



Forest Lake Newsletter

Forest Lake Community Association

P.O. Box 314

Lake Zurich, Illinois 60047

flcaonline.com

August, 2005

Newsletter:

We hope to provide a semi-regular newsletter to inform you of what is happening in Forest Lake. If you have anything that you would like to see in the newsletter, contact Jim Petzold at 438-3567 and let him know.

Lake Quality:

The quality of the water in Forest Lake has been very good this year. We now have established some weed beds to help the oxygen content and fish habitat. Integrated Lakes Management's first application for algae reduction was done on June 27. Lilly pads have been planted and should be sprouting above the water surface soon. The clarity is better than it has been in years. The beaches and parks are available to members and their guests (who must be accompanied by a member.) Fishing is available from a boat or the North Park/Boat Launch area only. If you have not paid your membership dues, please contact Pat Lynn:

Stopping Infill of new houses:

We are all aware of the infill development occurring in Forest Lake. Houses are being knocked down and multiple houses are being squeezed onto 40-foot wide lots. One of Forest Lake's assets is that we are a community of unique houses that form our neighborhood. We have the power to stop the infill from happening on our property. Landowners with more than one 40-foot lot can combine those lots through a simple process, which will ensure that developers cannot tear down one house and build two.

Owners of two or more adjacent lots can combine these lots through a "Partial Vacation of Plat." This legal document allows the landowner to take multiple lots and turn them into one. This is a 3-step process:

1. Find your "Plat of Survey" that is part of your closing documents from when you purchased your house.
2. Fill out a "Declaration of Partial Vacation of Plat" and have it notarized (contact a board member to receive a Declaration of Partial Vacation of Plat form.)
3. Submit a copy of your survey and "Declaration of Partial Vacation of Plat" to the Lake County Planning office.

It will cost approximately \$98 to process and file the declaration with the county.

Joining lots doesn't mean a house cannot be torn down and replaced with a new one. It does stop developers from tearing down one house and replacing it with several houses. If you would like to receive additional information, contact any board member.

Community Footpath Reestablishment:

When Forest Lake was established in 1935, Arthur McIntash established 10' wide footpaths that could be used to walk from one street to another by walking between houses. Since the footpaths were established, the association has not maintained them. Your association is now in the process of surveying and reestablishing the platted footpaths. These footpaths will be cleared of existing vegetation and any encroaching materials. They will then be mulched, grassed or graveled and will be marked at the street entries with bollards similar

to those located at our parks. The work is scheduled to begin in September.

Development around Forest Lake:

The property immediately to the East of Forest Lake will be developed soon. There is possibility that a gated, emergency entrance from Willow to the new development will be installed. The fire department will have a key for the

gate and it will only be used by emergency vehicles during an emergency.

Monthly Meetings:

FLCA has its monthly meetings on the second Tuesday of each month in the Community Center at 7:00. Come and join us.

Board Members:

Chair:	Steve Norman	540-8857
Vice-chair: (dues notices):	Mark Thorne	540-9078
Treasurer:	Maija Boriss	438-3114
Activities, Secretary:	Laura Tegtmerer	438-3688
Newsletter:	Pat Lynn	438-0859
Lake Committee:	Rob Albright	726-7189
Parks Committee:	Pat DeGeorge	726-8815
Community Center Rentals:	Tom Philippsen	540-8928
Insurance & Legal:	Vicki O'Donnell	550-1619
Membership, Gov't Liaison:	Steve Gray	438-7813

Community center rental
Regular newsletter
Jobs column