

# Kresswood Trails

## August 2024 Newsletter

### **Property Management Transition**

After much research and many discussions, the Kresswood Board has determined that the association may be better served with a different management company.

The Board has spent over two months researching and interviewing property management companies. At the August 13 Board and owner meeting, the Board voted to terminate the contract with Westward 360 and voted to sign a new management contract with Property Specialists, Inc. (PSI).

Our current contract has a minimum 60 day termination notice clause. The current plans will be to begin the transition process next month. Westward360's contract will end on Oct 31. PSI will officially take over on November 1.

We are in negotiations to reduce the contractual time in hopes that PSI could officially start sooner.

Owners need to continue working with Westward 360 for all issues and service requests until otherwise notified.

There is nothing currently that any of the owners need to do. As we nail down more details on the transition process, we will have mailings and meetings to help explain everything to make the transition as smooth as possible for everyone.

We thank you for your patience and understanding during this transition process.

### **Roof Replacements**

The final three buildings needing new roofs will be scheduled soon. Owners have been notified regarding skylights. Weather dependent, the work will begin on August 26. Owners will be notified by the property manager when their building is scheduled.

### **Decks**

There were previous emails regarding some issues and changes with the approved deck stain color. At the August 13 meeting the Board official voted to approve the new authorized stain for all decks at Kresswood. Attached is a copy of the revised Deck Standards Rule with the authorized stain and details from Sherwin Williams regarding the only authorized deck stain at Kresswood. The new stain is as close to the original stain color as possible with changes in the product availability.

Deck repairs and replacements are progressing. We have notices that over 30 decks are under contract for repair or replacement. We understand this is a financial hit for owners who have to replace their decks.

As of the August 13 meeting there have been four decks removed and being rebuilt. All four decks had seriously deteriorated wood in the rim joist supports which are critical for the structural support of the deck. Had those rim joists failed the deck would have collapsed. So given that most of the decks at Kresswood are over 20 years old and the normal deterioration of wood in four season weather in Illinois, decks are truly due for replacement for safety reasons.

### **Driveway Sealcoating**

Sealcoating was completed. There are some issues that have been addressed with the contractor. The contractor is working to schedule the work to correct the issues. Owners will be contacted once we have dates for the rework.

### **Building Painting**

The contract for painting the trim on 7 buildings was approved. The contractor will begin work after Labor Day. The property manager will send out notices to the owners affected in September, prior to work beginning.

### **Landscaping**

The previous landscaping company that Kresswood has had for several years was purchased last year. The new company, Alan Horticulture, has not delivered the same level of service. We have communicated with and met the account manager regarding specific issues. There has been some improvement over the past month. The board is continuing to follow up with Alan Horticulture as well as begin looking for a possible replacement landscaping company for 2025.

### **Emergency Maintenance Needs**

If you have an emergency maintenance need such as leaking, running water, or plumbing backup – call the property manager emergency number.  
773-572-0880, option #9

### **Management Company**

Westward360  
Tami Chapman, Community Manager  
Submit maintenance requests and issues on the Portal or by email to:  
kresswoodtrailsnorth@westward360.com  
Or call 773-572-0880

### **Homeowner Portal**

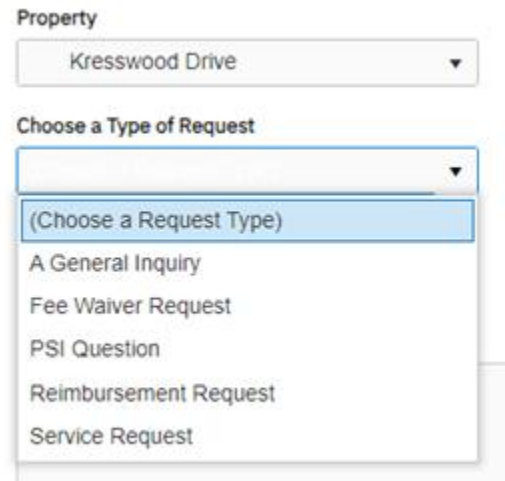
Review your account, submit work orders, and access association documents.  
<https://portal.westward360.com>

### **Board Meeting Dates for 2024**

October 8 • December 10

### **Submitting Requests through the Portal**

There have been some issues identified when submitting any requests through the portal when selecting the "A General Inquiry" option. The best option to ensure a timely response is to select "Service Request".



Property  
Kresswood Drive

Choose a Type of Request

(Choose a Request Type)

A General Inquiry

Fee Waiver Request

PSI Question

Reimbursement Request

Service Request

### **Garden Club**

We previously had a garden club to assist with some beautification of bedding areas. There has been an expressed interest to start the garden club back up. If interested in participating in the garden club, please email the property manager your name, unit number and contact info.

### **Buildings and Contracts Committee**

There has been an expressed interest in starting a Building & Contracts committee. This committee would be volunteer homeowners that would assist in developing standards for work and quotes. These standards would improve the quality and details of quotes from contractors doing work for the association. The committee may also choose to be involved with inspecting the work before allowing payment of invoices. If interested, please email the property manager your name, unit number, and contact info.

# Decks Standards Rule for Kresswood Trails

**Decks:** Owners are responsible for the maintenance, repair, and replacement of the deck at their unit. If the owner fails to maintain the deck, the Association will maintain, repair, and replace wooden decks and the cost will be charged to the homeowner. Alterations are not permitted to the decks or railings except those outlined in these standards. Any modifications will require prior board approval.

## Maintenance and repair standards

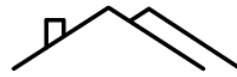
- a) Substantial repair work and replacement of decks requires submitting an Architectural Change Form. Substantial repairs are defined as anything affecting the structural integrity of the deck (basically anything beyond replacing a few floor boards and/or railing spindles).
- b) To ensure the safety of residents and guests, substantial repairs and replacement of decks must be performed by a contractor or individual who can provide a certificate of insurance. The only exception to this requirement is that an individual owner is allowed to repair or replace their own unit's deck.
- c) Deck repairs and replacements must conform to the DCA-6 (Design for Code Acceptance) 2015 Prescriptive Residential Wood Deck Construction Guide or its future updates, revisions, amendments.
- d) To further ensure the safety of residents and guests, all repairs and replacement of decks will require the use of deck screws instead of nails.
- e) The only authorized deck stain for use on decks at Kresswood Trails is:
  - Sherwin Williams Super Deck Exterior Solid Deck Stain; Color: Kresswood Trails Cedar Deck. Sherwin Williams Account number: 1560-4970-2
- f) Deck floor boards may be replaced with a composite deck board material. Prior board approval is required. Deck boarding color must closely match authorized paint/stain color. Sample of actual color and product must be submitted with the Architectural Change form.
- g) Deck railings and Fascia must remain wood, composite materials are not authorized for railings and fascia. This is due to variation in appearance between composite materials and color, ensuring a consistent deck appearance across the association.
- h) A Cocktail Rail on top of the deck railing is authorized. Cocktail rails must be stained the same color as the deck and railing.
- i) Gates in the deck railing to the common areas for 1<sup>st</sup> floor decks only are authorized. Gates must match the design and appearance of the rest of the deck railing. Prior board approval via an Architectural Change Form is required.
- j) The back side of decks are attached to a ledger board which is attached to the building. The front side of decks must rest on concrete footings. Concrete footings are the responsibility of the unit owners. For stacked decks, the costs for footings will be shared by both owners.
- k) For stacked decks, the lower units deck serves as the foundation for the upper deck. In most cases, both the upper and lower decks are to be replaced at the same time. Deck maintenance, repairs, and replacement for stacked decks requires coordination between both unit owners. In instances when there isn't agreement between both unit owners regarding deck maintenance or replacement, the Board will have the final authority.

## Deck usage and limitations

- a) Temporary items such as umbrellas, tables, and deck chairs are permitted on the decks.
- b) Clothing, sheets, blankets, laundry, beach towels, and other similar objects shall not be hung or exposed on decks.
- c) Decorative and privacy screens, panels, hangings, or similar items are not allowed on decks.
- d) Only seasonal items such as lawn furniture may be stored on the decks.
- e) Decks may not be used as pet runs and should be kept clean, orderly, and free from clutter.
- f) Bird Feeders and Bird Houses are NOT allowed on the decks.
- g) Hanging fixtures or attachments may NOT be hung by use of adhesives or hardware penetrating the building siding, brick, or building fascia boards.
- h) Wind chimes may be installed on your own deck, so long as not a noise nuisance to other owners/residents in the vicinity. Note item (g) above for allowed placement.



**SHERWIN-WILLIAMS.**



Kresswood Trails

The Sherwin-Williams Company – Chicago Metro District

Dear Kresswood Trails Owners,

We are excited to announce our new HOA Discount Program, which offers exclusive discounts and benefits to our owners. As part of our commitment to fostering a positive community environment we have partnered with Sherwin-Williams to bring you this program.

As a resident of Kresswood Trails, you will have access to a wide range of discounts on products and services offered by Sherwin-Williams. Some of the benefits of the program include:

- Save every day on paints, stains, and supplies
- Color assistance in store or virtually
- In store recommendations to make sure your wants and needs are met
- Follow the link for more information: <https://www.sherwin-williams.com/homeowners>

To take advantage of these offers, simply present this attached letter to any Sherwin-Williams employee or give them your account information below.

1560-4970-2-Kresswood Trails

Purchases must be made with cash or credit card and provide a unit number address for record keeping purposes. We are confident that this HOA Discount Program will provide you with great value and enhance your overall experience at Kresswood Trails. If you have any questions or need assistance with the program, please do not hesitate to contact the McHenry Sherwin-Williams store.

Sincerely,



**SHERWIN-WILLIAMS.**  
Paint Stores Group

**Breanna Wilder**  
Commercial Store Manager

The Sherwin-Williams Company  
3718 W Elm St, Mchenry, IL 60050  
sw3227@sherwin.com  
Ph: 815-578-1752 Fax: 815-578-1766

### Approved Deck Stain

SHERWIN-WILLIAMS 703227 07/18/24  
815-578-1752

EXTERIOR ARCHITECTURAL  
SUPERDECK STAIN  
FLAT FM 8000XL

**KRESSWOOD TRAILS CEDAR DECK**

CCE*COLORANT	02	32	64	128
L1-Blue	-	27	-	-
R2-Maroon	2	8	1	1
Y3-Deep Gold	8	31	-	1
R3-Magenta	-	56	-	-

ONE GALLON ULTRADEEP  
SD7T00154 650930787

KRESSWOOD DECK COLOR

~~NOT RECOMMENDED FOR USE ON VINYL~~