



# Forest Lake Newsletter

Forest Lake Community Association

P.O. Box 314

Lake Zurich, Illinois 60047

flcaonline.org

October, 2005

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## **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.

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## **Forest Lake Community Association:**

The Forest Lake Community Association maintains the parks, the Community Center, the lake, the parking lots and organizes various events throughout the year.

The Association is composed of volunteers who give of their time and talents to keep Forest Lake livable. To that end the Association's Board has never hesitated to call upon the various denizens of the community when deemed necessary.

As there are approximately 650 homes in the community and we have no taxing body to finance its upkeep; there is a small, annual fee assessed to each home. Only through this assessment and the efforts of the residents, can we maintain our parks, community center and activities.

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## **Lake Quality:**

The quality of the water in Forest Lake has been very good this year. We now have established some aquatic planting beds to help the oxygen content, improve water clarity and provide fish habitat. Integrated Lakes Management's first application for algae reduction was done on June 27. Lily 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: 438-0859.

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## **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 house styles 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.

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## **Community Footpath Reestablishment:**

When Forest Lake was established in 1935, Arthur McIntosh 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 consistently 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

soon. Homeowners whose property adjoins these paths will be notified by your homeowners association. If you have any concerns, please voice them by attending a monthly meeting on the second Tuesday of each month at 7:30 in the Community Center.

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**Monthly Meetings:**

FLCA has its monthly meetings on the second Tuesday of each month in the Community Center at 7:30. Come and join us.

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**Be a Concerned Citizen:**

Over the years, many property owners in Forest Lake have not conformed to the rules that the county has set up for us to follow. It is our responsibility to report violations to the appropriate authorities. If you notice anyone on our beaches or parks after dark, dumping material into the lake, playing loud music, or violating any construction laws, do not hesitate calling the police, building and zoning, or the proper authorities to report them. This is our community and we need to uphold the minimum standards that have been set up by Lake County.

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**Health of Forest Lake:**

Keystone Hatcheries has been contacted for price quotes and delivery dates for stocking Northern Pike and Walleye. FLCA has budgeted \$1500 for fish stocking this year. These species were selected to keep with our philosophy of selecting good predators to keep the carp population down. The lake is in good health with the efforts of board members in stocking appropriate species of fish and planting aquatic vegetation. FLCA asks that all non-panfish caught in the lake be returned to the lake ASAP to help maintain the quality of our fish population. A lake study has been done this summer and we will receive the results this winter.

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**The Annual Halloween Parade:**

The Annual Forest Lake Halloween Parade will be held Sunday, October 30, 2005 at 3:00 p.m. The walk will begin at the South Beach and continue to the Community Center where treats will be served. All dues-paid Association Members

are welcome to attend. There is no charge for this event.

Laura Tegtmeier is looking for some energetic volunteers to help with the various kids' events in Forest Lake. Ideally, the hope is that we can find three "party captains" who can head up the three major events: the Halloween Parade, Breakfast with Santa and the Easter Egg Hunt. Laura would continue on to help guide and advise. After 13 years, she is planning to take a back seat. She feels it's time for some new blood and new ideas. Give her a call at 847-438-3688.

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**2006 Dues:**

The 2006 Dues Notices should be in the mail by the end of October! Please correct your notice before mailing it back. The annual amount for next year is \$130.00, (\$125.00, the 1995 rate, if paid before January 1, 2006). One car sticker is included (stickers are required for parking on community property). Additional car stickers are still only \$1.00, boat stickers are \$25.00 and boat launch keys are \$2.00. That's very little money for indemnifying our members and maintaining the beaches, the Community Center, the parks, the other common areas and financing all community events. Anyone unable to pay, or having any questions, please contact Mark (540.9078), Steve (540.8857) or Pat (438.0859).

**Help is on the way:**

Do you or do you know anyone in our community in need of a little TLC? Northwest Family Church members have the desire to serve you! Numerous families who reside in our neighborhood are members of this 5 year old non-denominational Lake Zurich based church (currently meeting at the LZ Theaters), want to get the word out that their church members desire to help with various odd jobs which may be too difficult for some to achieve on their own. Is there an illness, handicap, single mom situation or the like which is inhibiting you getting a desired job done, ie: gardening, raking, snow shoveling, window washing, shopping, transportation, etc.? Call Bill or Jan Swanston to voice your need. 847-540-0147

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**Board Members:**

Chair:	Steve Norman	540-8857
Vice-chair (dues notices):	Mark Thorne	540-9078
Treasurer:	Maija Boriss	438-3114
Activities:	Laura Tegtmeier	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
Secretary, Gov't Liaison:	Steve Gray	438-7813