



SPRING NEWSLETTER

MAY, 2009

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Dear Brook Forest Residents:

The Quality of Life in Brook Forest - A Prime Consideration for All of us.

As the sage, time-honored saying goes, "A chain is only as strong as it's weakest link". In a true sense, each of our homes is a link in the chain of residences that stretches throughout Brook Forest. Accordingly, the manner in which each and every one of our properties is maintained and beautified acutely impacts all of us. The present and future value of our home-sites, as well as the aesthetics of our neighborhood and the corresponding enjoyment of our Brook Forest environment all rely heavily on the care and attention that each and every home owner gives to his and/or her property.

Please consider this portion of our newsletter to be a gentle reminder that there are several areas on which we all must focus and, if needed take the necessary steps to be the very best neighbor you can be by tending to any problem areas on your property. Listed below are areas that merit particular attention:

- A.** Peeling or flaking paint on house surfaces
- B.** Neglected, overgrown or sparse landscaping
- C.** Deteriorating driveways
- D.** Broken lawn furniture or abandoned fixtures left on your property in view of the street
- E.** Bicycles or toys habitually left outside and never stored when not in use
- F.** Storage sheds anywhere on your property
- G.** Outdoor lamps and lanterns that are broken or outdated fixtures
- H.** Removal of snow markers on driveway
- I.** Removal of Holiday Decorations
- J.** Garbage should be put out no earlier than 6:00P.M. on Sunday prior to Monday morning pick-up. (an occasional exception if you are not going to be home on Sunday evening is understandable). Once again be courteous to all your neighbors, many of whom often have Sunday guests visiting and strive to make our environment as pleasant and attractive as possible.
- K.** All exterior changes including new landscaping must be approved by the Architectural changes prior to changes

(Over)

Please take the time to assess the condition of your property and do what has to be done to make Brook Forest a great place to live for yourself, your family and all of us who share this community. If you are in need of names of contractors to do your work, please contact the management company.

Landscaping Pays Off

According to several respected sources, including the Gallup Organization, the benefits of professional landscape go beyond "curb appeal". Increasingly, homeowners and property managers are recognizing the added value of landscaping in resale value. While a renovated kitchen may recoup 75% of the value at resale, landscaping may recoup 100% according to Money Magazine. There can be a 15% - 25% increase in the value of your property with professional landscaping, and it will appreciate even more when it is well maintained.

Other Landscape benefits include the following:

- ❖ Shade trees provide cooling in the summer, reducing air-conditioning costs 10% -15%
- ❖ In winter, well placed trees block chilling winds, reducing the cost of heating your home
- ❖ Landscape plants can reduce the noise levels impacting your property by 20%-30%

Please remember that we have many capable, reputable and experienced professional landscapers in the Oak Brook area that can provide you with the advice, planning service to ensure that whatever plantings you install on your property will thrive and be appropriate to your surroundings.

Speeding Cars

There are many cars driving through Brook Forest that far exceed the speed limit and fail to take prudent care in traveling along our streets. These motorists pose an especially serious threat now that we have some younger families with young children living here. Please remember that you may very well encounter a young child playing or riding a bike at anytime on any street in Brook Forest. Be sure to take care that no one gets hurt because you or one of your children is in a hurry to get somewhere; think of how you felt when your children were young and playing, walking or bicycling outdoors.

Directory

The new, fully updated 2009 issue of our resident's directory will be mailed to all of us very soon.

E-mail Address

As another way to save money the Board would like to be able to communicate via e-mail of which many of you have received this electronically. We ask that if you received this in regular mail it means that we did not have an e-mail address for you. Please send your e-mail address to Dmbrugh@oakanddaleproperties.com. **e-mail address will be used for correspondence from Brook Forest and got given out to other sources.** If you do not use e-mail we will continue to mail all newsletter and regular correspondence to you.

Sincerely,

Bob

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