

Happy Holidays



December 2014 NEWSLETTER

A MESSAGE FROM THE PRESIDENT

Dear residents,

I hope this newsletter finds you all in good health and in the midst of enjoying Holiday celebrations and spending quality time with family and friends.

As 2014 wraps up, and as a community reflecting back in 2014, I think we all should be proud of last year's accomplishments and look forward to continuing the momentum into the coming year.

Looking back at some of our Accomplishments from 2014

- Transitioned with 1st American as our Property Manager (east/west). We have realized substantial cost and performance efficiencies.
- Taken control of our budget and are improving our processes and procedures and are transparent with our decision making.
- "Cleaned up" majority of previous office data inconsistencies and identified and retrieved missing documentation. Identified gaps for improvement.
- Installed new entry system w/ security cameras (east) – greatly reduced insurance claims.
- Stricter enforcement of Covenants and Policy violations by Midwest security and 1st American (east/west).
- Created Policies and updated the By-Laws (east/west) – Currently have 18 policies which are supplemental to the Covenants...all found on our website.
- Continued aggressive collection practices (east/west) with excellent results.
- Doubletree West entry - enhanced landscape edging, added power for sign lighting, holiday lighting and landscape lighting.
- Lake bank erosion restoration on west pond bordering Randolph St. (east) - +/- 600ft.
- Provision of monthly newsletter as a communication tool (east/west).
- Continuous refinement of HOA web site (east/west).
- Finalization of the Midwest Security contract.
- Social Committee planned an event in October filled with fun, games and activities to bring our community closer and meet neighbors but unfortunately mother nature did not cooperate. I look forward to next year's event (s) and hopefully weather will cooperate.

Capital Improvement Projects

Next year's top priority for the east side will be to repair/replace neglected and deteriorated roads. This past year, we have received pricing in an effort to address portions of roads with the worst conditions, but unfortunately, the asphalt companies were not able to incorporate the work in their schedule due to their existing workload. Our action plan for this coming year is to obtain several proposals early on for addressing our entire road system. Once we have the overall estimates, we would review and determine (cont.)

POINTS OF INTEREST

- Help keep the community organized. The association is in need of several committee volunteers.
- Visit www.DoubletreeHOA.org for useful HOA information.
- John and Mary Marshall are your property managers and can be reached Monday– Friday 8AM-5PM (219)464-3536 Ext. 304 or jmarshall@1stpropertymanagers.com

If you would like to see content in the newsletter that is currently not covered, contact 1st American Management and we will do our best to include it in the next month's newsletter!

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DOUBLETREE LAKE ESTATES HOA

a strategic plan on what portions to address and how to finance. We have approximately a total of 4.6 miles of pavement of which 3.4 miles require repair/replace, .45 mile is in good condition, and .75 mile requiring a finish surface. At the same time, we would address curb repairs/replacement and ADA accessibility ramps.

Another priority is to identify location options and secure for a community space. This may be a space that includes a playground area, a volleyball area, possible picnic shelter, etc. along with parking spaces.

Thank you

I would like to thank the following individuals and groups for making a positive impact in our community.

- First and foremost, Board and committee members families for allowing us to sacrifice our family time in order to commit and volunteer our time, talents and resources to serve the HOA.
- Mike Parks and Doug Buuck as they finished their term in May for their contributions to the previous Board of Directors.
- Bart Botkin, Randy Hall, Tim Ross and Anthony Thomas - Board of Directors – for their commitment and input in the decision making.
- ARC Committee, Beautification Committee, Security Committee and Social Committee for volunteering their time, talents and resources.
- 1st American Property Managers for their patience and professionalism as we transitioned with their firm and making our records current and accurate.
- Petry Fitzgerald & Less for their legal advice and their aggressive collection practices.

Overall, I believe we are in great financial shape, we are seeing a strong growth in construction activities, the entire team is becoming aligned and more efficient, we are streamlining our operational processes and the community is set on path to becoming the most beautiful, thriving and successful community in NW Indiana!

Wishing you all a very **Merry Christmas and a Happy, Healthy and Prosperous 2015!!!**

Peter Andreou
President

IMPORTANT SECURITY GATE INFORMATION FOR DOUBLETREE EAST HOMEOWNERS

Recently the management company has been receiving a lot of complaints about the functionality of the arm gate at the main entry of the association. The company who maintains the gate system has replaced 2 now functioning readers on the system, and the system is currently operational. With that being said, there are a few items we wanted to address that may be preventing you from the user-friendly experience that is expected from the gate system.

The system is designed with a built-in delay. This delay is meant to be a security measure. The reader that picks up your

transponder signal is located parallel to the free standing stop sign. Quite frequently, homeowners are not stopping their vehicle long enough and are driving past the reader. If the car is too close to the arm gate, the readers cannot pick up the signal coming from the transponder.

Additionally, if you have a built in navigation system in your car or any radio frequencies coming from the center counsel, it could be impacting the transponders ability to communicate with the reader. Tip: Make sure your transponder is placed 3 inches away from any other radio signal.

There are troubleshooting sheets available to homeowners at the guard shack. If you do not have one, please stop by and ask for the form. General Note: The security staff have been directed to confirm and verify all nonresident vehicles by calling residents for confirmation. Please treat the guards with the same respect and courtesy that you expect to receive from them.

WEST ENTRANCE LIGHTING



We are very excited to announce the near completion of the power and lighting project at the Doubletree West Entrance. The sign will be well lit and highly visible after the project is completed. In addition to the lighting, the association has also installed outlets on the north side berm and also south side of berm that will be utilized for holiday decorations, and landscape lighting. Thank you to the homeowners that live on the west side of the association for your patience while the work has been performed. We hope you enjoy the newly updated entrance to your home!

COMMUNITY EVENTS

December 22nd

-Christmas Light Displays at homes in Crown Point & Cedar Lake

December 23rd

-Holiday Family Store Time at the St. John Library

December 26th

-Winter Lights Festival at Sunset Hill Farm in Valparaiso

December 31st

-New Year's Even Kids Celebration

ALL GIRLS ARE WELCOME TO JOIN THE LAKES OF THE FOUR SEASONS SOFTBALL TEAM

2015 Registration for the Lakes of the Four Seasons Girls Softball will be held January 10th and 24th of 2015. Nonresidents of Lakes of the Four Seasons may participate.

Location: 19th Hole in Lakes of the Four Seasons, 1048 North Lakeshore Drive, Crown Point

Time: 11AM-1PM

Register Online lofgirlssoftball.com

*Registration Fee ranges from \$100-\$125

GENERAL REMINDERS

The Doubletree website, www.DoubletreeHOA.org, contains a current list of updated policies, the governing documents, boat and transponder forms, architectural review applications, meeting minutes and many more useful association resources.

DID YOU KNOW?

The Town of Winfield has a new full time Town Marshall.

The address for Doubletree in majority of GPS systems will take visitors to the back gate. This is an especially useful tip to provide delivery companies or any variety of visitors to avoid congestion at the back gate,

HOA COMMITTEE UPDATES

The Association is still in need of homeowners for the following committees:

The Architectural Committee is in need of 1 new members.

- During active construction months the ARC Committee meets nearly every Wednesday at 7:00 A.M or as needed..

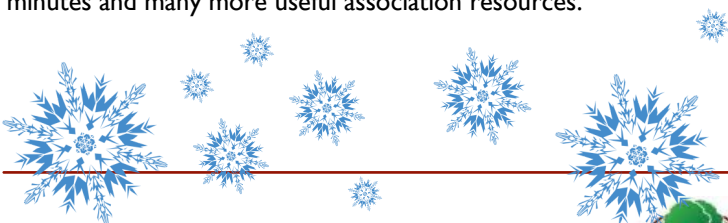
The Security Committee is also looking for 2 new members who can help keep the association a safe place to call home.

The Short and Long Term Committee has 4 available positions. This Committee will assist the board in planning Short and Long term maintenance and repair projects.

Mission & Vision

In order to keep the association developing into Northwest Indiana's premier community in which to live, it is important to identify a pathway to get there. The board is looking for several homeowners to volunteer their time to come up with a Mission and Vision Statement for the community. What do we want to be? How do we achieve it?

If you are interested in becoming a part of a committee , please contact Mary Marshall at (219)464-3536 Ext.323 or mmarshall@lstpropertymanagers.com



Board of Directors

- Peter Andreou– President
- Bart Botkin– Treasurer
- Tim Ross– Vice President
- Randy Hall– Secretary
- Anthony Thomas– Assistant Secretary

Property Management

- John Marshall- Property Manager
- Mary Marshall -Property Manager