



Kresswood Trails

JANUARY 2024 NEWSLETTER

BOARD MEETING SCHEDULES

The Association's Board of Directors voted to 6 meetings per year with the below tentative schedule for the year.

- February 20, 2024
- April 16, 2024
- June 11, 2024
- August 13, 2024
- October 08, 2024

NEW HOME OWNER PORTAL UPDATE

Below again are the three options for paying your assessments. PLEASE LOG IN TO: portal.westward360.com

1. Automatic debit (recommended):

When setting up your payment electronically, there are two options. If you select the "Enroll Now" Button next to Auto-Draft. This is the way you can set up a recurring automatic payment that will draw monthly and carries no additional processing fee. This is the recommended payment option. The monthly payment draw date is the 3rd of the month.

2. Echeck or Credit Card:

If you select "Echeck / Credit Card" seen above, you may process a one-time or recurring echeck or credit card payment, but please note that this payment option carries with it a 3.49% processing fee per credit card transaction, and \$2.99 per Echeck transaction. We highly recommend using the Auto-Draft option described above to avoid any additional costs associated with your payment.

3. Check / Your Bank's Online Billpay:

Owners paying by check can submit their payment to the same lockbox address below. All checks or online banking billpay must be sent to the same lockbox address you have used in the past (below), and must list on the memo line your new account number found on your monthly statements.

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

Please note we will be updating and reconciling owner balances for accuracy daily. The best way to contact your

manager or team for day to day, non-emergency issues remains your dedicated community email address or our customer service line at (773) 572-0880.

COLD WEATHER AND SNOW REMINDERS

Snow removal begins with a snowfall of two inches or more. Homeowners are responsible for the removal of snowfalls less than two inches. Please remove items, such as extension cords, dog leads and holiday items from locations where snow is shoveled or placed. If you are planning to be out of town, please be sure to keep your thermostat set at a minimum of 55 degrees and keep your sink cabinet doors open. We also suggest that you have a neighbor or family member check your home periodically.

KSN TAX APPEAL

KSN attorney's did a complete review of all Kresswood properties and determined that the assessed values are uniform and consistent with the market values of the units. Please refer to the enclosed letter.

DECKS

We have 50 or more decks that need some repairs and maintenance. At least 21 need substantial repairs or replacement. At the last meeting the Board approved getting quotes from several contractors to do all the necessary deck work. The goal and hope 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. More to come on this in spring.

BOARD OF DIRECTORS

Keven Haggerty - Board President
Kathy LaRose - Vice President
Ted Cholak - Treasurer
Carol Haske - Secretary
Gary Counihan - Director

MANAGEMENT COMPANY

Westward360
Tami Chapman, Community Manager
kresswoodtrailsnorth@westward360.com
773-572-0880



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ksnlaw.com

December 19, 2023

Board of Directors
Kresswood Trails North Condominium Association
c/o Westward360
129 E. Calhoun Street
Woodstock, IL 60098

Reply to: Mundelein
T 847.777.7270
tjacobs@ksnlaw.com

**Re: Kresswood Trails North Condominium Association
2023 Property Tax Appeal**

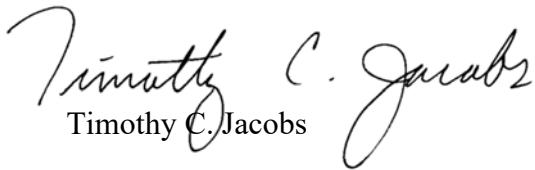
Dear Board of Directors:

We have just conducted an extensive review of the assessed values and sale prices within the Association to determine if the units are fairly assessed. Based on that review, we have concluded that the assessments are fair, and there is no rational basis for contesting them this year.

The County assesses condominiums and townhomes based on their market value. The Township Assessor's Office determines the market value for the units based the prices for which they have sold. After a review of the recent sales within the Association, we have determined that the assessed values are uniform and consistent with the market values of the units.

Thank you for allowing us to serve your Association. If you have any questions, please feel free to contact me.

Sincerely,


Timothy C. Jacobs