

# Thornwilde, Inc.

Managed by  
Hillcrest Property Management  
55 West 22<sup>nd</sup> Street  
Lombard, IL 60184  
630.627.3303

## Welcome Neighbor!

Welcome to Thornwilde!

As a new member of our Townhome community, we would like to send a warm welcome and let you know a little bit about our community. Also, we want you to know as a member of a community with an Association, we are here to help. If you have any questions, suggestions, problems, or just want to get more information, our property management company, Hillcrest, is at your service. They can be reached at 630.627.3303. Your call will be returned within 48 hours (Monday through Friday during normal business hours. Emergencies outside of regular business hours will be answered immediately). Remember, you have made a significant investment in your new home, and in order to keep our home values on the rise, we ask you to join us in an effort to keep Thornwilde beautiful, safe and full of pride!

Our subdivision is composed of two associations:

- Thornwilde covers the 75 units of brown/beige 2/3 story town-homes
- Edgebrook covers the other 250+ multi-colored 2 story attached homes.

## Below is some important information to get you acquainted with the neighborhood:

- **Association Coverage** - Some of the services covered by your assessment include: weekly trash pickup, lawn and tree care (outside fenced yards), exterior maintenance (except doors, windows, added decks, private fences). A portion of the fee is placed into reserve accounts for longer-term major maintenance items (e.g. roofing, siding). Some services, which are NOT covered by the Association, include: snow removal (the city plows the streets), utilities, and insurance.
- **Association Dues** - Due 1<sup>st</sup> of each month - \$284.00/month (effective January 1, 2014). You should have received a payment book from Hillcrest. Any payment of less than the full amount of all assessments and other charges which is due in any given month, or any payment which is made late, shall cause the Owner to be subject to a late charge of \$25.00 for that month.
- **By-Laws** - The Association is governed through rules set out in our Declaration and By-Laws. The previous owner should have given their copy to you. If you need an extra copy, we can have one made for a \$20.00 charge.
- **Curfew for Children Under Age 17** - Sunday – Thursday: 11:00 pm  
Friday and Saturday: Midnight
- **External/Architectural Enhancements** - If you plan to enhance your home, remember that the Board must approve any exterior changes (including doors and windows). Complete and submit Exhibit A of Thornwilde Rules & Regulations at least 2 months in advance.
- **Helpful Websites** – <http://www.warrenville.il.us> City of Warrenville  
<http://www.co.dupage.il.us> Dupage County

- **Homeowners Insurance** - Each homeowner is required to have insurance coverage for their home – at a level sufficient to rebuild the structure to current specifications. The only insurance coverage carried by the Association is liability for Directors and common grounds.
- **Landscaping** – Many of our residents do an incredible job of landscaping their property! We encourage beautiful landscapes as they increase the appeal of our homes. The Association maintains common areas. If you are unsure of your property line, or if a landscape project is allowed, please call Hillcrest.
- **Maintenance** – Please contact Hillcrest with any maintenance request or issues you that you may have.
- **Parking & Traffic Issues** – The streets are owned by the city. All traffic signs must be obeyed or else you may be ticketed by the Warrenville Police Dept. The speed limit has been set to maintain the safety of our community. We have many families with children, please watch out and obey the speed limit!
- **Pet Laws** – Warrenville City Ordinance states that all dogs must receive City dog licenses & tags, all pets must be leashed, and all pets must be picked up after. Tags can be obtained from the Warrenville Police Department.
- **Trash Collection** – Thursday mornings, unless a legal Holiday, occurs that Mon., Tues., or Wed. Large trash collection requires a call to Hillcrest several days in advance. Please do not put your trash out until the night before, and make sure it is in a sealed trash container. Curbside recycling is available. Please use the container provided by the previous owner.
- **Quiet Hours** – We respectfully ask that you use your best judgment when participating in any activities that will disturb your neighbors.

It is always best to ask if you are unsure of something. The benefit of a Townhome Association is the ability to get answers. Again, welcome and we hope to see you around. Volunteers are always appreciated. Please inquire.

Sincerely,  
Thornwilde Association

**Mailing Address:**

Thornwilde, Inc.  
c/o Hillcrest Property Management  
55 West 22<sup>nd</sup> Street  
Lombard, IL 60148  
630.627.3303

**Web Site/Email:**

thornwildeinc@yahoo.com  
[www.thornwilde.com](http://www.thornwilde.com)

**2014 Board of Directors**

President	Kris Mayo
Treasurer	Mike Vassar
Secretary	TBA
Member at Large	Lark Welch
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Member at Large	Sam Ali