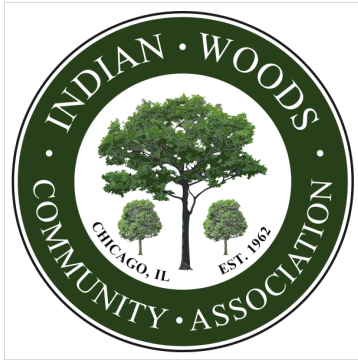


# COMMUNITY NEWS

## THE OFFICIAL NEWSLETTER FOR THE INDIAN WOODS COMMUNITY ASSOCIATION



### From The President

#### (2010 Annual Report)

December 1, 2010 marks the first full year the new IWCA Board of Directors have been in office. The officers and directors have strived to improve the community association's leadership, the organization's structure and our strategic goal of, "Bring The Community Together. All these activities were performed on volunteer bases. I want to give a special thanks to the Board and Association members that volunteered their time, donations, and services to make 2010 a very community proactive year.

The IWCA annual activities included the following developments, programs, projects, and events for 2010:

- a. The IWCA has published a new quarterly newsletter with community education and public information articles. The new Newsletter has received great acknowledgements and compliments by the community. Copies of all the past Newsletters issues are available on the IWCA web site at ([www.indianwoods.org](http://www.indianwoods.org)).
- b. At the quarterly General Membership Meeting, guest speakers from the Chicago Police Department gave a presentation on community crime prevention. The Forest Preserve Restoration Project volunteers gave an educational series on plants, trees, and animals in the community area.

- c. An IWCA questionnaire and survey was conducted on the community's needs and direction for the new Board to take in 2010/11. The survey collected homeowner and member input on programs and activities the community wanted the Board to prioritize during 2010/11.

The participation was very successful and served as the Board's planning guide for 2010/11. A copy of the results can be seen on the IWCA official web site.

- d. For the Association's first time, a volunteer CPA audited and reported on all the financial activities and fund disbursements of the Association from May 2005 to November 2010. The final report submitted recommendations to the new Board on improving financial management of the Association's accounts and expenditures. A review of the five years of bank statement between the general ledgers of the Association identified only a difference of \$7.99. The Association received \$17,126.75 of deposits and \$14,874.76 of expenses during the audit time periods. To see all the details and the audit report, please visit the IWCA web site. A special thank you to Director Patrick McCann, CPA Amy Times, and Treasurer Mike Kendall for their volunteering and time in the completion of this project and report.
- e. As a result of the audit, the Association's put in place defined written, financial policies for all financial matters. All expenditures are reviewed and approved by the Board. Worked performed (i.e. snowplowing services was put out to bid). All expenditures must have detailed receipts prior to payment, and an annual budget is completed for each year by the finance committee and approved by the Board.
- f. The Association has developed and established a membership address and financial dues database system for accurate dues collection and community

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homeowner/member information. The new database now provides accurate homeowner information and an easy way to monitor Association membership.

g. In February 2010, the Board invited community members to Moher's Public House to a "Get To Meet Your Neighbors and Board Members" party at no cost to the Association. Many members attended and the children had fun meeting the other children in the community. The Board is planning the same event for 2011.

h. In May 2010, the IWCA Annual Clean-Up day was a total success. IWCA signs on Ardmore Avenue and Indian Road were painted and stained, community residents cleaned up and collected over 80 large trash bags of litter and trash from Indian Road, community streets, and Central Avenue. The Central Avenue business strip was cleaned, and the Cook County Sheriff's Department and Forest Preserve District participated in the event with their community services. A special thanks to Director Wayne Przyby, his wife Regina, and son Nick for coordinating the committee and volunteers. Wayne was able to receive many free services and donated bags, water, and tools for the clean up day at his own expense. Another special thanks to William Noelle of Rosedale Avenue for donating and purchasing all the stain, paintbrushes, scrapers, tarps, and materials for the IWCA sign refurbishment.

i. As a new program, the Association has developed and sent out to bid Request for Proposal (RFP) process to local companies for the Association's annual snow plowing service. An Agreement was awarded to the lowest bidder, and the Board established a community snow plowing policy for the community. The policy is posted on the IWCA official web site.

j. The Association has enhanced the IWCA web site ([www.indianwoods.org](http://www.indianwoods.org)) and has listed all financial reports, newsletters,

community police alerts, and official documents, by-laws, and communications for easy access to the community and public. A special thanks to Secretary Jonathan Sladek for managing and updating the web site.

k. The Association became a new community association member of the Edgebrook Chamber of Commerce (ECC). Under this new membership, ECC and the Association distributed to every IWCA household a community based business directory to support local businesses and assist homeowners with obtaining information on local services and businesses at no cost to the Association.

l. The Association in conjunction with the City of Chicago Department of Aviation conducted an official FAA noise testing on airport noise traffic levels of the Indian Woods Community.

The detailed report monitored all noise levels for two weeks in the location of Ardmore Avenue and Indian Road. A copy of the full report can be found on the IWCA web site.

m. The Association has established a community babysitting and eldercare network service directory that is published in the quarterly newsletters. This new program has been a great success and is used by many of the members with small children and families.

n. The IWCA has established an Association membership with "The Sounds" local news publication that updates members on community events and activities in the Jefferson Park and Forest Glen city community areas, including Indian Woods at no cost to the Association. The Sounds Newspaper is now delivered to every household in the Indian Woods Community free of charge. Please feel free to submit an article on any community issue.

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- o. In the fall of this year, the Association conducted a public meeting and a project informational program on the new North Branch Bicycle Trail Extension proposal planned for parts of the Indian Road Woods Forest Preserve. Details on the project and questions and answers to the county officials can be found on the IWCA web site. The Board will continue to participate and monitor this project with county officials and IWCA members.
- p. The Association conducted a Special Membership Meeting by the request of members to have a public hearing and Association vote to not allow a local tavern establishment business proposal and the approval of their City of Chicago permit application at the Central Avenue business location. Association members addressed their concerns and disapproval of the establishment being opened because of safety concerns in the community, and the past history of the establishment's previous owner. The permit business applicant and business owner presented his proposal to the Association membership at the meeting. By IWCA membership vote, the Association sent an official written response to Alderman Levar's Office, the Chicago Police Department, and City Zoning Board to disapprove the tavern application because of community safety concerns. The applicant pulled his application for the permit with the Zoning Board and the establishment will not go into business. Alderman Levar stated if the IWCA did not approve the business he would make sure the permit would not be issued by the City. The IWCA Board encourages and supports local businesses, especially on Central Avenue, but when residents get involved and bring matters to the Association in opposition to the community support, the Association was able to support it's membership and establish a positive outcome for the homeowners and community. Special thanks to the residents on the West end of Ardmore and Central Avenue for organizing the special meeting request and resident outreach. We all can make a difference when we "Bring the Community Together".
- q. The Association had presentations submitted by local business owners and developers on Central and Elston Avenues. Business owners for Royal Auto Body came to an Association meeting to present an expansion of the business and seek Association support, and a private investor asked the Association for support a plan to start a day care center in two of the vacant office areas on the Central Avenue business location in 2011. Both businesses were given letters of support from the Association after membership and Board approval.
- r. IWCA Association organized two successful Community Garage Sale Weekends in June and October of this year. Fighting some bad weather (i.e. rain), most participants did very well. Special thanks to IWCA Vice President Joyce Hutchison for organizing a book sale during the event to raise funds for the Association.
- s. Meetings with City officials took place during the year, including meetings with Alderman Levar on the local tavern permit, conditions of the Central Avenue business area, community crime, and sign request for "children playing" signs on Ardmore and Indian Road. Additional meetings included meeting with CTA General Manager Rogelio Garcia about the CTA fence South of the Ardmore Avenue homeowners, and buses running during the winter causing diesel fumes and smoke pollution in our community. Board members also had meeting with 16<sup>th</sup> District Chicago Police Department officials on vehicle and home property crimes in the community, and Cook County Forest Preserve officials on Indian Road Woods issues and the new bike path development.
- t. The Association is working on a Community History Project to gather any and all

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information on the Indian Woods Community. During 2010, some members have submitted information on the community area when only five homes were developed in the early 1900's. The Board is hoping to obtain copies of any old photos of the community to publish in our next newsletters.

u. The 2010 Halloween Party was a great success with over 100 community residents attending. Children games, best costume contest by age groups, hayrides, pumpkin carving and best pumpkin contest, hot dogs and soft drinks, and all gifts and prized were all donated or purchased by community members. Special thanks to Marge Walsh for chairing the event committee and coordinating and purchasing gifts, treats, and items for the children and games. Special thanks to Secretary Jonathan Sladek and his wife Carrie for donating and purchasing all the pumpkins for the event, Director Wayne Przyby, and his wife Regina, and son Nick for providing the hayride, drinks, gifts and prizes of the children; Denise Fredrick for donating all the hot dogs, buns, and food items, Sarah Frank for running the children games and costume contest, Cheryl Hagopian for donating gifts and prizes for the children's games; and all the other members and neighbors that made the event a great success. Next year is expected to be an even bigger event for everyone.

v. In the spring of 2010, the community experienced severe weather causing property and home damages, especially to home roofs. IWCA member and resident Kim Greenberg provided to all community residents free roof inspections by Troy Contracting, a company she serves as a Project Manager. The Board encourages Association members to offer their professional services to the community. We hope members took advantage of this free program. The Board would like to thank Kim for reaching out and helping the community.

w. The Board is monitoring home sales and foreclosures in the community. This program is two-fold. First, the Board wants to meet and greet new homeowners and encourage them to join the Association, and second is to monitor and protect vacant homes in foreclosure. In 2010, three homes in our community went into foreclosure. Board members asked neighbors of these properties to keep an eye on the property and maintain the yards to make the homes looked lived in and avoid any property crimes. The Board would like to thank the residents participating in this program keeping our community safe and looking good.

x. The IWCA is participating in the City of Chicago Climate Action Plan study. The Forest Glen area has been selected for the study, which includes surrounding community organization (i.e. IWCA, Sauganash Community Association, and Edgebrook Community Association). The purpose of the study is to research about how to involve communities in implementing the City's Climate Action Plan published in 2008. The project includes researching the impacts of climate change in Chicago. The research project has been commissioned by the City of Chicago to The Field Museum's Division of Environment, Culture, and Conservation; Northwestern University's Science of Networks in Communities, and the Sauganash Community Association. If you are contacted by one of the project's scientists, please participate in the research project and questionnaires. Special thanks to community members who have participated. A final report will be published in 2011. The Association will keep members updated on the project and final report.

y. The Association published information this year on the City of Chicago Property Tax Rebate. The Board hopes all eligible property owners participated in the

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program. Some community homeowners received up to \$200.00.

Please have a safe, healthy, and happy holiday Season and New Year.

### Donald W. Walsh – IWCA President

### 2011 Target Projects for the Association

- Central Avenue Business District
- CTA Fence Repair and Replacement
- Crime Watch Program
- 2011 Winter Community Party
- Fund Raising
- Community Educational Programs
- Special Guest Speakers at Meetings
- Summer and Fall Events
- 2011 IWCA Board Elections

If you have any ideas or suggestions, please contact one of the Board members, or complete a Member Request form and sent it to the Association.

### 2010 Members Dues

In September the Indian Woods Community Association delivered a 2010 Membership Application to your home and requested your 2010 annual membership and dues.

Our records indicate that many residents have not paid their 2010 dues as of today's date. If you have not paid your 2010 dues, please complete the 2010 Membership Application in this newsletter and send it back with your payment to IWCA – Treasurer Mike Kendall, 5245 West Ardmore Avenue, Chicago, Illinois 60646. We would gratefully appreciate your participation.

The majority of dues are used towards snowplowing the community streets in the winter and provide programs in the Indian Woods Community. 2011 is expected to be a hard winter.

Not participating in the membership program could hamper our annual snowplowing program, community crime watch program, and other mandated requirements to operate the Association (i.e. Insurance, and State Reports, etc.).

Please be part of the community. If you have any questions regarding the Association's activities please visit our web site at ([www.indianwoods.org](http://www.indianwoods.org)), or call any of the Board members listed on this letterhead.

We hope to see your application and dues soon.

### Snowplowing Notice

Please make sure to keep your trashcans off the streets after the City garbage collection takes place each Tuesday. If you see the IWCA's snowplowing truck, please move your vehicles allowing the snowplowing truck to make a straight plow run down each street. Since December 2010, the community has been plowed four times. Please look at the streets East of Central Avenue if you don't think this program is worth your annual dues of only \$20.00. Communities outside Indian Woods had large piles of snow in their street and up to their curbs. The snowplowing services have been a great community program for years and the Board hopes all residents pay their dues to continue this program.

### IWCA Babysitting List

Need a babysitter? The following IWCA family members provide babysitting services. Please contact any Board members to add anyone else who is qualified and wishes to be added to the Newsletter Babysitting List.

Hailey Fredrick (773)-556-7171  
Jacque Bickford (773)-613-9412

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Cathy Brasic (773)-631-7407  
Tammy Brasic (773)-631-7407

published in the Fall IWCA Newsletter, and can be found on the IWCA web site with the audit.

Caregiver / Sitter / Nanny & Eldercare

Amal Tabbara (773)-847-5045

### Professionals in the Community Needed

The IWCA is looking for members who are in the professional trades (i.e. plumber, electrician, carpenter, heating-air, appliance repair, etc.), and want to provide professional services to community members. Qualified members will be published in the IWCA newsletters. Please contact any Board member to add your name to be placed in the "Professionals in the Community" directory in the next newsletter.

### Indian Woods Community History Project

The IWCA is looking for photos, stories, and testimonials on any history of the Indian Woods Community. If you have any old photos of your house or houses that have been replaced, marketing materials from the past, or want to tell your story, please contact Don Walsh at (773)-594-1422

### Treasurer's Annual Report

By Michael C. Kendal – IWCA Treasurer

In 2010, 51.47% of the community has paid their 2010 due membership dues. Actual revenues collected between November 2009 and January 2011, were \$4,120.00. Actual Expenses for the same time period is \$4,270.24, with a closing bank balance of \$1,257.99 in the Associated Bank IWCA bank account as of January 6, 2011. A detailed account of the Association's capital account activity can be found on the following page of this Annual Report.

### Financial Policy

In 2010, the Board and Finance Committee as a result of the CPA audit established new financial policies and guidelines for all financial matters of the Association. The new policies were

### In Kind Donations and Contributions

In 2010, many Association Board members and members donated many in-kind contributions to keep the expenses to a minimum. In example of these contributions which are valued in the thousands of dollars include, printing of the newsletter and community notices, the CPA audit completed, legal services, snowplowing services, materials, drinks, food and supplies for the clean up day and Halloween party, meeting supplies, and children gifts for this year's events. The Finance Committee cannot thank these members enough for their volunteerism, contributions, and personal expenses they paid for these items. In these economic times, this kind of community support helps the community and Association bring more programs for the community.

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### **2010 Membership Dues**

We need everybody to pay his or her annual dues. 2011 is expected to be a hard winter and funds are very limited because of the low participation to date. If you have paid already, thank you very much. If you have not paid, you will be receiving a special notice from the Board to pay your annual dues. The Finance Committee had made the process very easy with an application and return envelope. Please help the Association and your community.

### **Transparency and Open Reports**

The Association Board and Finance Committee has made all financial records and information public and available for anyone to view. Please visit the official IWCA web site at ([www.indianwoods.org](http://www.indianwoods.org)), or contact me personally if you have any questions.

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### Community Outreach and Help

In January 2011, IWCA member and resident Ray Hillstrom's, 5500 West Ardmore Avenue home caught on fire from a dryer unit destroying his entire home and personal property. Ray is a professional photographer and lost most of his photos and artwork collected over the years. Ray's house is one of the oldest houses in the community, over 100 years old. Ray has been a community volunteer and past Board member of the Association.

The Board sent out a request directly after the fire to the community to assist Ray in his needs while dealing with this personal disaster. The outreach and generosity by the community has been unbelievable. Since January 8, 2011, over \$2,500.00 in cash donations, gifts cards, gifts, and volunteering assistance has been given by our community. The Board would like to thank the follow people that have assisted Ray in his time of need.

Anthony R. and Angela H. Debpey  
Bogumila Barton  
Catherine L. and Jack Spicher  
Chuck Neul  
David Bolton  
Debbie L. Beyer  
Don and Marge Walsh  
Edwin J & Irene M. Goder  
Edwin J. and Irene M. Godek  
Felicia Makoliski  
George and Magdelin Enich  
Harriet S. Miller  
Helen A. Luif  
Jenine L. Schmidt  
Jenine L. Schmitt  
John A. & Ruth F. Nault  
John A. and Ruth F. Enault  
Joyce and Raymond Hutchison  
Judy E. Warner  
Kari J. Bellinaso  
Larry Ostberg  
Louis Virgilio  
M. & W. Saverino & Family  
M. and W. Saverino and Family  
Margaret J. Weber  
Margaret Weber  
Margarrita Maya Aguilar  
Marilyn Carjigas  
Matthew R. and Carolyn H. Davis  
Mike and Michelle Kendall

Muhammed A. & Indira N. Al-Ahari  
Nancy and Allison White  
Patrick and Jana McCann  
Paul Mikos  
Robert J. Loman  
Ronald and Lynn Banas  
Ronald H. Thau and Gladys T. Gonzallez  
Ronald P. and Patricia Ramirez  
Theresa Radka  
Thomas and Ellenor Figlioli  
Tim and Jean Garrity  
Warren and Michelle Johnson  
Wayne and Regina and Nick Przyby

Please note that many other community members, neighbors, and friends reached out and helped Ray that are not listed above. The Board and Association wishes to thank these individuals for their kindness and assistance to Ray during these hard times.

Ray is in the process of getting the house and life repaired over this great personal loss. The Association will continue to assist Ray. People wanting to contribute, volunteer, or help Ray can Contact IWCA President Don Walsh at 5245 West Ardmore Avenue, Chicago, Illinois 60646, or call (773)-594-1422 (10:30 AM to 7:00 PM). Please make donations payable to Ray Hillstrom.

### IWCA Membership Meeting Dates for 2011

## ANNUAL MEETING

**January 18, 2011**

(Annual General Membership Meeting)

### 2011/12 Meeting Dates

**March 15, 2011 (General Membership)**

**June 21, 2011 (General Membership)**

**September 20, 2011 (General  
Membership)**

**November 15, 2011 (Board Election  
Meeting)**

**January 17, 2012 (Annual Meeting)**

Edgebrook FPDCC Volunteer Center  
6100 North Central Avenue



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Chicago, Illinois 60646

**Time of Meeting:** 7:00 PM to 9:00

PM

### NOTE:

There will be no additional notice of the January 18, 2011 meeting to reduce printing and delivery cost. Please mark your calendars.

#### **George Hagopian - Past-President**

5326 West Ardmore Avenue  
Chicago, Illinois 60646  
(773)-418-2536 – (ghagopian@ameritech.net)

#### **Thomas Gillespie - Director**

5834 West Luna Avenue  
Chicago, Illinois 60646  
(773)-443-3665 – (dgill@aol.com)

#### **Patrick J. McCann - Director**

5320 West Ardmore Avenue  
Chicago, Illinois 60646  
(773)-988-1092 – (cactus3021@yahoo.com)

#### **Jim Oehler - Director**

5362 West Ardmore Avenue  
Chicago, Illinois 60646  
(773)-550-9074 – (jim.oehler@centurt21.com)

#### **Wayne Przyby - Director**

5515 West Rosedale Avenue  
Chicago, Illinois 60646  
(773)-447-8597 – (wrmservices@sbcglobal.net)

#### **Patrick J. McCann – Association Attorney**

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## **Get To Meet The IWCA Board Party** **IWCA Community Winter Party**

**Saturday – February 26, 2011**

**1:00 to 3:00 PM**

Free Soft Drinks, Coffee, Tea, & Appetizers  
Cash Bar and Open Lunch / Dinner Menu

**Moher's Public House**  
**5310 West Devon Avenue**  
Chicago, Illinois 60646  
(773)-467-195

**Please Visit The IWCA Official Web Site At**

**www.indianwoods.org**

## **2010/11 IWCA Board of Directors**

#### **Donald W. Walsh -President**

5245 West Ardmore Avenue  
Chicago, Illinois 60646  
(773)-594-1422 – (drdonwalsh@aol.com)

#### **Joyce Hutchison - Vice President**

5548 West Ardmore Avenue  
Chicago, Illinois 60646  
(773)-774-3706

#### **Jonathan Sladek - Secretary**

5247 West Ardmore Avenue  
Chicago, Illinois 60646  
(847)-858-2242 – (jonathansladek@mac.com)

#### **Michael C. Kendall - Treasurer**

5863 North Luna Avenue  
Chicago, Illinois 60646  
(312)-375-5755 - (mkendall@mesirowfinancial.com)