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***Dear Brook Forest Residents:***

We hope this finds everyone safe and healthy. As we find ourselves close to home more than ever, it is even more important to maintain our lovely Brook Forest community.

While it is encouraging to see many positive maintenance and property improvements, several issues have been brought to our attention. Along these lines we'd like to remind fellow residents of the following Brook Forest's Covenants, Conditions and Restrictions (CC&R's).

- **Community Appearance:** It is important everyone maintain the appearance of their home and yard. The following areas need attention at some properties:
  - **Driveways regularly maintained (Rules and Regs – 3.23 Unsightly and Unkempt):**
    - Asphalt driveways should be seal-coated regularly.
    - Paver driveways should be free of weeds.
    - Concrete driveways should not have any spalled concrete.
  - **Well-maintained Yards, Trees & Landscaping (Rules and Regs - 3.23 Unsightly & Unkempt)**
    - Any dead trees or plants should be removed.
    - Lawns should be cut regularly, watered and be substantially free of weeds.
  - **Garbage/Recycling (Rules and Regs 3.8 Garbage):**
    - Garbage and recycling cans must not be visible from the street other than pick-up day (Mondays)
    - They should not be placed on the street earlier than 6 pm the evening before collection and should be removed by the evening after collection
  - **Yard/Political Signage (Rule):**
    - Political Signage should be limited to 30 days before an election and removed promptly thereafter. Any signage on common property will be removed.
    - Garage and estate sale signage should be limited to the day before and removed the day following the sale.

**Fences (3.1 Architectural Review Guidelines):** Fences are prohibited except around swimming pools or hot tubs (as required by the Village of Oak Brook) and along Midwest Road and 31st Street. Fences must be approved by the Brook Forest Architectural Review Committee. Fences around the pool area can be no farther than 10 feet from the pool edge and no farther than 5 feet from the edge of a hot tub. Any existing fences that were approved prior to 1995 that do not meet this requirement cannot be altered or replaced and are in violation of the covenants and must be removed. **All other fences are in violation and must be removed.**

**Fines for Violation/s range for \$25 - \$150 per week.**

***If you are in need of contractors/vendors to do work for you, please reach out to management for contact information.***

**Security:** We all want our neighborhood to be safe and crime free. We have installed cameras on each of our entrances to help the Oak Brook Police Department in the event of an incident. This has yielded mixed results. The following changes & improvements have been made to improve our security.

- Training of the Police Department to access camera footage in the event of a reported incident.
- Weekly monitoring and reporting that the camera systems are functioning properly by an independent firm.
- Don't make yourself a target. **Lock your car doors if left outside.**
- Lastly, **if you see something suspicious, call 911.** The Police are more than happy to investigate.

#### **HOA Common Areas:**

- **Tennis Courts:**
  - The courts have been resurfaced and striped for both tennis and pickle ball. The courts are for the exclusive use of Brook Forest residents. A combination lock will be placed on the entrance as a security measure. Contact Oak and Dale if you need this code. Please do not share with non-residents.
- **Ginger Creek waterway:**
  - The creek has been treated to eliminate the prolific lily pad growth which has occurred this year. This should allow the creek to revert back to its natural state and continue to be an amenity to the community.
- **Entrances:**
  - The lighting at the entrances is being studied to enhance the level of illumination and increase safety.
  - Additionally, safety and lane markings will be refreshed at entrance medians.

#### **Village Improvements:**

- **Waterline Replacement:**

- The Village has started the waterline replacement along Kimberly/Kingston from Midwest Road to Regent Drive. This is expected to be completed by the end of the year.

- **Street Repavement:**

- Following the waterline replacement, the Village will repave the streets impacted from this work. This should occur in 2021.

**2020 Picnic** – as you can imagine, the event has been canceled like all other events this summer. We will be back again next year with double the fun.

***Please stay Safe and enjoy the rest of your Summer/Fall***

**Brook Forest Board of Directors**