

Board of Directors Statement with Respect to Dues Increase

As many homeowners are already aware, the Tuttle Estates Homeowners Community inherited many troublesome predicaments when we voted not to renew our contract with the old management company, Foster Premiere in August of 2007. Those discoveries included large amounts of pre-existing past dues, homeowner violations, and expensive contractual obligations, to name only a few. Yet, the main discovery was that the initial capital contributions of \$250, paid by every resident upon closing, had been completely used by Foster.

From its inception, this Board discussed the lack of funds with Foster and even representatives of Weisman Hughes. It should be noted that the initial \$250 paid by all residents was a capital contribution, NOT money toward a capital reserve. Unfortunately, Foster did have the discretion to use the entire capital contribution account (nearly \$60,000) to pay necessary community expenses from 2003 through 2007, until it reached a zero balance just before we took over management at the end of 2007.

All homeowners should be aware all capital contributions were used by Foster in lieu of increasing annual assessments. In other words, had Foster not had this \$60,000 from our one-time capital contributions, there is no doubt they would have had to increase our assessments over the four years from 2003 to 2007. The bank records of Foster Premiere generally show expenditures of \$2,771.75 in 2003, \$34,323.66 in 2004, \$42,200.78 in 2005, \$36,314.22 in 2006, and \$32,966.35 in 2007, while Fosters' proposed budgets each year totaled only \$29,760 (\$120 x 248 homes). As you can see, Foster was spending thousands more than budgeted every year! How were they able to afford the shortfall you might ask? The answer is by using the capital contributions account. Foster used funds from the capital contribution account in lieu of raising association dues. The end result was this community was left with no money in reserve whatsoever.

When this Board took over at the end of 2007, our first priority was to keep assessments low, at \$120.00 per year. We sought inexpensive landscaping services, were not able to repair broken sprinkler heads and subsequently water our front entrances, to name many other cutbacks. We quickly realized that the quality of maintenance and hence, the quality of our community, was substandard. Upon reviewing our own Declarations and receiving many suggestions from residents, this Board felt it must uphold the language of our Declarations, Section 4.02(a), which call for this Board to provide for "the highest standards of maintenance and upkeep of property" owned by this Association.

In 2008, the Board sought the services of SummerGreen landscaping and signed a two-year contract for grounds maintenance. By doing so, the Board was able to lock into a rate that allowed us to keep assessments low yet again in 2008. However, the contract called for an increase in 2009. Additionally, utility costs have increased significantly from 2007 to 2009, generally 10%. Along with these increases, the Board felt establishing a Reserve account was a must. With the rise of foreclosures in this community (15 since 2007!), our "Bad Debt" is climbing significantly. A reserve is a must in our situation. The economic hard times necessitate this community has a reserve in place to deal with its bad debt, let alone the costs of anticipated future needs of our community. Can we ever get unpaid assessments from those residents who go into foreclosure? In some situations - yes, but generally - no! Do we have the power to lien or file suit against a past due resident to obtain our money? Yes; but, we always must weigh the likelihood of receiving payment versus the legal expenses and time required to obtain judgments.

The Board is committed to taking whatever steps necessary to ensure we collect all assessments. Our Declarations have been drafted to ensure past assessments constitute a continuing lien that runs with the property until it is eventually sold. (See Section 6.08) This means the community will eventually get its money, and when it does, it will be with late fees and interest as provided in our Rules & Regulations. Liens will be filed on properties after a reasonable time for payment has expired and collection services may be utilized for collection of dues, which would ultimately affect the credit of any resident who is past due.

With the above in mind, the Board's 2009 budget includes increases in utilities mentioned above, along with the creation of a reserve account. Roughly half of the increase was necessitated from increased utilities and costs. The other half will go into the community reserve account.

Continued on Page 12.....

Note from the Treasurer

Dear Residents:

Below is our anticipated budget for 2009, updated with itemizations for our newly created reserve account. In previous posted budgets, we set forth a budget calculation anticipating a certain amount of "Bad Debt", which we have an obligation to consider. We estimated this "Bad Debt" to be \$3,240, which equates to 18 residents. The Board apologizes for not inserting an itemization for this amount in the prior budget. However, you can be assured ALL members of this community were assessed \$180. This year the Board decided to add money to our reserve account. This amounts to an additional \$7,900 from resident dues. We currently have \$1,250 in this account. We have allocated \$7,900 of the reserve account for expenditures for our community property. With respect to the Expense Account, the past budget noted landscaping costs of \$23,500, which includes our general landscaping maintenance contract and monies committed to expenditures from reserves for our community property projects. Even with these expenditures, we anticipate an increase in the reserve account by years end. This is because any amounts we receive from capital contributions of new residents will be placed in the reserve account. In addition, any "Bad Debt" collected will also go directly to the community reserve account. We will present a financial report at our mid year "State of the State" meeting and our Annual meeting. We also plan to have, on our website, a quarterly report of the finances to better keep residents informed. We hope this better explains our prior 2009 budget and we apologize for any confusion. Should you have additional questions, feel free to e-mail and I will happily reply.

Sincerely,
Charley Galassini - Tuttle Estates Community Treasurer

TUTTLE ESTATES PROPOSED 2009 BUDGET-ITEMIZED

RESERVE ACCOUNT			
	RESERVE ACCOUNT BALANCE (AS OF JAN. 2009)		1,250
	ADDITIONS TO RESERVE FROM 09' ASSESSMENTS		7,900
	ANTICIPATED 09' CAPITAL CONTRIBUTIONS		2,500
	ANTICIPATED COLLECTION OF BAD DEBT		3,240
	COMMITTED EXPENDITURES FOR 2009		7,900
	ANTICIPATED RESERVE BALANCE END OF 2009		6,990
EXPENSE ACCOUNT			
ASSESSMENTS			
COLLECTED	LANDSCAPING	23,500	
	LAWN MAINTENANCE CONTRACT		15,600
	COMMITTED EXPENDITURES FOR PROPERTY OWNED		7,900
	POND	4,800	
TOTAL	SPRINKLER	800	
COLLECTION:	COM EDISON	900	
	248 x 180 = MAILINGS, NEWSLETTERS	1,200	
	44,640 OFFICE SUPPLIES	150	
	WATER	4,800	
LESS BAD DEBT:	INSURANCE	2,500	
	18 x 180 = MISC. EXPENSES	250	
	3,240 BEAUTIFICATION COM	300	
	ACCOUNTANT/LEGAL	650	
	TOTAL PROPOSED 2009 BUDGET	39,850	
	2008 DEFICIT	<u>1,552</u>	
EXPECTED	2009 TOTAL FINANCIAL RESPONSIBILITY	41,402	
COLLECTION:			
	41,400 2008 CAPITAL CONTRIBUTIONS - IN RESERVE ACCOUNT		1,250

E-MAIL & WEBSITE

WEBSITE ENHANCEMENTS:

The Board is pleased to announce the current community website is being enhanced. The site, <http://plainfield.metropolisjoe.com/tuttleestates>, will be upgraded this summer. Enhancements will include tabs for "Board Statements", "Treasurer's Reports" (which we anticipate providing quarterly), "Committee Reports", "Board Minutes", "Documents", and "Events". Our goal is to provide for more effective communication between the Board and residents of Tuttle Estates. Please see the green insert for more information. We hope you take the time to check out the site and upcoming enhancements.

CONTACTING THE BOARD:

The Board can always be contacted via e-mail at tuttleestateshomeowners@hotmail.com. As always, we encourage all suggestions, questions and/or concerns. Please be advised it is Board policy that an e-mail will be returned within 14 days. As we are sure all homeowners are aware, the Board is made up of persons volunteering their own time. In many instances, an appropriate response may need to be discussed among all Board members and, therefore; responses may not be as timely as we would like. We hope the community understands the Board will make all reasonable attempts to return e-mails as promptly as possible.

PLANNING A HOME IMPROVEMENT?

Please be reminded to check with this Association and the Village of Plainfield for any home improvements you might be planning for the upcoming year. Our Declarations require Board approval for additions, such as fences, patios, swimming pools, etc. Additionally, the Village requires permits from most improvements. If you anticipate a home improvement project, the Board requires you complete a Home Improvement Application, which we have conveniently available for you on our website at: <http://plainfield.metropolisjoe.com/tuttleestates>. Please plan accordingly.

Meet the Board of Directors – The Usual Suspects



President



Treasurer



Director



Secretary



Director

**2009 TUTTLE ESTATES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS**

President	Matthew Haubert
Treasurer	Charley Galassini
Secretary	Jennifer Gneuhs
Director	Jason Marker
Director	Open

**DO YOU WISH TO GET INVOLVED? WE NEED YOUR HELP?
JOIN A COMMITTEE !!**

The Board is seeking assistance from all residents interested in offering their time to serve on a committee. Your help is greatly appreciated! Below are the Chairpersons for each committee. If interested in serving on a committee or being the chairperson of a committee, please email the Board at tuttleestateshomeowners@hotmail.com. The more positive participation - the better off our community is! Thank you all for your interest!

<u>COMMITTEE</u>	<u>CHAIRPERSON</u>
Beatification/Landscaping	Terry Walters
Welcome	OPEN
Social	OPEN
Communication/Newsletter <i>Tuttle Outlook</i>	Jennifer Johnsrud
Neighborhood Watch	OPEN
Advertising	OPEN
Traffic Control	Eric Laughridge
Use Restriction Committee	OPEN
Collections Committee	OPEN

ARTICLE XI - COMMITTEES

11.01 COMMITTEES: The Board of Directors, by resolution adopted by a majority of the Directors in office, may delegate on or more committees, each of which shall consist of one Director and two or more Members of the Association, which committees, to the extent provided in said resolution, shall have and exercise the authority vested herein by said Board of Directors.

The Standing committees of the Association shall be:

1. Architectural control / Use Restriction Committee
2. Landscape Committee

Standing committees shall be appointed by the Board of Directors at each annual Directors' meeting, to serve from the close of such meeting until the close of the next annual meeting, and such appointment shall be announced at each such annual Directors' meeting. The Board of Directors may establish by resolution such other committees, as it may deem desirable.

11.02 CHAIRMAN: One member of each committee shall be appointed Chairman by the Board of Directors.

11.03 VACANCIES: Vacancies in the membership of any committee will be filled by appointments made in the same manner as provided in the case of original appointments.

11.04 QUORUM: Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be in the act of the committee.

11.05 RULES: Each committee may adopt rules for its own govern-government not inconsistent with these By-Laws or the rules adopted by the Board of Directors.

Remember:

The Tuttle Outlook is Available Electronically
Please provide us with an e-mail account and include your lot # and contact info. PDF Forms only please.

PRINTING HELP NEEDED!

Any company who aids in the production of **The Tuttle Outlook** will receive a free advertisement!

COMMUNITY CALANDER OF EVENTS

Community Dinner – Friday April 17, 2009 at J-Todd’s Steakhouse, Plainfield IL – Start 6-6:30 p.m.
 (If interested, RSVP with an email to the Board with subject “Dinner” before 3/30 /09)

State of the State Meeting – June 16, 2009 – Plainfield Library – Open to all Residents

Community Bike Ride – July 18, 2009
 (Start location and time TBD)

2nd Annual Bean-Bag Tournament – August 9, 2009
 (Announcement on location, time, and price per team TBD)

What is a Homeowners’ Association?

A **homeowners' association (HOA)** is a legal entity created by a real estate developer for the purpose of developing, managing and selling a development of homes. It allows the developer to exit financial and legal responsibility of the community, typically by transferring ownership of the association to the homeowners after selling off a predetermined number of lots. It allows the municipality to increase its tax base, but reduce the amount of services it would ordinarily have to provide to non-homeowners association developments. This article covers this type of HOA.

Authority

A homeowners' association is incorporated by the developer prior to the initial sale of homes, and the Covenants, Conditions, and Restrictions (CC&Rs) are recorded when the property is subdivided. When a homeowner purchases a home governed by an HOA, the CC&Rs are included with the deed.

Powers

Like a city, associations provide services, regulate activities, levy assessments, and impose fines. Unlike a municipal government, homeowner association governance is not subject to the Constitutional constraints that public government must abide by.^[7] Some of the tasks which HOAs carry out would otherwise be performed by local governments. A homeowners' association can enforce its actions through the threat and levying of fines, and private legal action under civil law.

Association boards appoint corporate officers, and may create subcommittees, such as "architectural control committees," pool committees and neighborhood watch committees. Association boards are made up of volunteers from the community who are elected by owners at the annual meeting to represent the association and make decisions for all homeowners.

Assessments

Homeowner associations can compel homeowners to pay a share of common expenses, usually per-unit or based on square footage. These expenses generally arise from common property, which varies dramatically depending on the type of association. Some associations are, quite literally, towns, complete with private roads, services, utilities, amenities, community buildings, pools, and even schools. Many condominium associations consider the roofs and exteriors of the structures as the responsibility of the association. Other associations have no common property, but may charge for services or other matters. Assessments paid to homeowner associations in the United States amount to billions of dollars a year.^[8]

Source: http://en.wikipedia.org/wiki/Homeowners_association

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RESIDENT AND MEMBER OF THE CHAMBER OF COMMERCE

Continued From Page 8...

Per our letter enclosed with your dues increase, the Board noted it has committed funds from the reserve to be used for capital expenditures to maintain and improve areas owned by the Association, which is within our authority under Section 6.07 of our Declarations. However, the Board feels all residents should have input on which expenditures are undertaken, and thus; we have enclosed a survey within this newsletter (see the Orange insert) for you to voice which expenditures you would like to see accomplished with your money. We encourage you to complete the survey and we look forward to the community feedback.

It is our duty as a Board to manage areas owned by the association and to enforce rules and regulations in the best interest of the Association. In summary, we tried less expensive avenues with undesirable results in 2007. Our attempts at cost saving measures compromised the required "highest standard of maintenance" that our Declarations demand and our community deserves. Due to all of the above, and in particular, without any excess funds in the form of capital contributions or reserves, the Board was forced to increase dues this year. We hope this newsletter serves to communicate further where and how your money will be used.

Being a board member, at times, can be a challenging experience. Even when difficult decisions arise, such as raising dues, we always consider the best interests of our community. We are truly a patient group of people who will work with and never against its members. We strive to create a community where all persons would be proud to have friends and family members visit.

We hope this statement serves to answer why the Board increased assessments this year. We hope to continue the open lines of communication with this exciting new and improved newsletter. We encourage you to get involved with the various committees now forming and to contact us with any questions. We assure all residents we will continue to use all cost cutting measures to keep dues as low as possible in the future while creating a useable reserve account. Tuttle Estates is moving forward and we look forward to an excellent 2009 year!

ARTICLE X (continued)
OFFICERS

10.05 PRESIDENT: The president shall be the principal executive officer of the Association and shall, in general, supervise and control all of the business and affairs of the Association. He shall preside at all meetings of the Members and of the Board of Directors and shall see that the orders and resolutions of the Board of Directors are carried out. He may sign, with the Secretary or any other proper officer of the Association authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors have authorized to be executed, and, in general, shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

10.06 VICE PRESIDENT: In the absence of the President or in the event of his inability or refusal to act, the Vice President shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time maybe assigned to him by the President or by the Board of Directors.

10.07 TREASURER: The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer shall sign all checks and notes of the Association, provided that such checks and notes shall also be signed by the President or the Vice President. The Treasurer shall keep proper books of account and cause an annual report of the Association books to be made by certified public accountant at the completion of each fiscal year. He shall prepare an annual budget and an annual balance sheet statement and the budget and balance sheet statement shall be presented to the Membership at its annual meeting.

10.08 SECRETARY: The secretary shall be ex-officio Secretary of the Board of Directors, shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. He shall keep the records of the Association. He shall record in a book kept for that purpose the names of all Members of the Association together with their addresses as Members

10.01 OFFICERS: The officers of the Association shall be a President, Vice President, Treasurer, Secretary and such other officers as may be elected in accordance with the provisions of this Article. The President shall be a member of the Board of Directors. Any two or more offices may be held by the same person, except the offices of President and Secretary.

10.02 ELECTION AND TERM OF OFFICE: The officers of the Association shall be elected annually by the Board of Directors at the annual meeting of the Board of Directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be...

9.01 POWERS: The Board of Directors shall have power to:

(A) Adopt and publish rules and regulations governing the use of the Property, Common Areas and Common Facilities and the personal conduct of the Members...and to establish penalties for the infraction thereof;

(B) Suspend the voting rights and the rights to use Common Areas and Common Facilities of a Member during a period in which such Member shall be in default in the payment of any assessment levied by the Association...

9.02 DUTIES: It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of Members...

(b) Supervise all officers, agents and employees of the Association and to see that their duties are properly performed;

(C) As more fully provided in the Declaration, to:

(i) Conduct a regular meeting of the Board of Directors on or before December 1st of each year for the purpose of determining the regular assessment against each lot prior to such regular assessment period;

(ii) Prepare an itemized list of all estimated expenditures and give written notice of each assessment to every Owner; and

(iii) Foreclose the lien against any Property for which assessments are not paid within thirty (30) days after the due date thereof or to bring an action at law against the Owner personally obligated to pay the same.

SUMMARY OF TUTTLE ESTATE ACCOUNTS

(Numbers are Rounded for summary)

Year	Total Debits Paid	Total Revenue Received	Capital Contributions (CC's) Received	Balance of Capital Contributions (CC's)
2003	\$2,771.75	\$0	\$11,250	\$11,250
2004	\$34,323.66	\$8,830	\$17,690	\$28,940
2005	\$42,200.78	\$17,750	\$23,750	\$52,690
2006	\$36,314.22	\$27,800	\$9,000	\$61,690
2007	\$32,966.35	\$32,156.60	\$0	\$61,690
Totals:	\$148,576.76	\$86,536.60		
2008	\$33,858.31	\$32,718.98	\$1,250	\$1,250
Totals:	\$182,434.77	\$119,255.58		
	Shortage b/t Payables	And Receivables=	\$63,179.19	

When the Board took over from Foster Premiere on 8/1/07, the balance on the Tuttle Estates Account was \$7,473.17, and the Board received a check from Foster in this amount. At that time, the amount encompassed all funds Foster had on hand, including capital contributions, meaning all capital contributions had been used by Foster at that point, leaving a balance of only \$7,473.17. Of course, our Board had to pay additional amounts for the remaining of the 2007 year for landscaping maintenance and other expenses. The Board paid an additional \$7,558.67 for contracted services, but the community still owed \$6,140 to our landscaper for work in 2007 (which we were unable to pay until 2008). Thus, after the end of 2007, the balance on Tuttle Estates account was essentially negative -\$6,225.50 (\$7,558.67 - \$7,473.17 + \$6,140) and all capital contributions had been used by Foster Premiere.

At the end of 2008, the Board's first full year of managing the Association without Foster Premiere, the account showed a deficit in the amount of -\$1,139.33. Taking a look at the overall numbers, when subtracting the overall shortage of \$63,179.19 from the total capital contributions received by Foster (\$61,690), the resulting balance is -\$1,489.19, (\$63,179.19 - \$61,690.00) which was essentially the balance on the Association's account entering 2009. It is only because this Board was proactive, operated under budget as much as possible, obtain additional funds from paid assessment letters on home closing and collected past due assessments that the deficit was minimized from -\$6,225 at the end of 2007 to only negative -\$1,552.00 entering 2009.

The Board hopes the above summary illustrates for all homeowners how the initial capital contributions, paid by members of this community, were spent, why the creation of a reserve account was necessary, and ultimately why the Board increased dues in 2009.



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2009 Dues Update!

The Board would like to thank all residents who paid their 2009 yearly assessments. As a whole, we received more payments from residents than we had last year at this time. We thank you for your timeliness!

To any and all residents who have not paid the \$180 assessment – you are past due and a fine of \$50 has likely been assessed against your account per our Rules & Regulations. Interest will also be charged until full payment is made. The Board implores you to make payment immediately or contact the Board regarding same. The Board can be reached via email at tuttleestateshomeowners@hotmail.com or by writing to Tuttle Estates Community Association, P.O. Box, 1588, Plainfield, IL 60544-1588.

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Look for the Orange Insert – We Need Your Input!

With regard to the committed reserve expenditures, please review the “Orange Insert” contained in this newsletter, which is a Survey of Landscaping Expenditures Proposed for the 2009 season. We are seeking your input and we look forward to receiving your responses in the near future. To see the results of the survey and the Board’s determination of which expenditures will be approved, look for postings on our website at:

<http://plainfield.metropolisjoe.com/tuttleestates>.

WINTER CLEAN-UP

As the winter season comes to an end, we look forward to getting out of the house more often and seeing our neighbors again. As we begin to migrate outside, please be sure to pick up any litter around your yard, fix any broken or unsightly mailboxes or any other items that might have been damaged by the winter season. Remember, the condition of each of our residents reflects upon the entire community. We thank you for your efforts in keeping your property looking its best throughout the year!

Board to Appoint Director to Open Seat!

Director, Joseph Oliver stepped down from his position recently. We’d like to first thank him for all of his time, devotion, and work to this community. With a vacancy open, the Board must appoint a community resident to fulfill the remainder of Mr. Oliver’s term, which will run through the end of 2009. The Board is seeking applications from anyone interested in serving. Perhaps you have some expertise you could bring to our group or even simply the time to help. If so, we ask that you please consider submitting an Application, which we have enclosed as an insert within this newsletter. The Board will review all Applications. We look forward to hearing from those interested and thank you for your consideration in advance.

Board Meetings Open to the Public

At the request of many of our residents, the Board has decided to open many of our Board meetings to you – the residents of Tuttle Estates. In doing so, we hope this allows for further communication between the Board and residents. The following Board Meetings will be open to all Community Residents:

March 10, 2009
June 16, 2009 – “State of the State”
September 8, 2009
November 10, 2009

On the above dates, any resident may appear to listen to questions/answers as they feel free. If you have individual questions, the Board will require you contact us via e-mail within seven (7) days before the meeting and provide us with the question(s) you wish to discuss. The Board will entertain questions the first hour of our meetings, from 7:00 to 8:00 p.m. Depending on the number of persons appearing, we may have to allot time limitations for each individual. The June 9, 2009 meeting will be open to all residents for the full three hours. Unless further notice is given, the location of each meeting will be at the Plainfield Library, located at 15025 S. Illinois St., Plainfield, IL 60544. We welcome all questions and hope to hear from you!

Resident Article: Pride in My Community

Where would I look to find pride in my community? Pride in living on this very small corner of the world, that we call Tuttle Estates? As I reflect on our choice to build a home here in Plainfield, and as I remember being drawn to this plot we call home, I can recall the excitement of the future! What will it be like? Who will be my friends? Will my children be happy and safe here? Did I make the right choice? I also recall the strong hope of having really great neighbors. Wow, did we get it all! I am the type of person that tries my best to always look for the good in each day. As the famous saying goes, "...to dance in the rain." Of course, I am only too human, and have my ups and downs, as I am sure every spouse, parent, and neighbor out there know. None of us are getting any younger, and with age comes hurdles, and with raising kids in this day, in our world, comes stress and worry. How thankful I am to feel safe and at home here!

Where do I find Pride in my Community?

I find it in knowing I can call any of my neighbors at 3 in the morning and they will come without question.

It's knowing I could hang my hat at any of their homes if need be.

It's in seeing the neighborhood kids out chasing down the all too expensive ice-cream truck.

The laughter that floats thru my window screen on breezy summer day.

The bark of a dog.

The smell of a campfire on a fall night.

Another neighborhood mom fixing my child's scraped knee.

A friendly wave that comes from a car that drives by.

The sound of my neighbor snow blowing my walk for me.

An invitation in my mailbox.

I could go on and on...

I believe that we all love our reasons and purpose for being where we are today. We all want the best we can have for our families. We all want good health, to be the friend someone needed, or to gain a friend and support that we may need.

When I think back to our first days here in Tuttle Estates, when it was a large, open dirt field, and the kids were so small, to now look out my window and see such growth in the kids and our community, how can one not feel pride? Yes, there are rules some of us may not follow exactly, and there are some that may not be so apt to get involved or socialize, but, that is what a community is about - the diversity of families all coming together for the sake of each other – could we make a list of complaints? Yes, but how important are those complaints?

What kind of example do we want to set? What do we want for our future?

To simply be respectful and kind to those around us; to be fair and forgiving to all; acting toward others the way we hope we will be treated. Setting great examples for the youth of our community. Time has certainly gone by fast! 5 years in the blink of an eye! Look at all the babies that have been born in those 5 years! Think of all the struggles and hurdles that some of our families have overcome! It is all made more bearable by the support of those that are close. By the trust we feel in our neighbors. In calling our neighbors our friends and our family. I hope you all will find some pride around your home each day, in our community. It not hard, just open your eyes and ears, and appreciate.

By, Heidi Mulford
Proud Resident

Tuttle Estates Community Business Directory

We would like to generate a resident business directory for our young community. This will be a great resource for Tuttle Estates and will encourage all to use services of those within our community. We will only accept listings form Tuttle Estates Community residents.

If you would like to be included in the directory, please send an e-mail to tuttleestateshomeowners@hotmail.com with subject - "Business Directory" with your information. We'll need your name, age, phone number, business name, service offered, rate (or you can list it as "negotiable"), and any other information you care to provide.

Please remember to update your information as it changes

Note: All information, including rates and references, should be verified by the homeowner.

Services	Name	Phone	Fee	Information
Carpentry/Trim	Terry W.	630-225-1477	Neg.	Stay-at-home dad with 15 years experience
Legal	Quinn, Meadowcroft & Marker	630-759-7000	Quoted for services	Practicing over 10 years in areas of injury and real estate law.
Pet-Sitting	Laura G.	630-854-8841	Quoted for services	Pet-sitting, walking, etc.

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COMING SOON:

Classified Ads

FOR SALE:

LOCAL RESOURCES

- Cable – Comcast 866-594-1234
- Cable – Direct TV..... 888-663-4402
- Chamber of Commerce..... 815-436-4431
- Electric – ComEd..... 800-334-7661
- Fire District – Plainfield..... 815-436-5335
- Garbage – Waste Management..... 800-747-2278
- Hospital- Edwards Outpatient..... 815-731-3000
- Library – Plainfield..... 815-436-6639
- Plainfield Park District..... 815-436-8812
- Plainfield Police..... 815-436-6544
- Post Office..... 815-436-9641
- Public Works..... 815-436-3577
- School District – Plainfield..... 815-577-4000
- Sheriff’s Dept. – Will County..... 815-727-8895
- Vacation Patrol – Plainfield Police.... 815-436-2341
- Village Hall..... 815-43607093
- Water/Wastewater..... 815-436-3577

Advertise Here!

Please send all ads and advertising inquiries to:
tuttleestateshomeowners@hotmail.com with subject “Advertising.” If you cannot send them electronically, please mail them to: Tuttle Estates Homeowners Association, P.O. Box 1588, Plainfield, IL., 60544-1588.
 Attn: Ads.

Deadline for submissions is the 20th of March, July and November of each calendar year

How Do I Contact the Board?
Tuttle Estates Community Association
 P.O. Box 1588, Plainfield, IL
 60544-1588

or
tuttleestateshomeowners@hotmail.com
 Visit our Website at: www.metropolisjoe.com



Tuttle Outlook

Tuttle Estates Community Association

Tuttle Outlook...

Fellow residents - we are proud to introduce our new and improved “newsletter” – *The Tuttle Outlook*. The Outlook was created with many goals in mind as we begin the 2009 year. The main goal is to provide more communication from the Board to residents, and ultimately, allow communication between residents. Hopefully, you’ll find this new version more comprehensive and community centered. We encourage all residents to be part of future issues, which we anticipate quarterly. Our community enters its seventh year of existence in 2009! As many of you know, the Board has only been managing the community the past two years. We truly appreciate all who have participated in the interest of positive community change in our short existence. Please consider writing an article, placing a classified ad, or posting an announcement in upcoming newsletters. If interested, e-mail the Board with subject “Tuttle Outlook” along with your proposed article, announcement, or advertisement. The strength of *The Tuttle Outlook* will increase only with your community support and we look forward to its future development!

- Board Statement on Increase in 2009 Assessments.....See Pages 8 & 12
- 2009 Survey.....See Page 3
- Board to Hold Open Meetings.....See Page 3
- Treasurer’s Report & Itemized 2009 Projected Budget.....See Page 9
- Committee News.....See Page 7
- Community Calendar.....See Page 11
- Summary of Accounts (2003 to present).....See Page 13

WE ARE LOOKING FOR YOUR HELP! We are seeking applications for our open Board of Director position (see page 3) as well as individuals to serve on various committees (see page 10). As you all know, our community is run on a volunteer basis. Therefore, we encourage you participation and interest. If interested in the open Director position, please complete the enclosed Application and return it to us. If interested in a Committee, please e-mail the Board with subject “Committee,” and tell us how you would like to help.

Board of Directors.....See Pages 4-6

In each issue of the Outlook, the Board will summarize some duties, responsibilities, and/or powers of the Board to make residents more familiar with our covenants.

Resident Article, by Heidi Mulford.....See Page 2

In each issue of the Outlook, we hope to include one resident article. In this newsletter, resident Heidi Mulford explores what it means to have “Pride in our Community.”