



Kresswood Trails

March 2024 Newsletter

Roof Project

At the Feb Board meeting the contract was approved to complete the 3 remaining buildings roofs. Work will begin late spring to early summer.

Decks

We have 50 or more decks that need some repairs and maintenance. At least 21 need substantial repairs or replacement. The Board is getting quotes from several contractors to do all the necessary deck work. The goal is that by combining all the decks into a larger project we can take advantage of some economies of scale and get the best price possible for each deck. If you would be interested in being on a short-term committee to review quotes and help develop a plan for the deck maintenance, let the property manager know.

Kresswood Strategic Plan & Priorities

Last year we prepared a draft Strategic Plan or Kresswood. If you would be interested in being on a short-term committee to review the draft and make recommendations to our strategic plan and priorities, please let the property manager know.

Landscaping and Tree Branches

Numerous tree branches have come off our trees and collecting on the ground. The clean up of this debris would normally happen during the landscaper's spring clean-up. Given it is early March, it may be a month or 6-weeks before that would be scheduled. We understand how this affects the appearance of our property. We are weighing the cost of paying for an extra clean-up now against our budget and all the other priorities that cost

money, so a clean-up may not happen until later spring. We appreciate your consideration

Spring Is Coming

Reminder – No changes or alterations to bedding areas or anything exterior to your unit without prior board approval. Also, No raised beds allowed anywhere on the property.

The Declaration specifically states; "No additions, alterations or improvements shall be made by a Unit Owner to any part of the Common Elements and no additions, alterations or improvements shall be made by a Unit Owner to his Unit without the prior written consent of the Board."

New Homeowner Portal

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

Address to Mail Payments

Kresswood Trails North
c/o Westward360
P.O. Box 7061
Carol Stream, IL 60197-7061

Board Meeting Dates for 2024

April 16 • June 11 • August 13
October 8 • December 10

Management Company

Westward360
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