

STONEYBROOK

WELCOME

PACKET



Welcome StoneyBrook Residents

This packet is intended to give you a single location to quickly and easily find information. It in no way replaces or overrides our Official Declarations and Rules and Regulation, which we strongly recommend you review for specific information. If you have any further questions, please contact a member of the board or our Management Company.

To fulfill the legal requirements of StoneyBrook's Declarations and Rules and Regulations, five of your neighbors' volunteer as board members. Everyone's participation is required to keep this desirable community going. Attending monthly meetings and reading the *HeatherRidge Happenings* newsletter are excellent ways to stay up to date on what is happening in HeatherRidge. Elections for new board members are held annually and everyone is encouraged to consider taking a turn volunteering on either the StoneyBrook or Umbrella Boards.

The StoneyBrook Board of Directors warmly welcomes you to the neighborhood.

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Overview – HeatherRidge

HeatherRidge is a community situated on 370 acres made up of 956 single-family homes, duplexes, townhomes and condominiums. There are three neighborhoods and eight residential associations.

The eight residential associations include:

StoneyBrook/Cambridge Neighborhood

Cambridge – 48 Duplexes

StoneyBrook – 126 Single-family homes and duplexes

Hidden Hills Neighborhood

Hidden Hills Condos – 93 Condos

Hidden Hills Townhomes – 351 Townhomes

Redwood Condos – 6 Condos

Covered Bridge Neighborhood

Covered Bridge Condos – 166 Condos

Covered Bridge Townhomes – 150 Townhomes

HighPointe Condos – 16, 2 eightplexes

The overall governing association for HeatherRidge is known as the HeatherRidge Umbrella Association (HUA) Board of Directors, which is comprised of nine elected members. The HUA is responsible for the management of all common property including the Central Recreation Facility (CRF), three neighborhood recreation centers, four pools, golf and tennis facilities, roadways and walking paths. The HUA Board employs a Community Manager, and the Security, Maintenance, Landscape, and administrative staffs to perform the day-to-day operations of the HeatherRidge community.

Overview – StoneyBrook

StoneyBrook is a community of 126 single-family homes and duplexes. We own our houses as well as a small plot of land around them. Knowing where your property lines are according to your plat of survey is a good idea. You are responsible for the upkeep of your own home and property, as well as the grass and bushes in the common area in front of your house. The HeatherRidge Landscape Department will maintain the common area in the back of your home (up to the electrical boxes).

Our clubhouse and swimming pool are shared by the 48 Cambridge duplexes. To use the clubhouse/pool, you must have a valid keycard.

Architectural Requests

Before making any changes to the exterior of your home, you must submit an Architectural Request. Roof, siding, windows, garage doors, patio, deck, paint, and privacy fences are a few examples that require approval. You can obtain an “Archi Request” form from the HUA office or download it from the HeatherRidge website. Once completed, return it to the HUA office, who will forward it to the StoneyBrook Architectural Chairperson for approval.

Assessments

Homeowner’s assessments are due the first of every month. For your convenience, auto ACH is available and we encourage everyone to enroll as it helps to reduce our costs. Once you enroll, your assessments will be deducted from your checking account on the 5th of each month, eliminating the need for you to mail a check. Forms for ACH enrollment are available in the office. Any assessments received after the 10th of the month will be charged a late fee of \$50.00.

Your monthly assessments are comprised of varying percentages for the following departments within HeatherRidge:

HUA:	Maintenance of all common property, including landscaping, snow removal, security and common property management services.
CRF:	Maintenance of the HeatherRidge Clubhouse.
SBCRC:	Maintenance of the StoneyBrook/Cambridge clubhouse and pool
StoneyBrook Association:	Waste pick-up and property management

Board of Director Meetings

StoneyBrook board meetings are held monthly at our SBCRC clubhouse; the current schedule is available in the most recent issue of *HeatherRidge Happenings*. Umbrella board meetings are held on the fourth Tuesday of each month at 7:00 PM at the Central Recreation Facility, which is located near the Golf Course. All meetings are open to the public.

Clubhouse & Keycards

Clubhouse: The SBCRC clubhouse is located at 648 Dunham Rd and is available for you to use unless it has been reserved for a private function. Please be advised there is a fee to reserve the clubhouse for private functions. To make your reservation contact Security at 847-362-3255 or 224-629-6616.

Keycards: To access and enjoy the clubhouse and pool, a keycard is required. Additionally, if you intend to visit the tennis courts or golf course, it will serve as proof of residency. Prior to receiving your keycard, all adults must attend a Welcoming Committee meeting prior to receiving your keycard. Welcome meetings are held once a month (January – October, on the second Tuesday). Check the *HeatherRidge Happenings* for the date and time.

Garbage and Recycling

There is a garbage corral located in the center of every cul-de-sac, except for Dixon. (Garbage containers for Dixon are located on Dunham by your mailboxes.)

Nothing may be left on the ground surrounding the dumpster. All large items must be taken to dumpsters located at the maintenance building by the water tower. These dumpsters are for all HeatherRidge residents. One is for yard waste and one is for large household items (i.e. appliances, furniture, construction materials from remodeling).

NO HOUSEHOLD CHEMICALS, OILS OR ELECTRONICS are to be disposed of in any dumpster at HeatherRidge. These items must be taken to SWALCO for disposal. Please contact them for information: 847-336-9340 or www.swalco.org

HeatherRidge Happenings

The *HeatherRidge Happenings* newsletter is published once a month and is available at the HUA Office, Security Office or viewable on line. Please take time to read this newsletter as it has board meeting minutes, and a community calendar of events and meetings.

Holiday Decorations

Outside holiday decorations may be displayed for 30 days prior and 30 days after a holiday. Outside of this time frame, they must be stored inside.

Inspections

Inspections are conducted periodically in the spring/early summer, with a follow up done as needed in late summer. The purpose of the inspections is to ensure every homeowner is maintaining their property.

Mail

Mail is delivered to the boxes in the center of the cul-de-sac. There is a small slot on the upper left (except for Dixon) where you can put your out-going mail. There is also a mailbox located on Manchester Rd. by the main entrance (near the golf course) that can accommodate larger envelopes.

Move In/Move Out

When moving in or out, please be considerate of your neighbors and use the dumpsters by the Maintenance Building (Water Tower) for your excess garbage/boxes. These dumpsters are available during normal business hours. If you need to use these dumpsters outside normal business hours, please call Security at 847-362-3255 or 224-629-6616 for access. **Remember the court dumpsters are for normal everyday household garbage and are shared by all families on your court.**

Nextdoor.com

HeatherRidge along with the Village of Gurnee use this social media platform to keep residents up to date and informed on a variety of issues. You may also post comments, recommendations, ideas, observations, items for sale, etc. Please go to heatherridgegurnee.nextdoor.com to create your account or download the free app. Sign up and membership are free.

Security

On-site security is available 24 hours a day, seven days a week. If you want, you can give the security office a key to your house in case you lock yourself out. Please make sure they have current emergency contact information.

Snow Removal

In the event that we receive two inches or more of snow, driveways will be plowed (unless you choose to forego this service). Starting at one end of StoneyBrook, trucks will alternately plow the neighborhood's other end the following day. To make sure that no street is ever last, the plows alternate their routes. If you want your driveway completely plowed, all cars must be removed prior to the plow's arrival. Please be patient while they work their way to you. You are responsible for clearing your own sidewalks.

Speed Limits

The speed limit on HeatherRidge streets is either 15mph for private roads or 25mph for Village of Gurnee roads. Please follow this limit and stop at all stop signs as we have many children who play in the streets.

Swimming Pool

The swimming pool is open from Memorial Day to September 15th. To use the pool, you must have your keycard. Each household is permitted to have six guests during the week and four guests on weekends. Please read the swimming pool rules and follow them. Wet swimming suits are not permitted in the clubhouse's main upstairs area.

Yard Maintenance

Yard waste will be picked up on Mondays and Fridays. Yard waste may be put at the end of your driveway on Sunday nights and Thursday nights. Branches must be cut to five-foot lengths and piled neatly. Shrub and brush debris must be piled neatly or preferably set in a plastic container. Lawn clippings are to be mulched or disposed of by the individual homeowner.

Helpful Contact Information

Security

Office phone – 847-362-3255

Cell phone – 224-629-6616

Chief: Jack Berkheimer

Management Company

Al Villasenor – Manager

AFV Management

5864 Manchester Drive

Gurnee, IL 60031

Phone – 847-816-9300

Fax – 847-816-9312

heatherridge.manager@gmail.com

HeatherRidge Umbrella Office

5864 Manchester Drive

Gurnee, IL 60031

Phone – 847-816-9300

Fax – 847-816-9312

heatherridge.office@gmail.com

www.heatherridge.org

Hours: M-F, 9am – 5pm

Golf Course and Central Rec. Facility

5900 HeatherRidge Drive

847-367-6010

www.theheatherridgeclubhouse.com

www.heatherridgegolf.com