

HAPPY NEW YEAR 2020

FROM THIS PERCH
BY STEVE BURGOON, TLIA PRESIDENT



Happy New Year everyone!!! I hope it was a safe NYE and that you and your family will have a healthy and prosperous 2020. I cannot believe we are in January 2020. 20 years ago, I was in Corning, NY and my kids were on the back porch pounding on pots and pans to ring in the Millennium while many of you were here in Tower Lakes under a big tent rocking the night and morning away. The clocks did not stop, nor did computers stop working, as all had feared that the Millennium might disrupt life, as we knew it. Here we are twenty years later and all well.

The Association has had another fantastic year across all our activities and responsibilities. We will elaborate on all of these with a year in review at our Annual Meeting on January 12 from 3 to 5 PM at the Wauconda American Legion Hall. Please come to learn about the past year and the Board and committee plans for 2020. If you cannot make the meeting, please participate via the proxy ballot that was mailed out in mid-December.

2020 is the 90th anniversary of TLIA so it is fitting that we return our focus to Long Range Planning (LRP). As many of you have seen or participated in, Mark Handley took over the leadership of the LRP Committee, a role in the "Standing Committee" that has been vacant the past few years. Mark's team took months to research EVERY parcel that TLIA owns, evaluate current conditions and make recommendations for repair or modest improvement. You can see their work by clicking on the link found at the end of this column. This plan will now be the genesis of the Grounds Committee's project work plan each year. The Grounds team will work hand in hand with LRP leadership and the Finance team to agree to annual projects funded by our Capital Reserves.

Over the past 5 years while we have not increased our dues we have spent down (remember tennis courts) the capital account with only modest funding from the annual dues. At the same time, the certified audit of our financial operations was stellar with no major findings. The auditors did say that if an Association has 70% of the cost of future repairs and replacements funded through a Capital Reserve account, it is considered well-funded. Therefore, the Board feels it necessary to more robustly fund the capital reserves to support the needed improvements identified by the LRP analysis. Thus, the dues for TLIA will increase this year to \$600 for regular membership, \$480 for seniors (65 and older) and \$300 for vacant parcels. Essentially, the dues increase helps fund increasing costs to maintain the lakes and grounds and more money to capital reserves for long-term capital improvements.

The first major project to complete is to replace the two piers that run east and west from the beach. These are 25 years old, beyond repair (thank you Jerry Metzl for your years of service) and are a safety concern at this point. To replace these it will cost approximately \$11,000 per pier and we need to do them both this year. We have the money in the capital account now, but we need membership vote for any expense \$10,000 or above. Please vote yes so we can ensure a safe place for all to play at the beach.

Lastly, please support voting for the nominees for two Member-At-Large positions, for Financial Secretary, and for Vice President. We have an excellent slate of candidates presented by our wonderful Nominations Committee.

Happy New Year!

See you around the neighborhood..... and at the Annual Meeting!!!

To read the TLIA 2020 Long-Range Plan [CLICK HERE](#)



TLIA

ANNUAL MEETING

SUNDAY, JANUARY 12, 2020*

3:00 p.m. American Legion Hall
515 S. Main ~ Wauconda

Get Involved!

*Please, note that this date is a correction from the November Newsletter

We close the year with \$2522 outstanding, (\$816 of this is from 2018), there are three properties not in compliance with their payment obligations of dues/SA/late fees to you all: 512 East Lake Shore Dr. 25147 Edward Lane 411 Roslyn Place.

These property owners are in violation of TLIA By-Laws and are considered members Not in Good Standing by the Association. They are not eligible to vote in the upcoming election or attend the annual meeting, nor do they have any rights to participate in any TLIA events or access any TLIA properties in the community until their dues are paid in full.

2020 TLIA Dues invoices will be emailed the first week of the new year. As every year, per the By-Laws, they are due to TLIA no later than April 1 or a late fee will be applied to the homeowner's account.



Village Ordinance Update for the New Year

submitted by Jan Bahr and Kathy Pattengale



On Wednesday, December 11, 2019 about 60 people, both residents and several non-residents of Tower Lakes attended a Public Hearing before the Plan Commission of the Village of Tower Lakes at the Lake Barrington Village Hall. The purpose of this Hearing was to receive public opinion on two (2) proposed Amendments to the Village of Tower Lakes Zoning Regulations relative to Cannabis Business Establishments and Backyard Chickens.

First on the agenda was the Cannabis issue. Adults 21 years of age and older will be able to legally possess small amounts of cannabis beginning January 1, 2020 in Illinois. Public cannabis consumption is still illegal and strictly prohibited. Other restrictions apply as well. Also, the new law allows for the State licensed growing and sales of marijuana. Municipalities may choose to regulate cannabis business establishments. Therefore, Tower Lakes created an ordinance to prohibit cannabis business establishments in Tower Lakes at this time. You can read the entire recommended ordinance changes by → [CLICKING HERE.](#)

No one spoke to the proposed amendment.

The second item on the agenda was proposed changes to the Tower Lakes Village Code to permit the keeping of chickens in certain residential zoning districts with two or more acres within the Village. As there are currently three (3) residences in Tower Lakes which have chickens and chicken coops on their properties, the Village Board felt the existing ordinance needed to be clarified and strengthened. Prior to the Public Hearing, the TLIA Board and Lake Committee had communicated in person and in writing their concerns to the Village Board regarding detached outbuildings and the potential pollution of our waterways from chicken waste, which is high in phosphorous. ([see December 2019 newsletter.](#)) You can read the entire recommended ordinance changes by → [CLICKING HERE.](#)

Several members of the community did speak against the keeping of chickens, citing different issues such as adding detached outbuildings and fences to our community when they are currently prohibited; the risk of attracting more predators and rodents to our neighborhood, the risk of diseases, and the pollution of our waterways from chicken waste.

The residents who currently own chickens, as well as several other mostly non-residents, spoke in favor of chickens, describing the benefits for those who raise chickens, such as the health benefits of producing and consuming your own natural eggs, the benefits of teaching children these benefits and that chickens make good pets; and the fact that chickens consume insects. Some of these speakers also disputed that chicken waste would contaminate the lake but was good for composting. It was also mentioned that most surrounding communities allow raising chickens.

On Monday, December 16 at the beginning of the monthly Village Board meeting, the VOTL Board once again, listened to some Public Comments from residents on the issue of Chickens in Tower Lakes.

Following the Public Comments, and after minor discussion, the Board voted 7 ayes to pass the proposed changes on the Cannabis ordinance.

The Board then discussed a few changes to the Chicken ordinance recommendations, and some members also disputed the information from the Lake Committee on water pollution from chicken waste. The Village Board voted 5-1 with one abstention to approve the draft ordinance language regarding backyard chickens incorporating suggested changes discussed during the recent Public Hearing: requiring semi-annual versus annual inspections; omitting a confusing sentence about electricity in coops requested by Village Building Inspector, Tony Cantieri, and stating that installing berms to redirect water runoff, if necessary was already implied in the ordinance as part of best practices for managing chickens and coops.

Check the [Village website](#) for Public Hearing Minutes and any updates.

Call to Order

Steve Burgoon

Steve Burgoon called the meeting to order at 7:04 pm.

President's Report

Steve Burgoon

1. Annual Meeting – ALL COMMITTEES

- a. ALL Committees will need a brief presentation for the Annual – 5 minutes each except Finance, Grounds, Lake, Long Range Planning
- b. Three pages (more if AWESOME pictures) meeting
- c. Current Committee and Committee Members departing
- d. List of Activities and Income and expenses
- e. Pictures

2. Finance: What does 2019 look like? -- how much will be moved to Capital?

- a. If we want to replace BOTH piers in 2020 (if we have the \$\$\$) then that would need to go on the Ballot
- b. Need FINAL 2020 budget by December 9

3. NEW IDEA – Cyber Security Training

- a. I see articles from the HOA industry
- b. Tons of emails everywhere on the issue
- c. Would be great if we could provide training/assistance to ANYONE who needs it
- d. Collaborate with VOTL

Approval of October TLIA Meeting Minutes: Motion to approve: Mary Magro Second: Fran Steffen

All in favor: 8 Ayes, 0 Nays

Committee Reports

4. Financial Committee Report

Tom Kuna and Fran Steffen

- a. Expenses (Attachment A)
 - i. Proposed budget for Operation expenses
 - ii. Proposal for Capital Reserve
- b. Revenue
 - i. As of November 1, the TLIA Collections Report balance outstanding is \$3492, down from \$3832 on October 1.
 - ii. The breakdown of this # is:
 - iii. \$1627 is dues still owed from payment plans, 3 of 4 are delinquent and the addresses will be published in the Dec. newsletter.
 - iv. \$100 is outstanding from 1 homeowner who paid their dues late and still owe the community their \$100 late fee.
 - v. \$2516 is likely uncollectible due to property bankruptcy's (\$916 of this \$2516 is from 2018), one of the properties has sold at sheriffs auction and we will be collecting the last portion of the year's dues (\$175) from the new owner, and will have to write off the first 3/4.
 - vi. -\$751 is prepaid Lake Assessments from property sale transactions.
 - vii. Total Balance Due TLIA = \$3492

APPROVED MEETING MINUTES

TLIA BOARD


NOVEMBER 2019

NEXT BOARD MEETING

Monday January 16, 2020

7:00 p.m. Village Hall

TLIA BOARD

 **CLICK** [to read entire minutes](#)



**Cathy
Schmidt**

Broker Associate
Re/Max of Barrington

847-828-1277

remaxcathy@icloud.com

A \$250 donation goes to TLIA Youth Committee
for every home I sell in Tower Lakes



TL Youth Committee Winter FUN!

A huge thank you to all who turned out for the TLYC event featuring Santa photos, horse-drawn carriage rides, and the Kids' Shop & Wrap. Beautiful weather and a wonderful community made for a special night to celebrate the season!



A special shout out to our TL Teens who brought their shopping guidance and wrapping skills to run the Shop & Wrap: Amilia & Maya Arzate, Macy Cobb, Emmy Frey, and Claire Rowley.

TLIA YOUTH COMMITTEE

If anyone hasn't yet downloaded their Santa photos, courtesy of TL's own AnnMarie Gilmore, email youth@tlia.org for the link.

Mr. Burgoon, do you have yours?

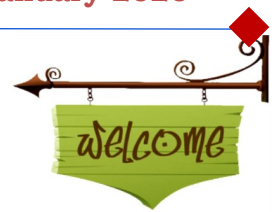
See more photos p. 5



Keep an eye out for details to come on the second annual TLYC service event.

We'll be heading back to FEED MY STARVING CHILDREN and can't wait to see the amazing number of TL families who join together to make a difference in the lives of others. Specific date to be determined — likely late February or early March.





Patrick Friske & Tessa Cappel West Side

Patrick and Tessa moved here from Evanston but were familiar with the area and found Tower Lakes to be a "hidden gem". Recently engaged in Nantucket, they chose their home here because of the natural beauty of the woods and the lake. They are outdoor people who love to run, boat and garden. Tessa graduated from nursing school and now works in a psychiatrist's office while Patrick is a lab technician. They have already met a number of their neighbors and are looking forward to meeting more at our many events in the Village.

Don & Judy Sidlowski North Lake

Don and Judy have found a new home with us in Tower Lakes. They moved here from Three Lakes in far northern Wisconsin. Judy is a retired choral director who still teaches voice lessons and conducts a community chorus in Wausau. She is on the faculty of the University of Wisconsin-Stevens Point. Don is semi-retired as a manager and technical consultant for Fab Lab that specializes in the implementation of specialized fabrication programs in K-12 school districts. Don and Judy love organic vegetable gardening and food processing, singing, hiking, biking, kayaking and hanging with their family. They have already met many of their neighbors and look forward to meeting more!



photos courtesy of Pati Schaefer

"Hey, Snowbirds!"



Vacation House Watch

One of the many benefits you have access to in Tower Lakes is the comfort of knowing that, if you are away on business or vacation, your home can be under the watchful eye of the Tower Lakes Police Department. Since December 2018, you are able to log onto the House Watch/Overnight Parking Application on the Village of Tower Lakes website.

To request this service is simple. Just log onto the VOTL <http://www.towerlakes-il.gov/> and on the bottom of the home page you'll find the link under

POLICE DEPARTMENT VACATION WATCH AND OVERNIGHT PARKING

or go directly to <https://www.frontlinepss.com/towerlakes> from any device, and place your request for house watch or overnight street parking. It's easy to do, takes just a couple of minutes and is free of charge to residents.

Tower Lakes Police added this online feature not only to make it very convenient and easy to request, but also to **provide a significant savings** to the Village.

Previously, TL residents needed to telephone the non-urgent police number to make a request for a house watch or to report that you would have guests parking overnight on Village streets. Since the non-urgent number goes through a call management service there is a cost which comes directly from our police budget. By having everyone switch, where possible, to using the online tool, we can save significantly and put the savings to good use elsewhere, helping our police force keep our community safe.

COMING SOON

WATCH YOUR EMAIL AND THE NEXT NEWSLETTER FOR INFORMATION ON A "NEW AND IMPROVED" TLIA WEBSITE BROUGHT TO YOU BY

TLIA COMMUNICATIONS

- Mary Beth Adams Jan Bahr
- Mary Kay Bolger Rob Dunbar
- Shaun Kildare
- Kristi Nash, TLIA Recording Secretary
- Caroline Milne Kathy Pattengale
- Randy Young

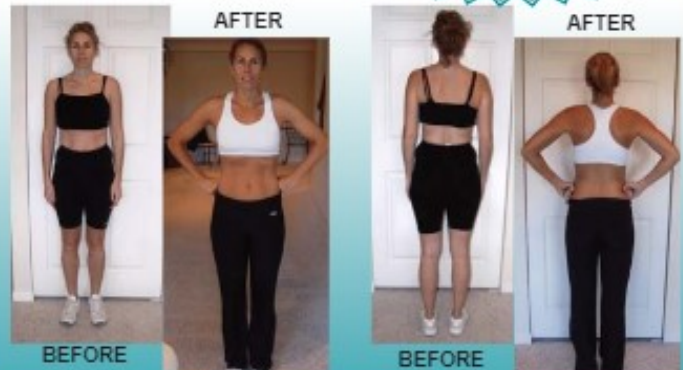
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Mom or Sister!**



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847-460-8721

TRICIA CORMAN TOWER LAKES' RESIDENT