

April 2008

Walk Up At The Park

The Official Newsletter Of Walk Up At The Park Association

For property management questions contact:

Carol Loveridge
BP Management Services

200 Pembroke Road
Poplar Grove, IL
61065

Office: 815-765-9339
Fax: 815-765-9340
E-Fax: 866-607-5419

Email:
cbpams@aol.com

www.
bpmanagementsvcs.com

Inside This Issue:

Annual Election	1
Auto Debits	1
Landscaping	1
Front Entrance	1
Year End	2
2008 Meetings	2

Annual Election



The Board of Directors is hoping to see a lot of Walk Up At The Park residents at our Annual Election this year. We need a full quorum for the

election to take place. Please join us!!

April 3, 2008

Sign in: 6:30 p.m

Meeting 7:00 p.m

**Location:
American
Community Bank**

**381 South Main St.
Crystal Lake, IL**

Auto Debits

The Management Company would like to inform all the residents that if anyone is interested in signing up use an Auto Debit to pay for your second installment, you can contact our office for more information.

Landscaping

The Board has recently approved the contract from Harvard Nursery. The contract states that we will pay \$1100.00 per month for a total of 8 months bringing the total new contract to \$8800.00 in 2008.

Front Entrance Sign

The Board has approved the contract from J.S. Goray, Inc. to do the restoration of the front entrance sign.

The front sign (lettering will set in) will be done with limestone. After the

sign has been completed, Harvard Nursery will be working on the landscaping. We are also looking to do electrical work on the sign so we can light it up.



**2008
Board Of
Directors**

President-
Jim Rollberg

Treasurer -
Tanya
Benham

Vice
President -
John Kula

Director -
John
Hanacek

**2007 Year End
Review**

After another successful year the board is happy to announce a 2007 year end positive balance allowing the board to adopt the 2008 budget without an assessment

increase. The following is a detail summary of the association income and expenses for 2007.

Income:
Assessment :
\$ 45,545.00

Other income:
\$4,070.90

(late and legal collection fees, interest income and fines)

Expenses:

Landscape:
\$13,115.00

Wetlands:
\$10,947.60

Management:
\$8,300.00

General and Administration fees:
\$2,249.94

Insurance:
\$6191.00

Legal fees:
\$2520.22

Accounting and tax filing: \$350.00

Bank service charges: \$11.50

Misc.: \$15.86

HBIS Engineer:
\$1800.00

Total expenses:
\$45,501.01

Net income:
\$4,109.78

Respectfully
Submitted

WUATP Board of
Directors

UPDATE!!

The McGinty Brothers Inc. will be performing a herbaside treatment and a feeding to the Wetlands in June.

**2008 HOA
Meetings**

The following is the 2008 Homeowner Association meeting schedule. All meetings are held

at 7:30 p.m. at the American Community Bank and Trust in Crystal Lake.

March 6th, 2008

**April 3rd, 2008-
Annual Election**

June 12th, 2008

August 14, 2008

Oct 30th, 2008