



Quincy Park News



Spring

2009

City News

Quincy Park residents came out in force for the November election; we had almost 300 people show up at the polls! I want to thank all of you for taking time out of your day to voice your opinion.

On April 7, 2009 there will be a special election for the position of Mayor of Prospect Heights. Pat Ludvigsen was chosen by the City Council to fill the seat, after Mayor Rodney Pace resigned. Acting Mayor Ludvigsen decided not to run, to spend more time with his family. There are two very capable people seeking your vote. I hope you will once again take the time to vote for the candidate of your choice. Please show the City of Prospect Heights that Quincy Park has a voice and that we are not afraid to use it.

Having made severe cuts in staff and services, and having no other recourse, the City Council is also placing a Police Protection Tax Referendum on the ballot, by unanimous agreement. If you were unable to attend the forum at Willow Heights Condo clubhouse March 18th, I will also have information available at the Quincy Park office and am always glad to answer your questions.

One of our residents reported that a man knocked on her door, inquiring about her natural gas usage. She was uneasy about the man and explained she was not interested and closed the door. It is very unfortunate but, in these economic hard times, people are still preying on others, especially retirees, who are frequently at home and alone. The City of Prospect Heights demands that anyone selling or seeking donations be registered with the City. Whether the solicitor is selling subscriptions or representing a charitable organization, please ask them for their City license to solicit. If they cannot produce one, politely ask them to leave and please contact the police department immediately.

If you have any questions or comments about City services, please do not hesitate to call me at the Quincy Park office.

Ward 5 Alderman Bree Higgins

IMPORTANT PHONE NUMBERS

Police or Fire Emergency	911
Quincy Park Office	1 847 459-0350
QP After-Hours Emergency	1 847 459-0000
AT&T	1 800 346-3988
Illinois American Water	1 800 942-2481
Commonwealth Edison	1 800 334-7661
Nicor Gas	1 888 642-6748
Comcast Cable Service	1 866 594-1234
WOW! Cable Service	1 800 848-2278
Prospect Heights City Hall	1 847 398-6070

Property Tax Appeal Succeeds

In late 2007, the Quincy Park Board of Directors resolved to hire a property tax appeal attorney, to attempt to lower the triennial (every three years) assessment levied by the Cook County Assessor. For the first time in our history, property values were expected to decrease, as foreclosures began to increase.

The firm was successful in reducing our equalized assessed valuation, resulting in an annual average tax savings of \$326 per unit, before exemptions. For 592 units, that's a savings of \$192,992 per year! The fee for this task is 25% of the first year's savings, or roughly \$48,245. Needless to say, the association could not afford to pay this large sum every three years, and must rely on owners to reimburse the sum, as permitted by law.

To make the bitter pill easier to swallow, the charge will not appear on owner accounts until June 2009 and owners may pay in installments, as long as the charge is paid in full by the end of the year.

Documentation of the tax appeal procedure is on file at the Quincy Park office, where we will be glad to answer any questions you may have.

Property Manager Darlene Ahlstedt

Help us save postage by receiving your copy of Quincy Park News via email. Simply email to goffice@comcast.net with the words "OPT OUT" in the subject line.



Karen's Spring Check-List



Please look over this quick checklist to make sure your home looks as fresh as spring!

- Give patio and lawn furniture a good cleaning and replace any items in poor condition.
- Make certain your patio is even and at ground level, with no blocks raised or out of place.
- Remove weeds growing between patio blocks.
- Give your grill a fresh coat of grill paint before the outdoor cooking season is in full swing and get a new propane tank if yours looks shabby.
- Always store charcoal and lighter fluid inside your unit or garage storage cabinet where it belongs and out of reach of children.
- Remind family members not to prop open storm doors, to keep out rodents and bugs.
- Check storm door and window screens for rips and holes and get torn screens replaced.
- Check your entrance light for nesting materials and remove them promptly, to prevent fires.
- Use bulbs that are no more than 60 watts in your entrance and garage lights.
- Clean lint from your dryer vent and sweep lint and leaves from the garage floor.
- Make sure all hoses are in good condition and stored properly, when not in use.
- Pick up any papers and debris that accumulate around your unit, garage and air conditioner.
- Pick up grass seed at the office, to repair lawn damaged by your pet.
- Spread mulch on shrub and flower beds, so pets and children won't track mud indoors.
- Plant flowers after landscape crews finish the spring clean-up and mark small seedlings with the flower markers that came with the plant.

Many thanks to all of you for your kind cooperation. Enjoy the beautiful spring weather!

- Administrative Assistant Karen Nordstrom

Women's Bible Study
Non-Denominational
7:00 PM
2nd and 4th Mondays of every month
Call the office for more details
847 459-0350

Safety is Our Top Priority

Safety is our first concern at Quincy Park and it is our job to point out potential danger to life, health and property. Speed limits on residential streets in non-home rule communities are set by the state. Please slow down as you drive down Cove Drive and Quaker Lane. Children are playing outdoors year-round; they depend on us to keep them safe.

We ask residents with dogs to pick up after pets immediately. Pet waste is unsanitary. Please help.

Just as salt is available in winter, grass seed will be available at the office in mid-April, so pet owners can repair any pet damage to common area lawns.

See a street light out? Call the office to report it. It is now light when staff arrives and when they leave, so they may not have noticed the outage.

John Kennedy once urged us to "Ask not what your country can do for you, ask what you can do for your country." Let's apply those words to our community, here in Quincy Park.

I've served on the Quincy Park Board of Directors for many years, as Board Member, Vice President and President, and am proud to continue to serve as a Board Member. I encourage my neighbors to volunteer for seats on the Board, when available. You could make a difference!

- Board Member George Nixon

Election Day is
Tuesday, April 7th
Robert Frost School
1805 Aspen Lane
Mount Prospect, Illinois



Charlie's Workshop

It's been a long hard winter. No member of staff recalls ever having spent more funds on snow removal and ice control. Though Bree and Darlene budgeted more than \$24,000 for extra snow and ice removal, we had used those funds...and more...by the end of January.

Brian and I have been salting sidewalks heavily all winter and delivering salt buckets to all unit owners willing to accept them. If you are temporarily or permanently disabled, or just a little unsteady on your feet, and require extra shoveling or salting to feel secure, please always feel free to call the office, to add your name to our "extra attention" list. Because we are on duty only Monday through Friday, we will also automatically place a salt bucket at your door, for weekend use.

We apologize that we are unable to remove ice dams from gutters, except in the most extreme cases, where ice threatens to damage the building exterior. There are only two maintenance men and we do not have the funds to hire a contractor to do this work on a regular basis. Improving your attic insulation decreases the incidence of ice damming. If you show proof of insulation to the office, and your roof has not been replaced, staff will give you priority on the roof replacement list.

Regardless of the weather, never warm up your vehicle in the garage. The odors of gasoline and other flammables easily penetrate drywall garage ceilings, posing a potential health risk to penthouse dwellers. Let's keep our neighbors safe!

We have begun a replacement project for garage utility doors, which will eliminate the possibility of leaving the door unlocked. Doors will automatically lock because inside doorknobs will no longer have a locking and unlocking mechanism. Until we can complete this project, please keep side utility doors closed and locked, to prevent thefts, which seem to occur every few years, in groups.

Charlie Lome

Purchase and affix your Prospect Heights vehicle stickers by March 31st, to avoid tickets and penalties that double the sticker cost!

Times are Tough...Protect Yourself

When our maintenance men find trash outside a dumpster, they go through it to find the offender's name and issue a violation notice. You don't want that! They often find personal mail that others could use to steal your identity and create many problems for you. Make sure you destroy all sensitive personal information, even if you put your trash in the dumpster. This includes anything that shows your social security number, driver's license number or account numbers for bank/credit cards. Why take a chance on someone else finding it?

I've also noticed residents putting outgoing mail on their mailboxes for pickup by the mailman. If these envelopes contain checks and/or payment stubs, identity thieves can steal and use this information. We are fortunate to have a mailbox located on Quaker Lane, just north of Old Willow Road. It is safer to put your outgoing mail in the mailbox.

To keep your assessments low and avoid fines, put large items in dumpsters on Wednesday night or before 7:00AM Thursday morning. Cul de sacs will look cleaner for the weekend and Monday pickups won't be so heavy, especially if a Monday holiday delays the pickup until Tuesday. Don't forget...if trash is not in the dumpster, our staff must pick it up off the ground and squeeze it into the dumpster.

Recycle old phone books and pick up new ones left at the garage or front door. Staff will pick them up after two days, but you pay them to do that...and you may be fined for failure to do it yourself. The recycling bins are accessible anytime, at the end of Cove Drive, in the maintenance shop enclosure.

Close and lock your garage doors at all times. In the past week, staff has seen homeless men trying to open closed garage doors, though shelters are accessible through April. Report incidents to 911; police will transport intruders to a local shelter.

Board Member Jerry Nylander

***The Social Events Committee
will host a
Perennial Exchange
May 2, 2009 at 10:00AM
in the
Quincy Park Playground***

Quincy Park Market Place

Services Available:

Individual tax preparation services offered. Reasonable rates; IL Certified Public Accountant. Contact Patel at 224-563-8242.

Wanted:

Seeking original closet doors for Quincy Park unit. Call Mike at 847-419-9536.

For Sale:

Bunk bed, A/C units for sale. Call 630-213-5999.

Free white washing machine to anyone willing to pick up. 10 years old; runs fine. Includes hoses and installation book. Call Brad at 847-525-6548.

Items to Donate:

Please use donation box near the office to donate clothing and shoes in good condition. Items sold to support military families in need.



Box Tops for Education:

Don't forget to bring your box tops to the office, to be donated to Robert Frost Elementary School.

The Board of Directors, staff and management of Quincy Park do not endorse or screen any of the advertisers, but reserve the right to refuse any ad.

Quincy Park Condominium Association
1592 Quaker Lane
Prospect Heights, IL 60070

Between our newsletter issues, you can find ads, bulletins and Board meeting agendas posted on the community bulletin board at the end of the sidewalk between the office and the pool house.

Personal and small business ads are free to all owners and residents with current accounts and census forms on file. Limit one ad per unit per issue. Ads are published in the order received, as space allows. **Please place a new ad each time you receive a newsletter, as the application is for one issue and must be renewed quarterly.** To place an ad, clip, complete and return this form.

2009 SUMMER ISSUE AD REQUEST

PLEASE CIRCLE AD CATEGORY:

FOR SALE WANTED NEWS ITEM OTHER

NAME _____

UNIT # _____ PHONE _____

ITEM: _____

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