

www.wyndhamclub.com

Wyndham Club
Condominium Assn.

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Individual Highlights

Maintenance & Appearance	2
Siding Update	2
Questions? Comments? Suggestions?	2
Suspicious Activity	3
Dog Owners	3
Leasing or Selling	3
Note from the Post Office	3

Do I need Insurance?

Every homeowner at Wyndham Club is required to have homeowners insurance. The Association has insurance for the buildings and common areas.

You need to have coverage for your unit and your contents. The policy for condominiums is a HO6 policy. You can get coverage from your insurance agent that you have your car insurance with. You could probably receive a multi-policy discount.

If you are a renter it is recommended that you have renters insurance. This will cover your contents. The insurance policy that the owner has will not cover your contents.

If you have any questions please call the Management Office at 847-991-6161.

Hallway Painting & Intercoms

More than half of the buildings hallways' have been painted. For the buildings that are completed we are sure that you will agree things look much better. If you haven't had your door completely painted (need to keep it open for 4 hours) please call the office and schedule a time to have that done. Notices will be posted when the painter will be staying late on an evening or will be here on a Saturday. All of the door

kick plates have been removed so that they can be cleaned. As the buildings are painted the kick plates will be put back on.

All of the buildings have had a new outside intercom unit installed. Notices have been posted to have the electrician come into your unit and install a new interior unit. If you haven't had this done yet please call the Management Office to schedule an appointment.

The electrician is available Monday through Friday from 6PM until 8PM and on Saturday from 10AM until 1PM.

During the installation of both the outdoor and indoor units it was determined that some of the buildings need to have a new transformer installed. This will be done once we know how many are needed. Until these are replaced the new intercom system might not work properly at all times.

Maintenance & Appearance

The Board of Directors has decided to work on a 5-year landscape plan. This year all of the trees will be thoroughly pruned and dead trees will be taken down. Then over the next four years the property will be divided into sections and each season that section will be landscaped.

If you are an owner and would like to be on a landscape committee please call Gayle Simon at

the 847-991-6161.

A reminder to all Condo unit dwellers. The common element hallways are NOT to be used for storage (this includes under the stairs). This is a violation of fire code and the association will remove items left in the hallway. **If the Association is fined for violation of fire code due to a resident storing items in the common element hallways of their condo building the**

fine will be evenly distributed amongst all unit owners in that building.

The Association requires that you fill out and have approved an Architectural form for any work that you will be doing in your unit. This includes flooring, windows, furnace, air conditioning unit and hot water tank. The Village of Palatine requires that you obtain a permit prior to having a hot water tank installed.

With all of the beautiful weather we are having it is hard to think about winter. Just a couple of things to keep in mind. Thermostats should be set no lower than 55 degrees. This is especially important if you are going to be out of town.

If you are a first floor resident and you didn't have the maintenance man install the insulation around the fresh water

supply pipe last year please call the office to set up an appointment. This will help with freezing pipes. There is no cost to you.

Please call the office with any lights that are out in your building or any smoke detectors that are beeping. Maintenance isn't able to get into every building every day.

Siding Update

The siding of the 1271-1277 townhome building is scheduled to be done by the end of November. [Discussions with the current vendor](#) have [occurred](#) and we have been put on their schedule [to complete the siding asap](#). The Board would like to thank everyone for their patience.

Questions? Comments? Suggestions?

The Board of Directors is fully committed to keeping open lines of communications between residents and the Board of Directors. A homeowner may drop off a letter in the drop box at the front office

and mark it for the Board or you can e-mail the Board at wynndhambox@gmail.com. Make sure you clearly state your name, building number, unit number and a

method for getting in contact with you. If you have requests of management (related to maintenance, assessments, parking sticker, etc) please contact the office at 847-991-6161.

Suspicious Activity?

If you see suspicious activity or a suspicious person(s) please call 911. You don't have to give your name if you don't want to. Palatine Police has been asked to drive through the property more often but obviously they can't be here at all times.

Are you a dog owner?

In case you haven't heard a dog run has been installed behind the basketball and tennis courts. It is completely fenced in so that you can let your dog off the leash, get some exercise and have some fun. A mutt mitt dispenser has been installed in that area so please make sure you clean up after your dog.

Keep in mind that the dog run is the ONLY area on the property where your dog can be off their leash.

Leasing or selling your unit?

If you are thinking about leasing or selling your unit the bulletin board in the clubhouse is a good place to advertise it. Even if you are using a real estate agent they can post the listing. People come into the office during the week looking for a place to rent or purchase.

A note from the Post Office...

Please attempt to empty your mailbox at least every other day. The mailboxes aren't that large and if it isn't emptied the post office must return your mail to the sender. If the lock to your mailbox isn't working a new lock can be purchased and installed for \$25.00.



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If you would like to advertise your business in this newsletter please contact the office at **(847) 991-6161.**