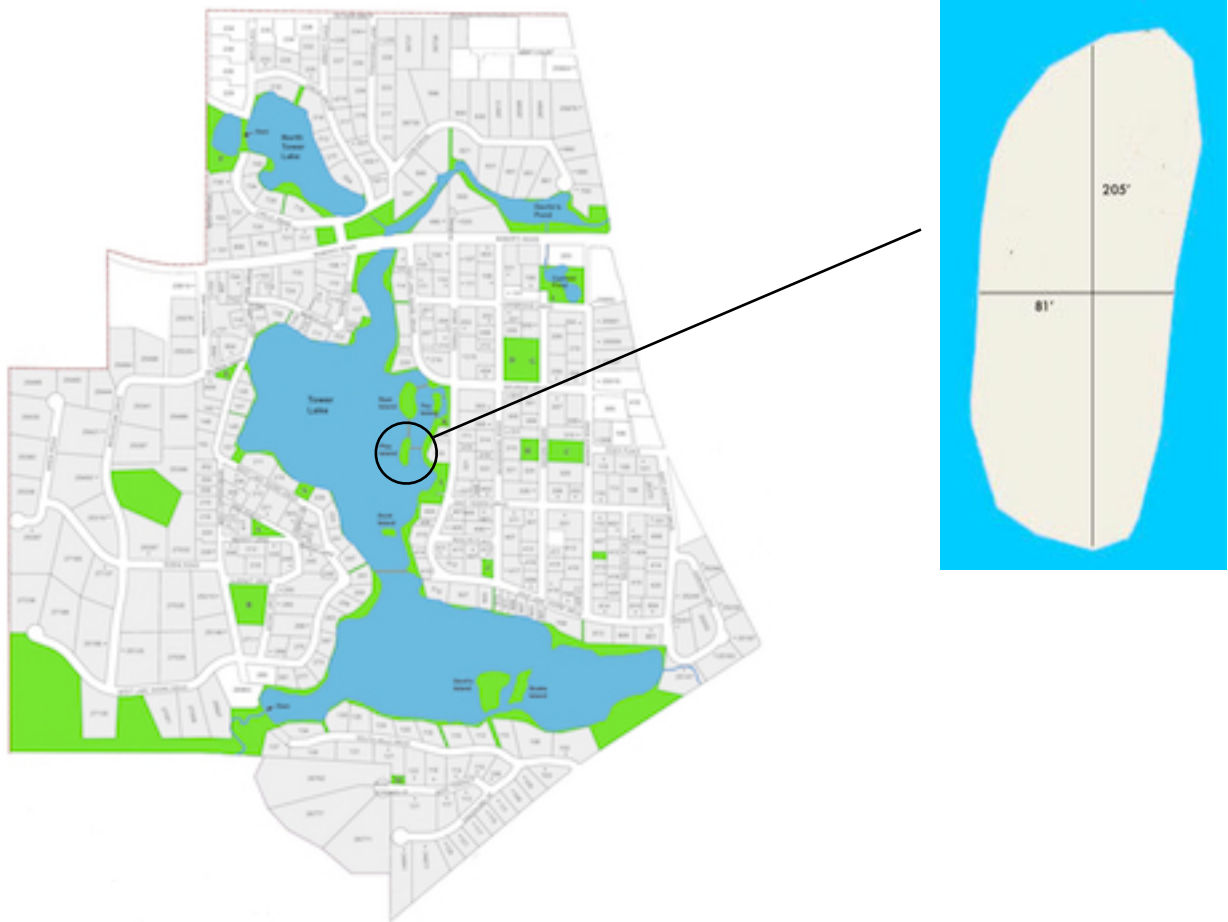
- New 40' flagpole 1991
- Water fountain 1992
- Water brought to island 2013



## Play Island

14,400 square feet – 0.33 acres.

This island features a swim beach and docks as well as a shed for storage.



### Equipment

- suspension bridge with wood deck which connects island to Rest Island
- steel frame wood deck bridge which connects island to pathway
- one woodshed with four speakers and lights over doorway
- two square wood tables, each with four wood steel frame seats
- four wood steel frame benches
- elevated wood lifeguard chair
- four swings on metal frame
- one steel rowboat
- two plastic garbage containers
- two swim floats
- two piers
- sandy beach roped off by flotation buoys

## Improvements

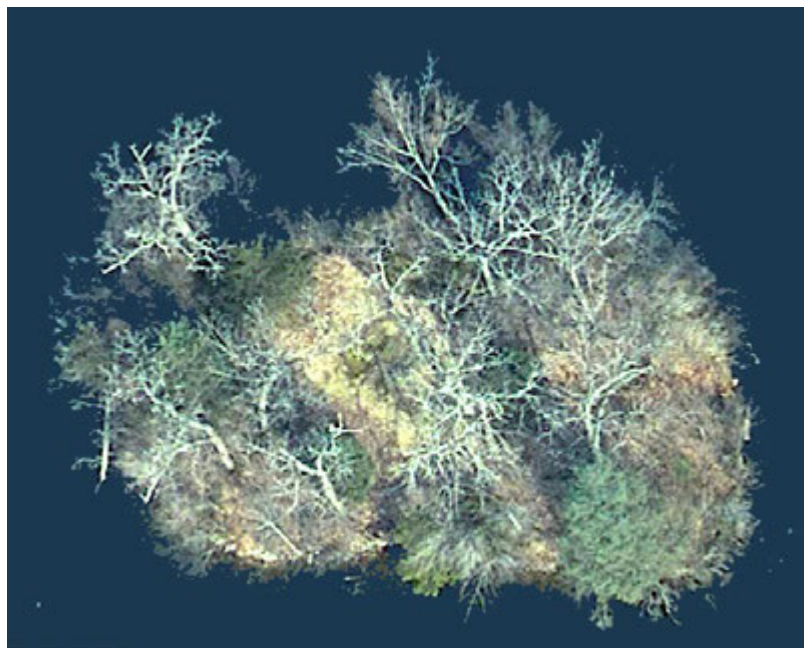
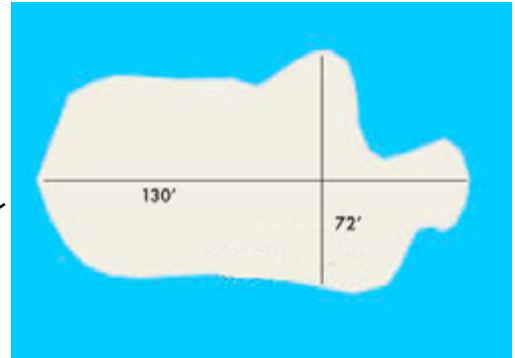
- Bridge deck replaced 1988
- Dock surfaced 1988
- Bridge cables replaced 1989
- Two swim floats 1991
- New single-span steel bridge 1992
- Lifeguard stand 1992
- Suspension bridge raised 2009
- Lifeguard boat 2012
- Two picnic tables 2012
- One fixed picnic table 2012
- Three umbrellas and bases 2012
- Repainted beach sign 2012
- Benches, tables stained 2018



## Duck Island

6,550 square feet – 0.15 acres.

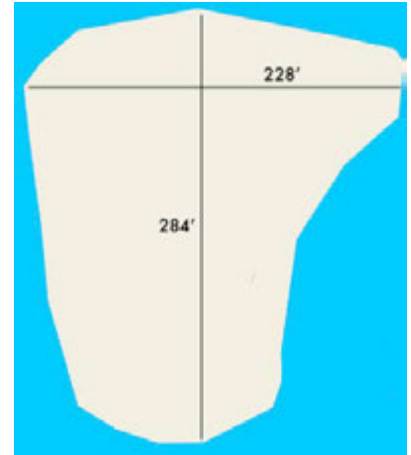
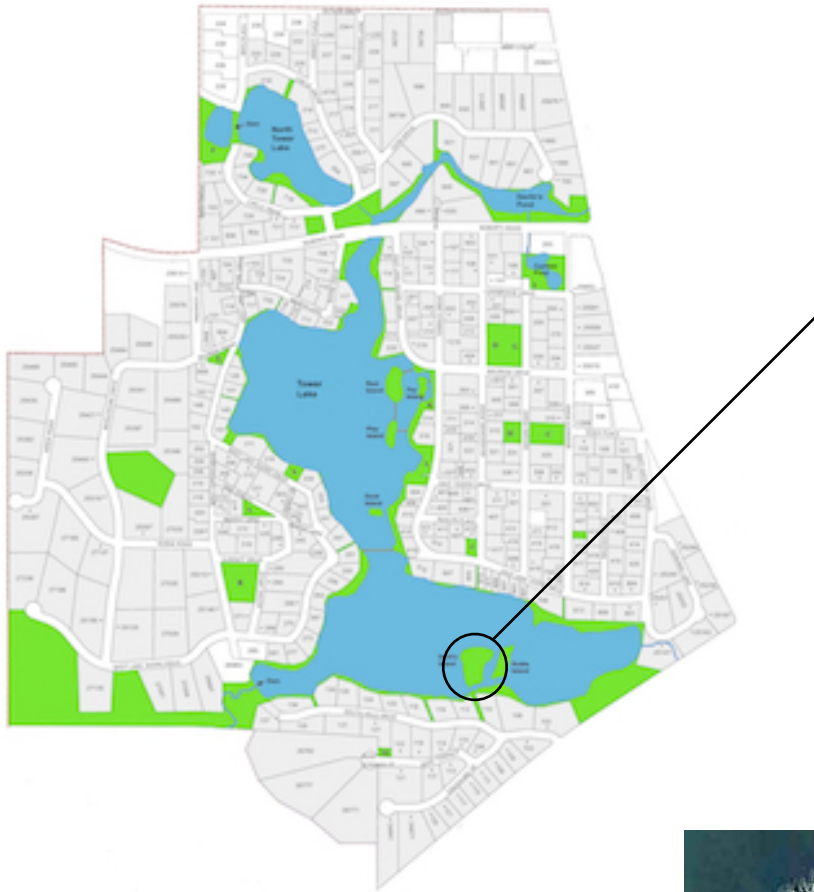
This island is heavily wooded and has a small cleared area in the middle which has been used for campouts.



## Devil's Island

41,890 square feet – 0.96 acres.

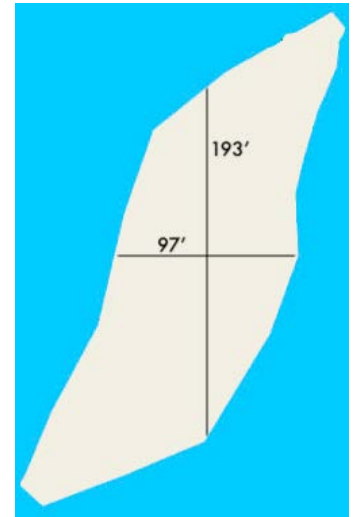
Island is heavily wooded and domed and is considered a nature site. The island supports a variety of plant and animal life and has been left in its natural state.



## Snake Island

20,455 square feet – 0.47 acres.

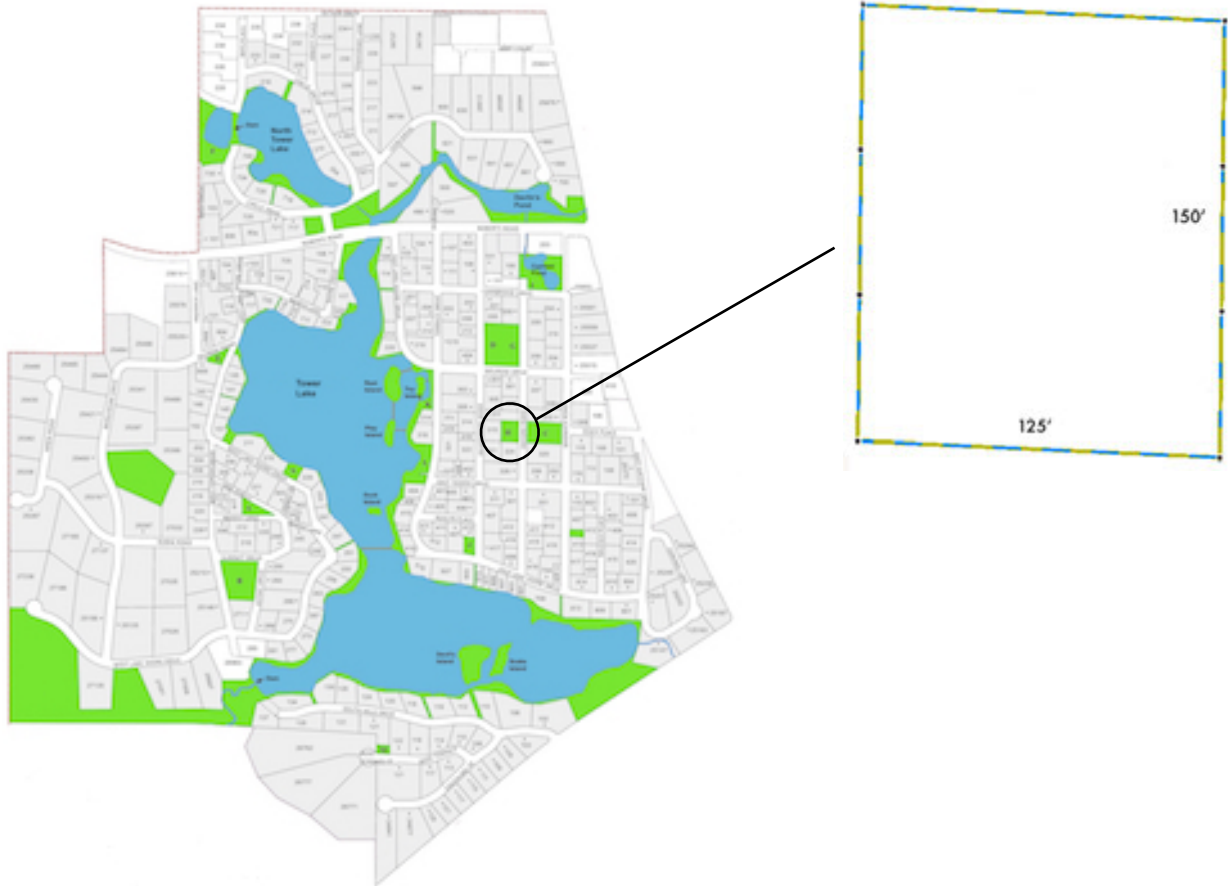
Island is heavily wooded and flat and is considered a nature site. The island supports a variety of plant and animal life and has been left in its natural state.



## Tennis Court

18,715 square feet – 0.43 acres.

Two tennis courts with parking for ten cars. Courts are also used for pickle ball. A three-tier wooden bleacher is also on site as is a covered space. Area may flood during heavy rains.



### Equipment

- Two courts
- Perimeter wire mesh fence
- Three level all wood bleacher
- Water fountain
- Two picnic tables

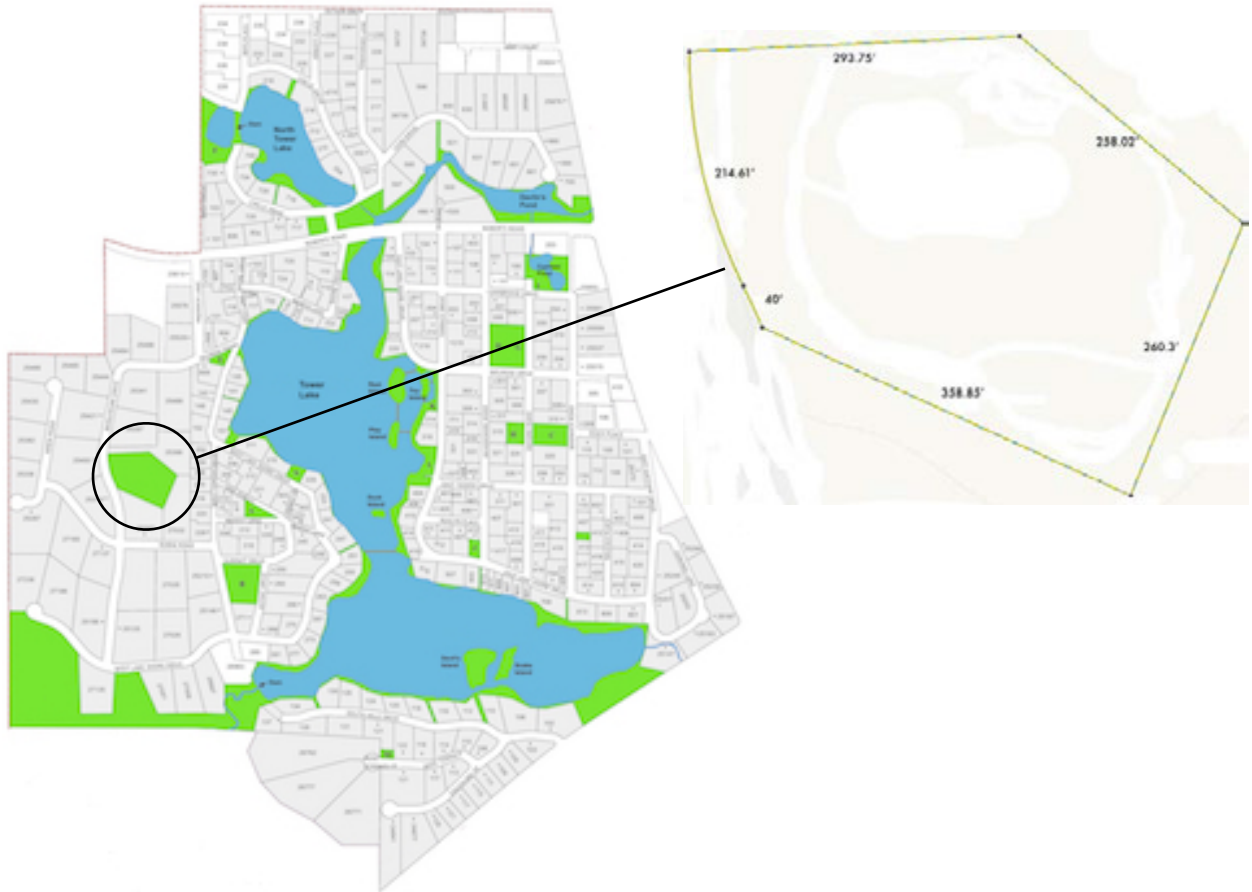
### Improvements

- |                    |      |
|--------------------|------|
| • Stone base added | 1991 |
| • Resurfaced       | 1991 |
| • Bleacher stained | 2018 |

## Barsumian Outlot B

129,765 square feet – 2.98 acres. Located at 25400 Barsumian Drive.

This is a heavily wooded, bowl-shaped lot with fallen trees and brush. Center is marshy.



## Warwick Road Parcel

4,815 square feet – 0.11 acres.

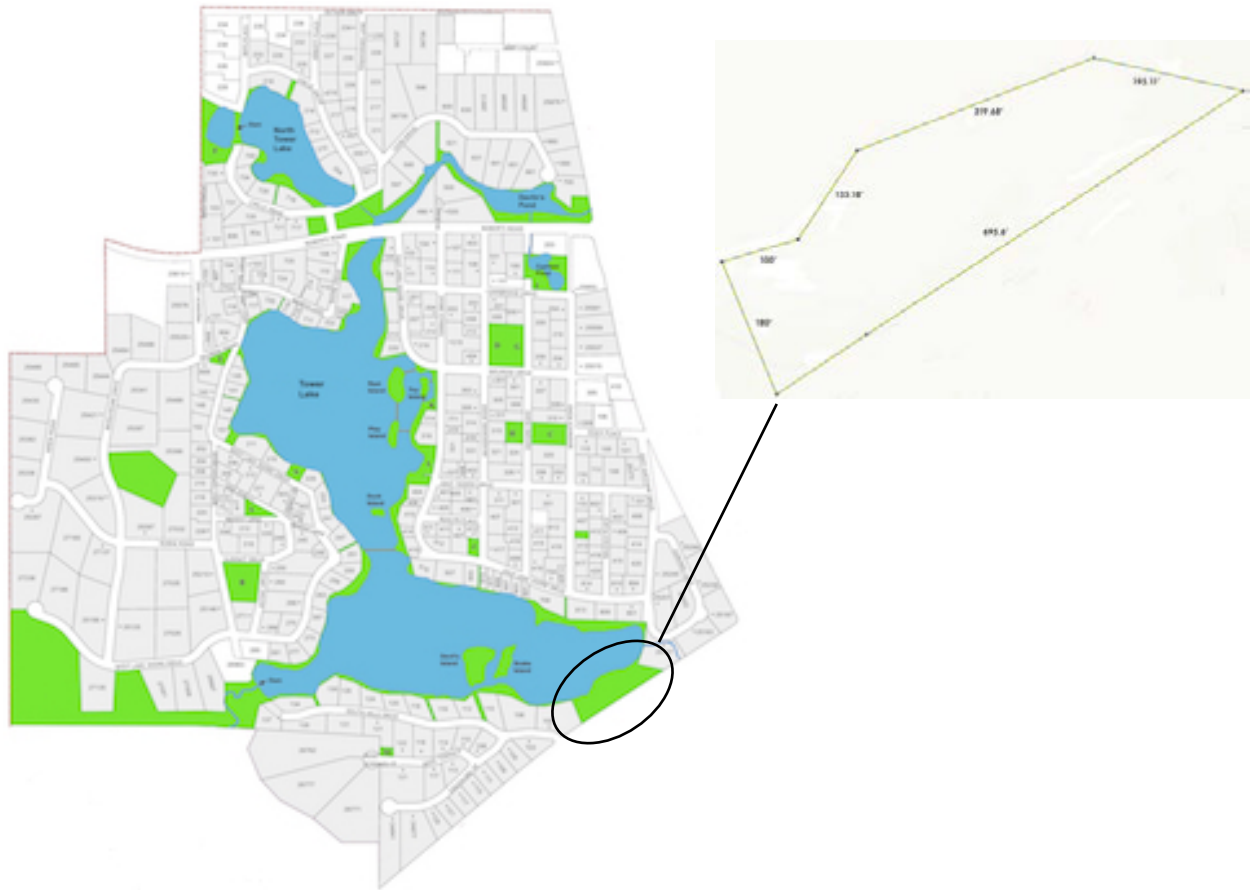
This is an unbuildable lot with trees and a lawn. Brush and logs are at the rear of the property.



## Kelsey Outlot B

103,612 square feet – 2.38 acres.

Bordered by Kelsey Road, main lake and two homeowners, this area separates East Lake and South Hills. Property is heavily wooded and has brush. Property is used for silt relocation and has a driveway extended to Kelsey Road for access. There is at least one TLIA marker. New trees are evident as are several downed trees.



Route 59 & Roberts Rd Parcel

21,344 square feet – 0.49 acres. Located at the corner of Rt. 59 and Roberts Road.

This is an unbuildable lot bisected by Mud Creek which feeds Davlin Pond.





## South Hills Outlot B & C

692,142 square feet – 15.9 acres. Located at the Southwest corner of Tower Lakes.

This area was donated to TLIA by the Barsumian Estate to remain as a natural wetland. If use is altered, property would return to the estate. Area was dedicated as a Nature Preserve Site for perpetual protection from development. TLIA retains ownership under this dedication. Area contains mostly scrub trees and brush.



## Appendix – List of known TLIA properties

| PIN#       | County Address             | Tower Lakes Name                           |
|------------|----------------------------|--|
| 1302105002 | 25790 CIRCLE DR N          | Roses Park & North Lake                    |
| 1302106018 | 25835 CIRCLE DR N          | Roses Park & North Lake                    |
| 1302106019 | 25890 CIRCLE DR N          | 216/218 Circle Drive access point          |
| 1302107001 | 25719 CIRCLE DR N          | North Lake Shore Drive Park                |
| 1302107005 | 26681 LEON DR W            | Davlin's Pond                              |
| 1302107014 | 26701 LEON DR W            | Davlin's Pond                              |
| 1302109013 | 25690 N CIRCLE DR          | North Lake Shore Drive Park                |
| 1302109014 | 25688 N CIRCLE DR          | North Lake Shore Drive Park                |
| 1302111014 | 25510 EAST LAKE SHORE DR   | Vacant land next to 220 E Lake Shore Dr    |
| 1302115004 | 25636 WARWICK RD N         | Gordon Lewis Park                          |
| 1302115005 | 25625 OXFORD RD N          | Gordon Lewis Park                          |
| 1302115006 | 25654 WARWICK RD N         | Gordon Lewis Park                          |
| 1302117014 | 26801 NORTH LAKE SHORE DR  | Northwest corner main lake                 |
| 1302117015 | 26805 NORTH LAKE SHORE DR  | Northwest corner main lake                 |
| 1302117016 | 26807 NORTH LAKE SHORE DR  | 117/ North Lake Shore access               |
| 1302117019 | 0 NORTH LAKE SHORE DR      | 703 North Lake Shore Dr access             |
| 1302117022 | 0 NORTH LAKE SHORE DR      | 703 North Lake Shore Dr access             |
| 1302120005 | 25557 DEVONSHIRE RD N      | Hussissian Park                            |
| 1302120006 | 25547 DEVONSHIRE RD N      | Hussissian Park                            |
| 1302120007 | 25537 DEVONSHIRE RD N      | Hussissian Park                            |
| 1302120008 | 25529 DEVONSHIRE RD N      | Hussissian Park                            |
| 1302120009 | 25519 DEVONSHIRE RD N      | Hussissian Park                            |
| 1302120010 | 25511 DEVONSHIRE RD N      | Hussissian Park                            |
| 1302120015 | 25556 OXFORD RD N          | Hussissian Park                            |
| 1302120016 | 25548 OXFORD RD N          | Hussissian Park                            |
| 1302120017 | 25534 OXFORD RD N          | Hussissian Park                            |
| 1302120018 | 25510 OXFORD RD N          | Hussissian Park                            |
| 1302122001 | 25504 N WEST LAKE SHORE DR | Murray Park & across from park on the lake |
| 1302200019 | 25730 IL ROUTE 59 N        | Corner of Roberts & Rt 59                  |
| 1302300001 | 25379 N WEST LAKE SHORE DR | Main Lake west side                        |
| 1302300005 | 26928 SOUTH HILLS DR W     | Dam Area                                   |
| 1302300006 | 26686 SOUTH HILLS DR W     | South Lake, Devils Island, Snake Island    |
| 1302301001 | 25494 WEST LAKE SHORE DR   | Murray Park                                |
| 1302302009 | 25383 WEST LAKE SHORE DR   | 151/211 W Lake Shore Drive lake access     |
| 1302302016 | 25333 WEST LAKE SHORE DR   | Lindy Lewis Park                           |
| 1302302017 | 25331 WEST LAKE SHORE DR   | Lindy Lewis Park                           |
| 1302303006 | 25390 EAST LAKE SHORE DR   | Cyril Wagner Park                          |

## Appendix – List of known TLIA properties

|            |                          |  |
|------------|--------------------------|--|
| 1302303007 | 25382 EAST LAKE SHORE DR | Cyril Wagner Park  |
| 1302303008 | 25364 EAST LAKE SHORE DR | Cyril Wagner Park  |
| 1302303009 | 25348 EAST LAKE SHORE DR | Cyril Wagner Park  |
| 1302303035 | 25356 EAST LAKE SHORE DR | 709/813 East Lake Shore Dr lake access and main lake     |
| 1302303036 | 25472 EAST LAKE SHORE DR | Harriet Graham Park                                      |
| 1302305017 | 25420 N OXFORD RD        | Tennis Court   |
| 1302306011 | 25412 WARWICK RD N       | Bays Park  |
| 1302308005 | 26925 OAK ST W           | Aram Park  |
| 1302311013 | 25260 DEVONSHIRE RD N    | Iverson Park   |
| 1302315001 | 25196 SCENIC DR N        | Barsumian Park   |
| 1302319012 | 26618 W SOUTH HILLS DR   | 110/112, 130/134, 116/118 S Hills Dr. lake access points |
| 1302400012 | 25122 EAST GATEWAY DR N  | South east access point and path at south of lake        |
| 1302404007 | 25289 WARWICK RD N       | Vacant land  |
| 1302406007 | 25068 N KELSEY RD        | Vacant land – Outlet B                                   |
| 1303402004 | 25345 BARSUMIAN DR N     | Part of Wagner Fen – Outlet C                            |
| 1311101001 | 26742 ROSE TERRACE CT W  | Zupancic Park  |