



# Bloomfield Club News

*Bloomfield Club Recreation Association*

## **CALL AND NOTICE: ANNUAL HOMEOWNER'S MEETING**

September 20 at 7:00 pm

The purpose of the Annual Meeting will be to elect of one Member to the Board of Directors for a three year term and to transact other business as required. If you would like to run for a Board position, contact the Clubhouse by Friday, Sept. 15th to be have your name printed on the ballot. Candidates may also be nominated from the floor. See information for this meeting on **page 3**. We need your participation at this meeting. If you cannot attend, please nominate a representative. The Proxy Form is on **page 4**.

## **August 2023**

### **Board Meetings**

**All at 7:00 pm**

<b>BCI</b>	<b>August 10</b>
<b>BCII</b>	<b>August 23</b>
<b>BCIII</b>	<b>August 22</b>
<b>BCRA</b>	<b>August 16</b>

**The 2023 Annual Meeting for residents of BC-IV will be held on Tuesday, Sept. 26 at 7:00 pm. The purpose of this meeting is to elect BC-IV's representative to the BCRA Board.**

## **PROPOSED 2024 BUDGET**

The Summary of the Proposed 2024 Budget and Reserve Projects is on **page 5**. The detailed Proposed Budget is available at the Clubhouse and on the website. This Budget proposes **NO** increase in monthly assessments. The Proposed 2024 Budget will be voted on at the 6:30 pm Board Meeting just before the Homeowner's Annual Meeting. If you have questions, you can also come to the next BCRA Board Meeting on Wednesday, August 16 at 7:00 pm.

## **ComEd Discount**

An opportunity for all Bloomfield Club residents to receive a credit of 10% on their ComEd electricity bills is offered by AUS Energy. If interested, please read the information on **page 6**. You can meet with Hans Herrmann of AUS Energy at the Clubhouse on August 8 from 3:00-7:00 pm. Please be sure to have your most current ComEd bill with you.

## SOCIAL COMMITTEE 2023

### UPCOMING EVENTS!!

#### Upcoming Meetings:

Social Committee 8/1 @ 7 pm

This meeting will focus on the Holiday Party. Bring your ideas and join us!

#### Coffee & Conversation

There will be no Coffee in August

Coffee's will be back:

9/21, 10/19 & 11/16 at 10 am

#### Bunco

8/3, 9/7, 10/5 at 10:00 am

\$5 Fee and Cash Prizes

Special Evening Bunco!!

Friday, September 15, 6-7:30 pm

#### August Book Club & Meet the Author

Monday, 8/21 from 6:30-7:30 pm

See flyer on page 7

#### Happy Hour on the Patio

Friday 8/25 5:00-7:00 pm

#### Upcoming Events:

Chili Cook Off 8/25 from 5:00-7:00 pm

Bingo resumes in the Fall



## CLUB HOUSE NEWS!!

The clubhouse has recently replaced the refrigerator, microwave and purchased new pool lounge chairs.

The Summer Party & Car Show 2023 was a huge success!! Ed Elms attended on of our committee meetings almost a year ago with his vision of a car show. He created a car show committee and his vision came to life. We worked together to create a fantastic event for our community. It was great to see so many families enjoy all the day had to offer. Thank you to all who participated,, attended, and helped out. It was truly a team effort. Thanks to our many volunteers:

Sue Bolger Shilpa Amin Mayuri Hullur  
Jan Bedard Tim Sheridan Laurie Dring  
Sheri Ritchie Bev Young Diane Bednarz  
Kathleen La Manna Dorothy Jaskey  
Joe Chranko Barb Chranko Rose Parisi  
Reggie Alberto Rachel Knaack  
Kirby & Team Bill Bahr Kim Tarman  
Evette Elms Leslie Eskildsen  
Danielle La Porta

Fondly,

Denise Mackowiak

Bloomfield Club Social Committee

**CALL AND NOTICE**  
**To the Members of the**  
**Bloomfield Club Recreation Association**

Notice is hereby given that the Annual Meeting of the Bloomfield Club Recreation Homeowner's Association, is called and will be held at the Bloomfield Club Clubhouse, 201 Bloomfield Parkway, Bloomingdale, Illinois on Wednesday the **20th day of September, 2023 at 7:00 pm.** The purpose of this meeting is to elect one At-Large Director and to transact other business that may come before the Membership. Members will also be asked for an advisory opinion related to a proposed Reserve Project.

If you are unable to attend this meeting, a Proxy is enclosed for your use. You may assign this revocable Proxy to someone who will vote for you at this meeting. You must sign and date the Proxy for it to be valid. If you are interested in running for a Board position, contact the Clubhouse for a Candidate Information Sheet, which must be completed and returned to the Clubhouse by Friday, September 15th, 2023 for your name to be included on the preprinted ballot. Nominations from the floor will also be accepted. At 6:30 pm, before the Annual Meeting, there will be a brief Board Meeting. You are welcome to attend this meeting also.

The 2023 year has been one of transition for BCRA. We have completed a significant administrative overhaul which included the transition to a new Property Manager and a new Clubhouse Administrator. A summary of the 2024 Proposed Budget is included; the detail is posted on our website, [www.bloomfieldclub.org](http://www.bloomfieldclub.org). The BCRA Board will vote on this Budget at its meeting on Sept. 20, 2023 at 6:30, just prior to the Annual Meeting. Homeowners can also attend the regular BCRA Board Meeting on August 16 at 7:00 to ask questions or raise concerns.

The Proposed Budget keeps the monthly assessment at the current \$ 96.00. We are able to do this because we have achieved significant operational savings in the last year. We expect our Reserve Balance plus 2023 net income to be approximately \$ 550,000. This is a significant improvement. We are, however, planning for our next large renovation project. The mechanical equipment that supports the Clubhouse Pool complex is nearing its projected lifetime. Most of the equipment, including heaters, pumps and skimmers is original. Replacing the original equipment will require new engineering studies and new permitting through the State of Illinois. The estimated cost for this project is \$250,000. The BCRA Board would like our homeowners to give us their opinion on how we proceed with this project. At the annual meeting, you will be asked for an advisory vote on the scope of the project and for a recommendation on how we finance this expenditure. The estimates used here reflect that we have already allocated \$50,000 in the 2024 Budget for engineering studies and permit work for this project.

**Question 1:**

The projected pool renovation cost of \$250,000 can be roughly split as follows: \$50,000 for the spa/hot tub, \$70,000 for the indoor pool and \$130,00 for the outdoor pools. The spa/hot tub has also been costly to maintain. It breaks down more frequently than the other pools and is used much less frequently. Should we renovate the spa at a cost of \$50,000?                     **Yes**                     **No**

**Question 2:**

To pay for the renovation project, we could raise assessments by **\$8.00 per month** starting in 2025. This would raise \$ 209,760 over 5 years, and push the project into 2027. The danger here is that if we have a major equipment failure before that time, we may have to shut down one or the other of the pools for a season. We could also pay for the renovation with a one-time special assessment of **\$480 per unit in 2025**. This should allow us to complete the project in 2025. How would you prefer to pay for this renovation project:

**\$8 Monthly Assessment Increase for 5 years**                     **One-time Special Assessment of \$480**

**BLOOMFIELD CLUB RECREATION  
ASSOCIATION  
HOMEOWNERS' ANNUAL MEETING  
REVOCABLE PROXY**

**KNOWN BY ALL MEN BY THESE PRESENT**, that I \_\_\_\_\_  
(Print Your Name[s])

the owner of a unit in the **BLOOMFIELD CLUB RECREATION ASSOCIATION**, commonly known by the  
street address of \_\_\_\_\_

(Print Your Address)

Bloomington, Illinois, and being a member in good standing of said Association, do hereby constitute and  
appoint \_\_\_\_\_

(Print Proxy's Name)

as my primary proxy, to cast my vote as my proxy solely at the **Wednesday, September 20, 2023**  
Bloomfield Club Recreation Association Homeowners' Annual Meeting with full power to vote as if I were  
personally present, with all the powers I possess, including full power of substitution and revocation. My  
presence at the meeting will automatically revoke this proxy for the meeting unless I indicate otherwise.

In this instrument the singular includes the plural.

**IN WITNESS WHEREOF**, I have executed this proxy on this \_\_\_\_\_ day

Of \_\_\_\_\_, 2023, at \_\_\_\_\_, Illinois.

**B C R A  
SEPT  
2023**

\_\_\_\_\_

Signature

\_\_\_\_\_

Signature

**NOTE:** You may give this proxy to the person you designate above to represent you at any meeting and vote on your  
behalf or return this proxy to Bloomfield Clubhouse, 201 Bloomfield Parkway, Bloomington, IL 60108.

**Bloomfield Club Recreation Association**  
**2024 Budget Summary - Proposed - July 19, 2023**

	<b>Budget 2022</b>	<b>Actual 2022</b>	<b>Budget 2023</b>	<b>Budget 2024</b>
<b>Income</b>				
Assessment Income	477,207	477,088	503,424	503,424
Interest Income	3,500	771	6,500	23,290
Program Income	16,350	15,132	15,550	16,250
Misc. Income	600	689	700	100
<b>Total Income</b>	<b>497,657</b>	<b>493,680</b>	<b>526,174</b>	<b>543,064</b>
<b>Expenses</b>				
Administrative Expenses	160,429	184,781	205,225	156,174
Building Maintenance Expense	21,750	24,558	22,600	26,000
Clubhouse Expenses	14,900	15,187	14,600	12,900
Land Maintenance Expenses	39,450	31,647	40,350	43,650
Other Community Expense	34,009	27,432	33,125	30,739
Program Expense	15,320	7,051	8,500	10,000
Swimming Pool Expenses	61,504	41,433	58,070	52,640
Utilities	43,414	38,741	52,180	45,680
<b>Total Expenses</b>	<b>390,776</b>	<b>370,830</b>	<b>434,650</b>	<b>377,783</b>
<b>Reserve Contribution</b>	106,881	106,881	91,524	165,281
<b>Total Expenses + Reserve</b>	<b>497,657</b>	<b>477,711</b>	<b>526,174</b>	<b>543,064</b>
Net Income/(Deficit)	0	15,969	0	0
<b>Monthly Assessment Fee</b>	<b>91</b>		<b>96</b>	<b>96</b>
<b>2024 Reserve Projects Allocated:</b>				
Dryvit Repair/Replace				25,000
Patio & Pool Deck Crack Fill & Seal				14,000
Replace Mechanicals for All Pools/Spa		Phase I of 250,000 Total		50,000
New Concrete Ramp/West Pool entrance				30,000
<b>Total Reserve Projects for 2024</b>				<b>119,000</b>

## 10% Discount on your ComEd Bill – Community Solar Program

All Bloomfield Club residential ComEd accounts can participate in our Community Solar Program. No fee to join, no monthly fee, no termination fee at any time. By signing up, you will get a 10% discount on your monthly ComEd bill for the next 15 years (unless you end participation in the program). You will receive your ComEd bill as you do now (online or in the mail), just with an added 10% discount.

This opportunity is part of the "Illinois Climate and Equitable Jobs Act". By participating in this Program, you are supporting Solar Farms in IL.

You may use the link below or the QR code to enroll in this Community Solar Program. Both the link and the QR code take you to the same spot. Please have your ComEd bill in front of you.

[https://enroll.arcadia.com/MTB056\\_UCB](https://enroll.arcadia.com/MTB056_UCB)

You will be asked for your Zip Code, then will begin the sign-up process:

There is no Invite Code (that has been addressed in our link)

You will be asked to create a password – 8 characters, that includes 1 number.

Add Eligibility Documentation – SKIP THIS STEP

You can use your ComEd log in information if you have online access to your ComEd account (then Arcadia can import your usage information directly from ComEd). If you do not have ComEd log in information (or have forgotten it), hit Enter Utility Account Information – you'll be asked for your ComEd Account Number, your Meter Number and your annual usage (add up the last 12 months that is shown on the graph on the left side of your ComEd bill (page 1). Arcadia needs to know what your annual usage is, as you get credits based on how much electricity you use. Everyone gets a different amount of credits, as everyone uses a different amount of electricity.

If you have any problems enrolling, please let me know. You can share this link (or QR code) with anyone living in the ComEd area. Your ComEd bill will come as it currently does, there will just be a line added showing a 10% Community Solar Credit.

Hans Herrmann  
630.400.4912  
hans@ausenergy.com



Bloomfield Club's  
Social Committee Presents:

# BOOK CLUB

We're reading...

Lauren Bolger's  
**KILL RADIO**

available at the  
clubhouse or online!

Read the book before our meeting and bring  
your favorite parts for discussion.  
Featuring a book signing from Lauren herself!

August 21 • 6:30 - 7:30 PM • Clubhouse Library  
RSVP: (630) 529-9660 or email  
[club@bloomfieldclub.org](mailto:club@bloomfieldclub.org)

Direct questions to [Fin.Dunn@bloomfieldclub.org](mailto:Fin.Dunn@bloomfieldclub.org)  
(847) 997-5239 or email [cs2helpyou@gmail.com](mailto:cs2helpyou@gmail.com)

# Bloomfield Club Social Committee 2023

## Mark Your Calendars!

More Info Coming on each event via e-mail and clubhouse newsletters!

### 2023 Social Club Meetings

1<sup>st</sup> Tuesday of  
Each Month

7:00 p.m.

Aug 1

(August meeting  
will focus on  
Holiday Party  
Ideas! Join us and  
bring your ideas!

Sept 5

Oct 3

Nov 7 & Dec 5

### AUGUST BOOK CLUB & MEET THE AUTHOR

DATE: Monday 8/21

TIME: 6:30 - 7:30

BOOK: Kill Radio

Author: Lauren  
Bolger

Read the book on  
your own & come to  
a discussion with  
the author

Book: Amazon or  
Barnes & Noble or  
checkout from  
clubhouse

Hosted by: Tina  
Dunn & Sue  
Bolger & Karen  
Williams

### Let's Play Cards:

Game: Seven  
Thursday 8/17  
10:00 - 11:30 am  
Hosted by Laura  
who will teach  
how to play

### Happy Hour On the Pool Patio

Fri 8/25  
5-7

### Chili Cook Off

9/23  
Details  
Forthcoming

### Monthly Events:

**Bunco**  
8/3 & 9/7 &  
10/5  
10:00 a.m.  
\$5.00

Hosted by:  
Sheri & Sue

**SPECIAL EVENT:  
EVENING BUNCO**  
FRIDAY SEPT 15  
6:00 - 7:30 P.M.

\*\*\*\*\*

**Coffee &  
Conversation**  
9/21 & 10/19 &  
11/16

Hosted by:  
Terri & Sue

Have an idea for  
an event? Want to  
plan an event of  
your own?  
All ideas are  
welcomed and  
encouraged.  
Ask your kids  
what type of  
events they would  
like to have! Get  
Involved & Meet  
new Friends

Call Denise with  
any questions 630-  
814-3679  
Or e-mail:  
denisemarie0611@gmai  
l.com



# Work with a broker who does more!

Contact me to see how you can \$ maximize your home sale for a refreshing view.

## >> INTIMATE MARKET KNOWLEDGE

Because I work in a wide market with different price segments, various towns and multiple home styles, I bring you the ultimate advantage for margin in your home transaction. Click on QR code at bottom to see my portfolio and range of services for the benefits of a partnership with me. Your home transaction is not about how much volume I do in a year, it is about how much margin \$s I help you keep.

## >> EFFECTIVE MARKET STRATEGY

My diverse experience, perspective, insight and creative ideas help tell your home's unique story. I utilize a multi-dimensional approach, including professional photography, digital advertising, high quality print materials and global web exposure, to place your property in a position to achieve your goals and maximize your margin. I am not a volume producer, I am a margin maximizer.

## >> PERSONALIZED SERVICE

When you are navigating the real estate market, you need someone who will listen to you, help you clarify your goals, and create a personalized real estate plan that will get you where you want to be. Thoughtful, attentive service and straight advise has been a cornerstone of helping my clients buy and sell homes since 2006.



*“ Kathleen is wonderful to work with. She helped me buy a prestigious townhouse in Bloomingdale for \$20k less than the appraised value, sold my condo 1 day early (scheduled to hit the public market the next day) at double the price that I had paid for, and helped me sell the same townhouse 4 years later at almost a 25% gain and during the height of the corona virus in March 2020. We were lucky to meet her randomly during an open house, and have been blessed in each of our 3 transactions with her. I highly recommend her to anyone who wants to buy or sell. ”*

**Choosing the right partnership can make all the difference!**  
**Contact me if you want to see the best strategy for your goals.**

Scan to view my personal brochure with complete list of services and credentials



## Kathleen LaManna

Managing Broker, REALTOR® | 630.745.1376  
KLaManna@StarckRE.com | klamanna.StarckRE.com  
CSC, GRI, SFR, OBA, e-Certified, Luxury Collection Specialist



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**STARCK  
REAL ESTATE**

# Caring For My Neighbors With Proven Results!

With over \$40 MILLION in Bloomfield Club CLOSED TRANSACTIONS, you can understand why so many have entrusted me with their real estate transactions.  
Your best sale is always my top priority!

**Did you know that when you close on a new home, your first**

**Mortgage payment is not due until a month after?**

**This little known fact can be a game-changer!**

**Coordinating the sale of your current home and your newly purchased home just got easier. By taking advantage of this grace period, you can avoid paying a double mortgage. That is a huge relief for your peace of mind and your wallet.**

**Knowledge is power, and being prepared and leveraging every opportunity to your advantage.**

**Thinking about making a move, I am your resource and Bloomfield Club neighbor for all your real estate needs.**

**Call/Text 630-577-7929**

## Home Buyer Tip

If You Close  
On A Home  
In:

Your First Payment  
Is Due in:

July	➔	September
August	➔	October
September	➔	November
October	➔	December
November	➔	January
December	➔	February



The Village of Bloomingdale will be hosting the re-scheduled Fireworks show on Saturday, Sept. 2nd at 9pm.



*Call Kathy*

For a NO Obligation  
Consultation

*I am committed to providing the best Customer service and to provide my clients with an unsurpassed level of specialized market knowledge to help them make an informed and confident decision whether they are purchasing or selling a home.*



**RE/MAX ALL PRO**

66 Stratford Drive  
Bloomingdale, IL 60108  
Direct 630.577.7929

Email: [kathymaykut@remax.net](mailto:kathymaykut@remax.net)



**Kathy Maykut**  
RE/MAX All Pro • 630.577.7929



@kathymaykutrealestatebroker



[www.kathymaykut.com](http://www.kathymaykut.com)

If your home is currently listed with a Broker, this is not intended as a solicitation.

# MEET APRIL HIERONYMUS

## REALTOR® IN BLOOMINGDALE AREA

### KELLER WILLIAMS PREMIERE PROPERTIES

Dedication to excellence, integrity, and top customer service are what you can expect when working with April Hieronymus , REALTOR®.

April proudly serves the real estate needs of home buyers and sellers throughout the Bloomingdale area and is particularly passionate about assisting the client who needs to downsize or the customer that is ready to move up to a larger home. She helps make their real estate goals a reality.

Her knowledge of the local market and professional approach to the real estate process proves her the trusted guide for every customer each step of the way - from negotiations to closing and beyond.



#### PROUDLY SERVING:

- Bloomingdale
- Roselle
- Carol Stream
- Addison
- Glendale Heights

#### SPECIALTIES:

- Guiding buyers in today's unique market
- Strategic marketing plans for listing your home
- Using her background in Interior Design to bring the whole package for her clients

#### HIGHLIGHTS:

- Top agent since 2021
- Seniors Real Estate Specialist, Accredited Buyers Representative, Pricing Strategy Advisor Designations
- BFA in Interior Design- specialized in Universal Design

**GET STARTED WITH YOUR REAL ESTATE GOALS  
CALL APRIL TODAY !**

April Hieronymus REALTOR®

630-287-0908

April@TheHieronymusGroup.com

AprilGetsYouMoving.com

