

CANDLEWICK LAKE

Official Publication of CWL
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February 2025

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www.candlewicklake.org

2025 ELECTION ISSUE

2025 CANDIDATES FORUM AND BUDGET HEARING

As there are three openings on the Board and only three Statement of Candidacies were submitted, the 2025 Candidates Forum has been cancelled.

The 2025 Budget Hearing will be held on Saturday, February 8, 2025 at 1:00 PM at the Candlewick Lake Recreation Center. The proposed 2025-2026 budget will be reviewed. This is your time to hear or ask questions about how your Association dues are planned to be spent.

Remember your ballots are due no later than 4:30 PM on March 6, 2025 (close of business of the Candlewick Lake Administration Office).

CHANGE OF ADDRESS

With the ballots for the upcoming Board of Directors election and the notice for the annual meeting soon going out, it is important that we have your current address. If your address has changed or you are a "snow bird", please contact the Administration Office (815-339-0500 Ext. 200) to let us know your current address so there is no delay in receiving your ballot, annual meeting notice and proxy.

Notice of Annual Meeting

Notice is hereby given that the ANNUAL MEETING of Candlewick Lake Association, Inc. an Illinois not-for-profit corporation, will be held on Sunday, March 16, 2025 at 1:00 PM in the Candlewick Lake Recreation Center.

The sign-in process will begin at 12:30 P.M.

BALLOTS WILL BE MAILED ON FEBRUARY 12, 2025

Make sure your account is in good standing. You will not receive a ballot if you have an outstanding balance. Current ACH dues balance does not apply.

ROAD POSTINGS

Road postings may be in effect for at any time and this is just a reminder to the property owners and to inform the new owners about the postings so they may plan ahead for their anticipated deliveries. If it gets warm and stays warm it could be anytime in mid to late February or early March.

Each year in the late winter/early spring, Candlewick Lake imposes weight limits. This is to protect the roads and is determined by weather conditions. When the weather starts getting warmer and stays warm, the postings go into effect, lasting four to eight weeks. Once the frost is out of the ground the postings are lifted.

Road postings pertain to all vehicles, which include construction and delivery vehicles. If you are planning on making purchase which will require a delivery, please plan accordingly, especially for custom orders that may take several months. Order so that your delivery can be made prior to the road postings or advise the store that deliveries must be made on smaller trucks.

Vehicles and trailers with tandem axles are not allowed access into Candlewick Lake during the postings. The maximum weight of a vehicle with four tires is 7,000 pounds and 18,000 pounds on six tires. Please plan ahead for your anticipated deliveries.

BUDGET HEARING

Saturday, February 8, 2025
1:00 P.M.
Recreation Center

IMPORTANT DATES TO REMEMBER

- Election Committee Meeting – Date to be determined
- February 8, 2025 – 1:00 PM, Recreation Center - Budget Hearing Meeting
- February 12, 2025 – Ballots & Annual Meeting Notice mailed out
- March 6, 2025 – Ballots due by 4:30 PM, Administration Office
- March 8, 2025 – Ballot Counting
- March 16, 2025 – Annual Meeting, 1:00 PM, Recreation Center

Waste Management Contract Information

Year	Household	Senior Household
	96 Gallon Cart	96/35 Gallon Cart
2025	\$29.22/month	\$28.12/month
2026	\$30.68/month	\$29.53/month
2027	\$32.21/month	\$31.01/month

- If you **prepay** for the entire year, there is a 5% discount.
- **Senior Discount** – Residents 65 or older, name must be on account
- **Vacation Hold** – Minimum of one month, maximum of four months - \$40.00 start back up fee, one request per year, account must be current.
- **Additional Cart Rental** (refuse, recycle, yard waste) - \$ 3.00/month
- **Cart Exchange Fee** - \$40.00
- **Additional Bulk** Item on Scheduled Service Day \$20.00 per item, must be prescheduled and prepaid. You are allowed one bulk item each week at no charge.
- **White Goods** - \$50.00 per item, must be prescheduled and prepaid
- **Non-sufficient Funds Fee** - \$30.00
- **Finance Charge** (Late Fee) - \$5.00 or 2.5%
- **Auto Resume Fee** (from stop service due to non-payment) - \$55.00
- **Reinstatement Fee** (from cancellation due to non-payment) - \$65.00
- **Waste must be properly contained** in 96-gallon (or 35 for Senior) carts not weighing more than 50 lbs.

- **Yard Waste** includes leaves, grass clippings, leaves, shrubbery, and similar garden waste. Branches and brush must be cut into length of 4 feet or less and should be no larger than 2 inches in diameter and be bundled securely. It does not include dirt, sand, rocks, concrete and tree stumps.
- **Bulk Items** mean large furniture type items such as sofas, recliner chairs, tables, box springs, mattresses, dressers, toilets, and windows. It does not include items containing PCB, mercury, refrigerant gas or any item containing hazardous material; appliances' and/or construction and demolition debris. They should be 50lbs or less, and reasonably managed by one person.
- **Mattress/box springs** must be plastic wrapped to be picked up – for the health and safety of the drivers.
- **Holidays** include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
- Waste Management holds the **exclusive right** to perform the services within Candlewick Lake Association.
- Each Residential Unit has already been provided a 96-gallon cart for household garbage, and 64-gallon cart for recyclable materials. New Residential customers will be provided a 96-gallon cart for household garbage and a separate 64-gallon cart for recyclable materials.

CWL Information

Candlewick Lake Contact Information

Mailing Address: 13400 IL Route 76
Poplar Grove, IL 61065

General Inquiries Email: CWL@candlewicklake.org

Administration Fax Number: 815-339-0501

Visitor Call-In: 815-339-0311

Report an Incident: 815-339-0503

Main Phone Number
815-339-0500

By calling the Main Phone Number listed above, you will be able to reach all Candlewick Lake Departments. You may also enter your desired extension at the beginning of the greeting.

Direct Extensions & Email Addresses

General Manager Heidi Sroga..... ext. 204 hsroga@candlewicklake.org
Assistant General Manager/HR Chuck Corso..... ext. 208 ccorso@candlewicklake.org
Accounting Manager Bruce Carr..... ext. 203 bcarr@candlewicklake.org
Accounts Receivable & Paid
Assessment Letter Requests Kathi Smith..... ext. 205 ksmith@candlewicklake.org
Public Safety Chief Matt Studt..... ext. 212 mstudt@candlewicklake.org
Maintenance Manager Dave Honeycutt ext. 500 dhoneycutt@candlewicklake.org
Building Department Manager Valerie Alt ext. 202 valt@candlewicklake.org
Resident Services Debbie Rydelski..... ext. 200 drydelski@candlewicklake.org
IT & Communications Manager Randy Alberts ... ext. 210 ralberts@candlewicklake.org
Savannah Oaks Clubhouse Manager Ben Wilken... ext. 400 bwilken@candlewicklake.org
Savannah Oaks Golf Course
Manager Shawn Chisamore..... ext. 401 schisamore@candlewicklake.org
Parks & Recreation Manager Kayla Swanson ext. 301 kswanson@candlewicklake.org
Recreation Center Front Desk ext. 300 reccenter@candlewicklake.org
Recreation Center Pool Shawna Underwood ext. 302 sunderwood@candlewicklake.org

Community Telephone Numbers

Aqua Illinois Water: 877-987-2782	J.U.L.I.E.: 800-892-0123
MediaCom (cable): 800-824-6047	Poplar Grove Post Office: 800-765-1572
Local Rep: 815-403-3414	Boone County Clerk: 815-544-3103
Waste Management: 815-874-8431	Boone County Treasurer: 815-544-2666
Nicor: 888-642-6748	Capron Rescue: 911
ComEd: 800-EDISON1	Fire District #3: 911
Frontier (telephone): 800-921-8101	Sheriff: 911
800-921-8104	Sheriff (non-emergency): 815-544-2144

CANDLEWICK LAKE ASSOCIATION HOURS

ADMINISTRATION OFFICE		WEST GATE HOURS (STAFFED)	
Monday - Friday	8:30am – 4:30pm	Monday - Friday	2:00pm – 8:00pm
Saturday	9:00am – 12:00pm	Saturday	8:00am – 8:00pm
Sunday	Closed	Sunday	12:00pm – 8:00pm
EAST GATE HOURS (STAFFED)		SOUTH GATE HOURS	
24 Hours, 7 Days a Week		This gate is not staffed / C-Pass Entry Only	
RECREATION CENTER			
May - October		November - April	
Mon - Fri	9:00am – 8:30pm	Monday - Friday	9:00am – 8:00pm
Saturday	9:00am – 5:00pm	Saturday	9:00am – 5:00pm
Sunday	12:00pm – 5:00pm	Sunday	12:00pm – 4:00pm
EXTENDED FITNESS CENTER HOURS			
4:00am – 10:00pm			
(\$10/month/person – see Rec Staff for more info)			
SAVANNAH OAKS CLUBHOUSE			
<i>See Leisure Section for month-specific hours</i>			
Golf Season (May through October)		Winter Hours (November through April)	
Sunday - Wednesday	8:00am – 9:00pm	Monday - Wednesday	Closed
Thursday - Saturday	8:00am – 10:00pm	Thursday	4:00pm – 10:00pm
		Friday & Saturday	12:00pm – 10:00pm
		Sunday	11:30am – 8:00pm

Guidelines for Editorial Submissions

- Submissions must be no larger than 350 words.
- Submissions must pertain to CWL matters.
- Submissions must be on a topic or issue.
- No vulgar, obscene or offensive language including reference to race, color, creed or religion.
- No character bashing.
- Submissions must be typed and/or in electronic format.
- Submissions must include the writer's name and street name.
- Constructive criticism is accepted but must include an alternative solution(s).
- The Communications Committee reserves the right to hold back printing submissions due to space considerations.
- Submissions must be received in the admin office or at newspaper@candlewicklake.org by the 10th of the month for publication in the upcoming month's paper.
- The opinions, beliefs and viewpoints expressed by the author of each the editorial published in the Candlewick Lake Newspaper do not necessarily reflect the opinions, beliefs or viewpoints of the CWL Staff, Board of Directors or the Communications Commission. The content of any editorial submitted is the sole responsibility of its author.

Candlewick Lake News

The Candlewick Lake News is the primary source of information and communication to all its members. The News is now mailed to individual homes in the community. Property owners who reside offsite will also receive the News by presorted postal standard rate. Additional copies of the News are available at the East and West Gates, Rec Center and at the Association Office. In addition, the news is electronically available on the website. For ad info, RBM Designs at 815-742-8333.

Board Meeting Schedule

6:30 PM Meeting Call to Order
February 18, 2025
Recreation Center

Meetings are held on the 3rd Tuesday of the month at 6:30 PM at the Rec Center Lakeview room. Candlewick members are welcome to attend. If you cannot attend but would like a specific issue addressed, please address your written correspondence to the Board of Directors and send or drop them off at the Candlewick Office no later than the Thursday before the Board Meeting. This allows time to research the issue before the meeting.

Candlewick Lake 2024-2025

Board of Directors

E-mails to the Board may be sent to BOD@candlewicklake.org

Tom Wingfield - President
twingfield@candlewicklake.org
Term Expires: 2025

David Wiltse - Vice President
davewiltse52@gmail.com
Term Expires: 2027

Michelle Romano Huber - Treasurer
hubershouses@gmail.com
Term Expires - 2026

Joshua Monge
joshuamonge58@gmail.com
Term Expires – 2025

Sara Oberheim - Secretary
candlewickcats@gmail.com
Term Expires - 2025

Gary Kurpeski
gkurpeski@hotmail.com
Term Expires – 2027

Rogelio Guzman
3drogelio1@gmail.com
Term Expires – 2027

Candlewick Lake Committees/Commissions

(Check this month's calendar for committee meeting dates and times.)

Finance	Michelle Romano-Huber, Chair	815-222-9276
Events	Kathi Smith, Chair	815-339-0500
Election	Sara Oberheim, Chair	224-280-1224
Lake Management	Chuck Hart, Chair	815-520-1796
Public Safety	Pam Cangelosi	815-765-9595
Communications	Sandy Morse, Chair/Editor	815-765-2377
Golf	Russ Crowell, Chair	815-566-2105
ECC	Derek Mathews, Chair	
Citation Review	Tonya Flynn, Chair	

2024 PAYMENT OPTIONS

Candlewick Lake Association offers several different ways to pay assessments; see below for details. An account is considered delinquent if dues are not paid in full or an ACH is not processed by May 1st.

CREDIT CARDS WILL NOW BE ACCEPTED FOR DUES AT THE ADMINISTRATION OFFICE, AND WE ARE ALSO TAKING PAYMENTS OVER THE PHONE USING A CREDIT CARD. PLEASE CALL THE ADMINISTRATION OFFICE AT 815-339-0500 X205 TO MAKE A PAYMENT OVER THE PHONE. THERE WILL BE A 2.5% CONVENIENCE FEE CHARGED FOR USING A CREDIT CARD FOR DUES.

Pay Online Via eCheck or Credit Card

You can set up a one-time payment using a credit card. There is a \$2.5% convenience fee if you pay via a credit card. There is not a fee when paying via eCheck.

What do I need to do? Simply follow the directions below:

- Log into the Candlewick app or website and go to Main Menu.
- Select "Recent Charges".
- Review payment summary.
- Check the payment amount.
- Enter Credit/Debit type or eCheck and number and customer information.
- Scroll to bottom of screen and click "Save Information."
- Click "Make Payment" which completes your transaction.

Pay in Full at the Association Office

Return your invoice along with cash or check or credit card made payable to Candlewick Lake Association to the following address: **Candlewick Lake Association, 13400 Highway 76, Poplar Grove, IL 61065**

When paying by check, please write your unit and lot number on the check. You can also drop your payment in our drop box located in front of the Administration Office during or after hours. Please do NOT drop cash or credit card information in the drop box.

ACH – EXISTING SETUP

What do I need to do? **Even if you have a current ACH in place, this year we will be**

requiring a new form to be filled out by everyone! Your Electronic Fund Transfer Authorization Agreement is for the withdrawal of funds in payment of the current Candlewick Lake Association Dues Assessments, Long Term Capital Funding, and accumulated interest. We will begin taking out the upcoming year's (2024-2025 Fiscal Year) assessments in May. Please attach a voided check to your completed Electronic Fund Transfer Agreement. Forms must be received in the Candlewick Lake Office on or before April 15, 2024. Your account is automatically debited on the first business day of each month beginning May 1, 2024.

ACH – NEW SETUP

What do I need to do? If you need to start an ACH for the first time, then complete the ACH form, attach a voided check and return it to the Candlewick Lake Association Office or email to cwl@candlewicklake.org. Forms must be received in the Candlewick Lake Office on or before April 15, 2024. Your account is automatically debited on the first business day of each month beginning May 1, 2024. Return ACH forms to the following address:

Candlewick Lake Association Office, 13400 Highway 76, Poplar Grove, IL 61065

Important Notice

In order to more efficiently handle your checks, we have elected to use a check scanner to process your checks in the office. This will turn your paper check into an electronic check transaction. You will not receive your paper check back in your statement. Your payment will be reflected as an electronic transaction on your banking statement and can clear as soon as the same day we receive your payment.

President's Prerogative

by Tom Wingfield, Board President

Your Opinion Counts

You may have heard this expression from the many surveys you received in the mail or in emails. Companies want to know your opinions of their product or service and will provide surveys to get your input. Surveys are used by marketing groups to make decisions on how to advertise and talk about their products. Candlewick Lake also wants to know the opinions of our residents. Some things our staff needs to know include:

- Activities that you would enjoy,
- New facilities you would use such as an additional fishing pier or splash pad,
- Times for our buildings to be open,
- Interest in speakers or classes,
- Purchases of new equipment,
- Services to offer the residents.

Four years ago, I subscribed to a survey software called SurveyMonkey. I then sent a few surveys out to residents electronically. These surveys gave us good input as to the type of classes and recreational activities that we should initiate. The Candlewick Garden Club is one of the activi-

ties that resulted from the surveys.

Currently the way that Candlewick staff collects information is by mailing surveys, providing paper surveys at our buildings, emailing requests to respond, and directly asking residents as they visit our facilities. These methods can be expensive and have very few responses. They do not collect the opinions of most residents. The staff and board have been researching modern technology methods for collecting opinions and information.

This year the Candlewick Lake board of directors has targeted funds to purchase survey software that will allow our staff to understand the needs and wants of our residents. We may also use this software for voting and for the input of the proxy form that residents must complete every year. Many of us have busy lives and do not have the time to be on a commission or attend meetings. We hope that this program will allow many more residents to contribute to the operations of Candlewick Lake without taking too much of your time. Once this program begins, any resident will have the opportunity to contribute from their home or any location with a computer or smartphone.

Thank you for your opinion.

HOLIDAY LIGHTS & DECORATIONS

Please be reminded that Section 14-6 and 14-7 of the Candlewick Lake Association Rules & Regulations and Section 522 and 523 of the ECC/Building Department Rules & Regulations and state the time frame that holiday lighting and decorations may be displayed and lit.

All holiday lighting and decorations shall be allowed to remain in place a maximum of thirty (30) days before and ten (10) days following the event.

To comply with the rules and to avoid citations these are the dates when decorations and lights may be displayed and/or lit:

- The removal of December/January 1st seasonal lights and decorations must be by February 15, 2025. The lights may not be lit after January 10, 2025.

Thank you for your cooperation

Candlewick Collection Policy

Annual invoices for assessments (dues) are mailed out at the end of March each year. The due date for payment of annual dues is May 1st. Payment covers the time period of May 1st through April 30th.

PAYMENT OPTIONS:

- Monthly Electronic Fund Transfer (ACH)
- Online one-time payment via eCheck or credit card (Visa, MasterCard, or Discover). There is a 2.5% convenience fee if paid via a credit card. Log into cwlake.org or the Candlewick App and select "Recent Charges"
- Pay in Person at the Association Office by check or cash. Credit cards are now accepted for dues payments in the office with a 2.5% convenience fee.
- The Administration Office is now accepting payments over the phone. Please call 815-339-0500 x205 for more information.

DELINQUENT ACCOUNTS:

An account is considered delinquent if payment in full is not processed before May 1st or an Electronic Fund Transfer Agreement is not submitted by May 1st. To be considered current, monthly payment of dues is only allowed if processed via an Electronic Fund Transfer (ACH). All delinquent accounts will proceed through the Collection Action Process.

NSF CHECK OR NSF ACH:

An account that has an electronic payment or check returned unpaid by the financial institution will be charged \$35 and mailed a letter notifying them that if payment is not received in 5 business days, then c-pass, guest list and member ID card privileges will be suspended until payment is received in full.

If an ACH is returned THREE times or your bank account is closed between May 1st and April 30th then the electronic funds transfer agreement will be terminated, and the entire balance is due. If payment is not received your account will proceed through the Collection Action Process.

CITATIONS:

Citations must be paid within 30 days of receiving a letter stating that the citation was reviewed and/or validated by the Citation Review Committee. After 30 days, c-pass, guest list and member id card privileges will be suspended until payment is received in full. The balance due on citations will proceed through the Collection Action Process.

COLLECTION ACTION PROCESS:

- **30 days Past Due** - 7% interest is added to the account.
- **40 days Past Due** - A letter is mailed giving notice of intent to lien. If payment is not made within 10 days, then c-pass, guest list and member ID privileges will be suspended.
- **50 days Past Due** - A lien and a lien fee of \$100 will be placed on the account.
- **60 days Past Due** - Account is sent to the Attorney for collections if the property does not have an active foreclosure pending. Further collection actions may include a Notice and Demand and a Forcible Entry and Detainer lawsuit.

2024-2025 Fee Schedule

Association Dues - Single Lot (Annual Fee)	1,132.00
Long Term Capital Reserve - Single Lot (Annual Fee)	300.00
Associate Member/Tenant Fee (Annual Fee)	500.00
C-Pass - Owner of Record/Resident - each	30.00
C-Pass - Guest/Contractor - each	45.00
Replacement ID Card	5.00
Pool Pass Non-designated Limited to four	35.00
Daily Pool Pass	5.00
Daily Fishing Permit - guests Limited to five per day	10.00
3 Consecutive Day Fishing Pass - Guests	15.00
Fishing permit non-designated Limited to four	30.00
Security House Checks calendar month	45.00
Storage Area - Large sites - Yearly Rental *	250.00
Storage Area - Small Sites - Yearly Rental *	175.00
Dock Rental - Marina Docks *	500.00
Dock Rental - Stationary Docks	325.00
Boat Rentals- kayaks (\$20 deposit or license)	
children required to wear life jacket \$2.00/person rental	5.00/hr
Building Rental	
Outpost Rental - (Half day, 5 hours or less) + deposit (\$200)	175.00
Outpost Rental - (Full day) + deposit (\$200)	300.00
Rec Center - Full Lakeview Room (2 hour minimum, \$400 cap) \$200 deposit	55.00/hr
Rec Center - Lakeview Room - After Hour Rental Fee - Additional per hour	30.00/hr
Pavilion + \$25.00 deposit	30.00
Miscellaneous Fees	
NSF Bank Fee	35.00
Tenant Registration Fee	100.00
Paid Assessment Letter (50.00 if less than two business days)	40.00/50.00
Citation Review Maintenance Fee	25.00
Incoming fax	1.00
Outgoing fax	1.00
Copies per page	0.20
Document Retrieval Fees	20.00/hr
Home Construction	
Application Fee	30.00
Construction Fee- Non-refundable	1,000.00
Refundable Clean-Up Deposit	1,500.00
Building Permit	30.00
Inspection Fee	50.00
Refundable Clean-Up Deposit inspection over two	25.00
Garage, Additions, and In-Ground Pool	
Refundable Clean-Up Deposit	750.00
Building Permit	30.00
Inspection Fee	40.00
Renewal Fee	30.00
Miscellaneous Construction	
Building Permit	15.00
Inspection Fee	25.00
Savannah Oaks	
Non Resident Green Fees - 1st Nine Holes	9.00
Non Resident Green Fees - Each Round After 1st Nine Holes (same day)	6.00
Cart Rental - 1st Nine Holes	9.00
Cart Rental - Each Round After 1st Nine Holes (same day)	4.00
Pull Cart	4.00
Recreation Center	
After School Care (daily)	15.00
Schools Out Care (daily)	30.00
Summer Camp (daily)	30.00
Gym Pass (daily fee without a valid Candlewick ID)	4.00
Fitness Center Resident Extended Hours Pass (monthly)	10.00
Replacement Extended Hours Fitness Card	10.00
Fitness Center Daily Guest Pass	4.00
Dog Park Tag *	10.00
Programs	Vary
* \$25 Deposit for Storage Area, Marina Dock Rental and Dog Park Keys	

ACH AMOUNTS FOR 2024-2025 IMPORTANT NOTICE ABOUT YOUR ACH

This year everyone will need to fill out a new ACH form. If you do not fill out a new form, monies will not be withdrawn from your account.

Based on the approved budget, the following schedule provides notification of the revised monthly ACH amounts.

ACH MONTHLY WITHDRAWAL AMOUNTS BASED ON AN ELEVEN-MONTH PLAN

There is not an ACH withdrawal in April

Total Invoice	\$1,432.00	ACH Amount	\$136.00 monthly
Total Invoice	\$1,790.00	ACH Amount	\$170.00 monthly
Total Invoice	\$2,148.00	ACH Amount	\$203.00 monthly
Total Invoice	\$2,506.00	ACH Amount	\$237.00 monthly
Total Invoice	\$2,864.00	ACH Amount	\$271.00 monthly
Associate Member Fee	\$ 500.00	ACH Amount	\$ 47.21 monthly

General Manager's Report/News



Joshua Monge
106 Birch SW
Poplar Grove, IL 61065
joshuamonge58@gmail.com

Dear Members,

My name is Joshua Monge. I have lived in Candlewick Lake for 20 years. I have been a part of the Public safety commission for 5 years and a seasonal lake patrol officer for 4 years now. My current job is working as a union carpenter/Forman position for a construction company. I bring 25+ years of construction and construction management experience to the board of directors. I am currently serving my 2 year term as a board of director for Candlewick Lake. My term ends at the beginning of 2025 and I have decided to run again. When I was elected 2 years ago my goals was to install landscaping and remodel the east and west gate. The west gate was completed last year and the east gate will be done in 2025. I feel strongly about uniting the board members and staff to work together. That's when a community thrives and residence love to call Candlewick Lake home. If I am elected again I will continue to work with our current and future board members and staff. I have some goals that I would like to accomplish in the next few years.

1st goal

The communication between the board and the residence needs to be improved dramatically. I will look into ways to improve this.

2nd goal

Empty lots at Savannah oaks. These lots have been vacant for a very long time with no building of new homes for over 15 years. I want to look at ways to encourage builders to build on those lots. These lots were meant to support the cost of the golf course and help to possibly lower our dues with this added revenue.

3rd goal

Continue to bring the splash pad and remodel of the pool house to reality.

4th goal

Taking the old kitchen at the rec center and converting into a rental room/ commission meeting room to free up the lake view room for more options to be used for general use.

5th goal

Work with maintenance to update all of our current buildings to extend the life on our structures.

6th goal

Most important goal. Taking our candlewick lake residence opinions and concerns as well as the candlewick lake staff information and combine them all to make the best decision for Candlewick lake. In closing, I have a lot more I want to accomplish if I am elected. I believe I have just begun on goals that I set forth for myself. I have volunteered over 350hrs of my time in the last 2 years to assist and physically work with the staff. My passion is to change how residence and non residence look at Candlewick Lake. This is my home and I take pride in the residence we have as well as what our community has to offer that is not available at any one location around here. I will continue to look at the positives of this community and strive to make Candlewick Lake great. Thank you. Joshua Monge



Brandy Semonich
100 Galahad Court Southeast
Poplar Grove, IL 61065
815-543-1412
semonich1@aol.com

**Years in CWL: 8 consistent, plus 5 previously
Committees and other relevant : currently none
within the community due to work and health issues
but looking forward to taking a much larger role in all
aspects of our wonderful community!**

1. What motivated you to seek election to the CWL Board?

As a long time resident of candlewick and a lifetime resident of northern Boone county, I have been privileged to watch our image through many ups and downs. My main motivation to run is driven by my passion to see our community continue to grow and thrive! Being a board member would be an honor!

2. What do you think you could contribute to the association as a board member?

I believe I can offer a progressive thinking approach to our current and future issues. I have a strong business management background and have much experience in research and fact based proposals for solutions as well as introductions to new ideas. I will bring my experience to advocate for the community as a whole, while working to bring solutions that are of benefit to residents on both sides of a given issue.

3. What do you think is the most pressing problem facing CWL today?

I believe the most pressing problem we face as a community is a lack of transparency and a negative public image. Many residents feel they remain unheard, and consistently voice their concerns on social media, while citing the lack of communication from our board. Outside of our community these complains have helped paint our community as a less than desirable place to live.

4. What short-term goals would you have as a Board Member and how would you accomplish them?

My main short term goal would be to increase community involvement. To achieve this I would advocate for residents who felt they were being ignored by bringing concerns to the table on their behalf. I would work with my fellow board to try and address the issues in a reasonable and effective manner. I would invest my time to research and make available a fact based list of reasonable solutions to our residents valid concerns.

5. What long term plans do you think the Board should address?

What long range plans do you think the Board should address? The long range goals of our board should be a vision of continued growth and progression to meet our societal evolution. As a community our diversity is our largest quality. We should continue to grow, and adapt as our residents do. Improving the image of our community to prospective new owners and the general public would ensure the continued increase in value perceived by future home owners and families.



Name: Derek Mathews
674 Candlewick Dr NE
Poplar Grove, IL 61065
815-323-0647
deat6173@gmail.com

Years in CWL: 6.5 yrs

**List of committee memberships held: ECC since 2019
(Chair since 2021)**

1. What motivated you to seek election to the CWL Board?

I have been a member of the ECC since 2020, attended several BOD meetings over the years, attend the annual meetings and other CWL sponsored functions/activities all to gain a perspective and high-level understanding on what CWL is about and how it works. I am considering a BOD position to become even more involved because I want to help CWL to become even better and to ensure existing and future residents enjoy living here.

2. What do you think you could contribute to the association as a board member?

Sitting on the ECC, I interacted with other ECC members, BOD members as well as the residents to experience the various concerns, opinions, and desires from assorted perspectives. I appreciate and respect each person's stance but unfortunately not everything is permitted/allowed by the rules that are in place. I like to be fair and considerate of a person's rights and circumstance but if a proposed plan was not allowed, I tried to find a compromise by offering options with justification of why something is permitted or not.

3. What do you think is the most pressing problem facing CWL today?

A budget needs to be established and followed in order to be successful. Unfortunately, as with any government or business there is likely some wasteful spending that occurs which could be curbed and used elsewhere to make improvements. Over the past couple years, there has been a focus on improving the image of CWL and I want to help continue with that effort. There have been great efforts put forward but as usual it takes time, people power and money to make these changes. I see some little things that could be done to visually improve CWL.

4. What short-term goals would you have as a Board Member and how would you accomplish them?

To become more familiar with the processes of CWL first and then derive corrective plans to be implemented. I want to continue the focus on improving CWL because residents have made a financial investment in this community and I want to ensure that those investments are not degraded in any fashion. I believe that we all have a vested interest in protecting our investment but at the same time we need to enjoy life with CWL amenities in a way that other neighborhoods or communities in the state of Illinois either do not offer or are not even available.

5. What long term plans do you think the Board should address?

To reduce the "bad debt" that CWL pays for in each year's budget. It was \$171,198 in the 2023 Annual Report (CWL April newspaper). CWL residents in good standing have to financially cover the debts accumulated by others including Boone county which accounted for \$100K of that debt. This money could be applied to other expenditures or reserved for future improvements like the swimming pool. I do not know all of the details behind this recurring debt, but I want to investigate what previous BODs have tried and determine what other tactics can be taken.

News

Candlewick Lake Association
2025 Board of Directors
Election Ballot

Vote by placing a mark (X) within the appropriate box.

You are permitted up to three (3) votes but only one vote for any one candidate.

Joshua Monge

Brandy Semonich

Derek Mathews

The ballot is for three 3-year terms.

Put only this individual ballot in the enclosed **Ballot Envelope** and place the Ballot Envelope into the pre-addressed Secretary Envelope with the return address label.

Verify your name, unit and lot number, and address on the Secretary Envelope.

Ballots must be in the ballot box at the Association Office by **4:30 PM on Thursday, March 6, 2025.**

If the Ballot is mailed, it must be received in the Administration Office no later than **March 6, 2025.**

ARE YOU A "SNOW BIRD"?

It is that time of year when many property owners are getting ready to leave to spend the winter in areas where the weather is warmer. If you are a "snow bird" please notify the Administration Office of your winter address. Our system allows for an alternate address that we can put in and remove each year. Please take a few moments to either stop in or contact the Administration Office at 815-339-0500 ext. 200 to give us your alternate address. This will assure that you are receiving all Candlewick Lake communications while you are gone, including the monthly newspaper, annual meeting notices and information, election ballots, etc. It also saves the Association a lot of money in postage. When bulk mail is returned, we must pay the original cost to send it, plus 2.47 times the first-class rate to receive the mail back and then the cost to resend it.

You won't get an unsolicited phone call but we'll be here when you need us.

**Spaces \$1,000 - Burials \$1,000
Columbarium is \$2,700**

Pre-Burial Arrangements • Cremation Burials
Marker and Memorial Sales • No Pressure Sales

Frank Lloyd Wright Pettit Chapel

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Election of Directors Rules and Procedures

Rule 1 Election Committee

Rule 1.1 The Election Committee shall be made up of the members of the Board of Directors (the "Board"), and each candidate running for the Board or his/her representative.

Rule 1.2 The purpose of the Election Committee shall be to oversee the conduct of elections of the Board, to supervise the election tellers, and to undertake further tasks as required or as assigned by the Board. The Election Committee is authorized to appoint election tellers upon the affirmative vote of a majority of the Election Committee.

Rule 1.3 The Election Committee shall also have the power and authority to finally and definitively determine the validity of all election ballots.

Rule 2 Verification Protocol

Rule 2.1 In order to verify a Ballot being submitted to vote, all Secretary Envelopes will be checked by the Secretary of the Association (hereinafter the "Secretary") or a designee thereof to ensure that they are valid.

Rule 2.2 The Board may adopt additional rules to verify the identity of the Member casting a vote.

Rule 3 Campaign Rules

Rule 3.1 Other than inside individual dwelling units, no campaign literature shall be posted anywhere within the community other than in those areas designated by the Board for such purposes.

Rule 3.2 No campaign literature may be placed in mailboxes.

Rule 3.3 There will be no door-to-door campaigning allowed.

Rule 3.4 A list of Members will be made available to Candidates within seven (7) business days of receipt of such written request thereof, along with the tender of \$.10 per copy, per page.

Rule 4 Candidates

Rule 4.1 Each Board candidate must be a Member in good standing.

Rule 4.2 Interested Members must submit a statement of candidacy, resume, photo (taken by the staff in the Association Office) and answers to candidate questions (if any) in writing to the Association as follows:

Rule 4.2.1 Submissions must be in writing and submitted not earlier than 12:01 a.m. on January 1st and not later than the close of business on January 15th prior to the election (the "Submission Deadline"), unless January 15th of that year falls on a non-business day, in which case the Submission Deadline must be received by the beginning of the next business day following the 15th.

Rule 4.2.2 Submissions must be submitted by one of the following methods; 1) Mailed via USPS to 13400 Highway 76, Poplar Grove, IL 61065; 2) Electronic E-Mail sent to tbalk@candlewicklake.org. Electronic submissions cannot be sent before 12:01 a.m. on January 1st and may not be received after 4:30 p.m. on January 15th. Submissions received prior to or after the prescribed time periods will be returned.

Rule 4.3 Answers to Candidate Questions may not exceed 100 words per question unless a greater number of words is allowed when the questions are promulgated.

Rule 5 General Provisions for Voting

Rule 5.1 All elections to the Board shall be made by written ballot.

Rule 5.2 Only a Member in good standing as of the date ballots are mailed is entitled to cast the one (1) vote appurtenant to the Lot for each Board vacancy.

Rule 5.3 Unless otherwise required by Illinois law, cumulative voting is not allowed.

Rule 5.4 No member of the Board may be elected for a term of more than three (3) years, but Board members may succeed themselves.

Rule 5.5 The person(s) receiving the largest number of votes shall be elected. In the event terms periods vary, the person receiving the largest number of votes will receive the longest term period.

Rule 6 Proxies

Rule 6.1 Proxy voting is not permitted.

Rule 7 Ballots

Rule 7.1 Voting shall be conducted by secret ballot.

Rule 7.2 The names of the Board Candidates shall be listed on the Ballot in the order that they submitted their candidacy statement.

Rule 7.3 There shall be no write in names of candidates.

Rule 7.4 Ballots shall be prepared and mailed by the Association to each person entitled to vote simultaneously with the mailing of the notice of the Annual meeting.

Rule 7.5 Completed Ballots shall be placed in a sealed envelope marked "Ballot", but not marked in any other way.

Rule 7.5.1 No more than one Ballot may be included in the "Ballot" envelope. If more than one ballot is in the "Ballot" envelope, all Ballots will be disqualified.

If more than one ballot envelope is in the Secretary Envelope, all Ballots will be disqualified.

Rule 7.5.2 Ballot envelopes shall be placed inside another sealed envelope (referred to as the "Secretary Envelope"), which shall bear on its face the name of the member, unit and Lot number, mailing address, and other such information as the Board may determine necessary to establish his/her right to cast the vote presented on the enclosed Ballot.

Rule 7.5.3 If more than the number of allowable votes is cast on a single Ballot, the Ballot will be disqualified.

Rule 7.5.4 If fewer than the number of allowable votes is cast on a single Ballot, the Ballot will be considered valid.

Rule 7.5.5 Corrected Ballots within the properly sealed Ballot envelope will be considered valid so long as no more than the allowable number of votes has been cast.

A Corrected Ballot is defined as one where the original markings or subsequent markings have been changed i.e. scratched out, whiten out, drawn through or altered in any fashion.

Rule 7.5.6 Once a Ballot has been cast (turned into Administration or mailed) it cannot be changed or retrieved. The Ballot will stand as submitted.

Rule 7.5.7 If other items or correspondence are included or received in a properly submitted Secretary envelope or Ballot envelope, the Ballot will be valid.

Rule 7.6 Taped, unsealed or stapled envelopes will be separated out and the Election Committee will inspect each one to determine its validity. If all Election

Committee members are not in agreement, a vote will be taken as to whether the Ballot is deemed to be valid by the Election Committee.

Rule 7.7 If a property owner indicates they did not receive a Ballot, a replacement Ballot can be issued by the Administration staff provided that the property owner was in good standing as of the date of the original mailing. If two (2) Ballots are received for the same property, the first Ballot received will be considered valid with the latter being disqualified. All Ballots will be date stamped upon receipt.

Rule 7.8 Ballots shall be returned to the Association Office no later than ten (10) days prior to the Annual Meeting.

Rule 7.9 Upon receipt of each Ballot, the Secretary or designee shall immediately place them in a safe or other locked place until the day fixed by the Board for counting of such Ballots. On that day, the external envelopes containing the Ballot envelopes shall be turned over, unopened, to the Election Committee.

Rule 8 Election Procedures

Rule 8.1 On the day the Ballots are to be tallied, the Election Committee will jointly open all Secretary Envelopes, and remove and separate the ballots.

Rule 8.2 The Secretary or designee will distribute all Ballot envelopes to the appointed election tellers for separation and tallying.

Rule 8.2.1 No other person or persons shall participate in the tabulation and counting unless expressly authorized and directed by the Election Committee.

Rule 8.2.2 Upon the completion of the tallying and re-checking of the Ballots, the tally clerks will report their results to the Election Committee.

Rule 8.2.3 Once all Ballots have been counted and results have been duly recorded, a final tally of the votes will be taken.

Rule 9 Election Results

Rule 9.1 Once a determination has been made as to the results of the election, a majority of the Election Committee members present (which may include candidate representative(s)) shall certify the results in writing, which will be presented by the Secretary at the Annual meeting.

Rule 9.2 Dissenting Election Committee members shall be entitled to provide a short and concise Minority Report.

Rule 9.3 The Board shall maintain Outside Envelopes (Secretary Envelopes), Ballots and Candidacy Statement for all elections for examination and copying by the Members or their duly-authorized agents or attorneys for a period of one (1) year, unless Illinois law requires a longer period of time.

General Manager's Report Q4

by Heidi Sroga, General Manager

Please note: While a narrative report is provided to the Board of Directors each month, the GM Report for public distribution will be updated on a quarterly basis.

MAINTENANCE

New Information Boards - The replacement of the Information Boards located throughout Candlewick has been completed. These boards contain information such as Fishing Regulations, Lake Protection information, Boating Rules, Lake Depth, a map showing the No Wake Zone, Algae Protocol, and a map of the Association.

Ongoing Maintenance - The team continues to work on regular year-round maintenance responsibilities along with seasonal tasks such as snow plowing, shoveling, and salting as needed, servicing of vehicles and equipment, various repairs (i.e. fences, potholes, miscellaneous facility repairs, etc.), and beginning to assess road replacement needs for 2025.

Natural Area Maintenance - The maintenance of the native plantings at Friendship Park, Firefly Bay, the Bio-Swales and No-Mow Areas, which act as a filter to keep nutrients out of the lake, has previously been performed by Tallgrass Restoration. An opportunity was presented to change contractors for 2025 at a more affordable price, and the Board approved Deep Roots Restoration as the contracted vendor for this work.

Turf Maintenance - Candlewick Lake has once again contracted with landscaping vendor Area Services for the Turf Maintenance program for the 2025, 2026, and 2027 seasons, guaranteeing the best pricing for the upcoming seasons. Candlewick Lake has been happy with the work performed by Area Services over the past nine years and pleased with the competitive pricing they offer.

PARKS & RECREATION

Splash Pad - Unfortunately, the status of the Splash Pad / wading pool replacement remains on hold due to issues found within the originally approved plan and proposal from September 2023. The Board is considering options and exploring what can be done to keep expenses from this project to a minimum. More information will be known within the next month or two.

Pool Heater - We received approval from the IL Dept of Health for the permit needed to replace the pool heaters. Maintenance has been working to obtain estimates for the new heaters to be presented to the Board at the January Board Meeting.

Pool House / Locker Rooms - We are currently in the process of obtaining bids for the work needed to improve/repair the interior of the pool house before the start of the 2025 pool season.

Recreation Center - Improvements are being made regarding our Rec Center has to offer for the community. The Water's Edge room now has a ping-pong table which was generously donated by a resident. A foosball table from Savannah Oaks has been relocated here as well. This allows for opportunities to encourage more residents to utilize the facility as a recreational gathering place. Additionally, more gym activities have been introduced such as Volleyball on the 2nd & 4th Saturday of each month and Dodgeball on the 1st & 3rd Tuesday of each month. Our goal is to encourage all residents and families to enjoy this amenity.

SAVANNAH OAKS

Clubhouse - We are pleased to announce the new Clubhouse Manager for Savannah Oaks, Ben Wilken. Ben comes to us with great bar management and marketing experience, and we are excited to see his efforts elevate our residents' experience at Savannah Oaks. The Clubhouse continues to host great events, most recently with the New Year's Eve Party and the Bears vs. Packers game. The Golf Commission's introduction of Euchre Night has been a hit, and we continue to see resident enjoyment of Pub Trivia and other Golf Commission activities. 2025 will be a great year for the Clubhouse with a wonderful team composed of bartenders, cart attendants, a Lead Bartender/Assistant Manager and Department Manager.

Golf Course - As we are fully in the Winter Season, we are looking forward to the Golf season ahead of us. A change to the management of the golf course has been made by bringing former Link's Management employee Shawn Chisamore directly into the Candlewick family as our dedicated in-house Golf Course Manager. Shawn has been the greenskeeper for Savannah Oaks for

approximately 8 years now, overseeing and maintaining the course. Shawn also brings to us prior golf course superintendent experience. This change streamlines communication, allows for direct management of this beloved Candlewick amenity, improvement to decision-making processes, and provides for more focused and transparent oversight. Shawn's passion for the Savannah Oaks Golf Course has been made very evident over the years and we are excited to continue seeing this have a positive impact on the course.

LAKE

Dredging Update - We are in the home stretch regarding the permits needed for the upcoming dredging project. We have received a Clean Water Act Section 401 Water Quality Certification from the Illinois EPA, and the project has been authorized under Department of the Army, Section 404, Nationwide Permit No. 16 - Return Water from Upland Contained Disposal Areas. We are still waiting for an approved Operating Permit from the Illinois EPA (application submitted in August 2024). Our contact at Fehr Graham reached out to the Illinois EPA in January 2025 requesting an update. Additionally, a Joint Permit Application for the project was submitted to the Illinois DNR, but we have not yet received a formal signoff letter. Fehr Graham will be reaching out to the DNR as soon as we receive the approved Operating Permit to confirm approval from the DNR. We expect to be in receipt of all necessary paperwork to begin dredging in the Spring when the ice comes off the lake.

PUBLIC SAFETY

Golf Carts on CWL Roads - The Department and Commission have been working on rules and implementation of a trial period allowing golf carts to operate on Candlewick Lake roads, as well as the additional signage needed to alert motor vehicles that they are sharing the road with golf carts.

ADMINISTRATION

Budget Preparation - The past several months have been spent working on the 2025-2026 Budget and reviewing the past 1-2 years of expenses in great detail. During this time, multiple Budget Workshops have been held with the Board of Directors, Finance Commission, Department managers and related Commission Chairs, in order to analyze the financial state of the Association as well as the ongoing and projected expenses we will encounter. This process allows for a very comprehensive view of the financial needs of the Association. This is reflected in the detailed proposed budget published for the Membership in the February newspaper, which will serve as the handout for the Budget Hearing. Should you choose to attend this meeting, please be sure to bring your copy!

Reserve Study - The 2024 Reserve Study has been completed after two revisions based on Staff and Board Member feedback. A fully funded Reserve is one of the most important determining factors of a financially healthy HOA. A Reserve Study provides a breakdown of the financial requirement to meet the wear and tear of our association's components. Having a fully funded Reserve provides the best insulation against unexpected costs and special assessments. Additionally, owning a home in an association with a well-funded Reserve is a major contributing factor in property values by not only keeping the community attractive to potential buyers, but also improving resale values for the individual homes. The Reserve Study serves as a very important tool in the management of Candlewick Lake. The Reserve Study is a public document available to all members and has been posted on the Candlewick Lake website.

Accounting - An effort was made this year to reinvigorate the Collection process for Candlewick Lake Association. In doing so, we are now seeing a great response from past-due accounts. We would like to thank all Members who are taking the steps needed to bring their account current.

2025 Annual Meeting Reminder - With the upcoming Annual Meeting on March 16th at 1:00pm, it is extremely important that all Property Owners are aware of and understand the purpose and importance of submitting their proxy form. Because a 20% Membership Quorum is required to hold the Annual Meeting, if you are unable to attend (or are even unsure if you will make it) PLEASE COMPLETE AND SUBMIT A PROXY FORM. The Annual Meeting cannot be held unless 20% of the Membership (Property Owners in good standing) is represented either in-person or by proxy.

Proposal to Change Rules for Unregistered or Inoperable Vehicles, RVs & Trailers

Following is Policy 25-01, which is a proposal to change the rules for unregistered or inoperable vehicles, RVs and trailers. The policy was read at the January 21, 2025 Board meeting and will be voted on at the February 18, 2025 Board meeting.

POLICY 25-01

WHEREAS, Section 4-12 of the Candlewick Lake Rules & Regulations lists the rules for unregistered or inoperable vehicles, RVs and trailers, and

WHEREAS, the Public Safety Commission wishes to define and clarify the rules for unregistered and inoperable vehicles and add "non-motorized RVs" to the rules, and

NOW THEREFORE BE IT RESOLVED that the title of Section 4-12 and the rules in Section 4-12 of the Candlewick Lake Rules & Regulations be changed as follows:

4-12 Vehicles / RVs / Non-Motorized RVs, Trailers - Unregistered/Inoperable/Flat Tires

The following vehicles, RVs, *non-motorized RVs* and trailers shall not be allowed to be parked or be stored on driveways or on property in Candlewick Lake. A vehicle, *RV, non-motorized RV* or trailer stored in the garage which is closed and not visible from the street is not in violation of this section as long as it remains so stored.

1. Unregistered Vehicles.
 - a. Vehicles and RVs whose registration with the Illinois Secretary of State or with another State is not current and/or is not registered with the Candlewick Administration Office are deemed unregistered vehicles. ~~Such vehicles or RVs may be stored in a garage if not visible from the street. Members/Associate Members/Tenants shall be issued a warning by mail giving them ten days after the date of the warning, to bring the current State vehicle registration to the Candlewick Administration Office. Members/Associate Members/Tenants shall be issued citations for having unregistered vehicle(s) or RVs within the meaning of this section if there is no compliance with the requirement of this section.~~
 - b. *Vehicles and RVs not registered with Candlewick Lake Administration Office will be deemed unregistered vehicles. Members/Associate Members/Tenants shall be issued a warning by mail giving them ten days after the date of the warning, to bring the current State vehicle registration to the Candlewick Administration Office. Members/Associate Members/Tenants shall be issued citations for having unregistered vehicle(s) or RVs within the meaning of this section if there is no compliance with the requirement of this section.*
 - b. c. No unregistered vehicle or RV is allowed to be parked on the driveway or property of Members/Associate Members/Tenants.
 - c. ~~No unregistered trailer is allowed to be parked on the driveway or property of Members/Associate Members/Tenants.~~
2. Inoperable Vehicles.
 - a. Vehicles ~~or~~ RVs ~~or~~ trailers which are partially disassembled or have a flat tire or tires ~~or have and either cannot start and/or has~~ not moved for 30 days shall be deemed an inoperable vehicle within the meaning of this section. It shall be a violation of this Rule to have any inoperable vehicle on the driveway or otherwise on the property. A warning shall be issued by mail to Members/Associate Members/Tenants for a violation of this section with notice to remove and/or repair the vehicle. If the inoperable vehicle is not removed or repaired ten days after the date of warning, a citation shall be issued to Members/Associate Members/Tenants.
3. Vehicles / RVs / Non-Motorized RVs / Trailers with Flat or Multiple Flat Tires.
 - a. Upon observation of a vehicle, RV, *non-motorized RV* or trailer in a driveway that has a flat tire or multiple flat tires, Public Safety may issue a warning by mail to Members/Associate Members/Tenants to have the flat tire(s) repaired within ten days after the date the warning is issued. Members/Associate Members/Tenants with vehicles, RVs, *non-motorized RV's* or trailers having flat or multiple flat tires that are not repaired or replaced, a citation shall be issued to the Member/Associate Member/Tenant.
4. Vehicles, RVs, *non-motorized RV's* or trailers with broken or missing windows shall have 20 days after notice of a violation hereof to have said replaced or repaired. If the windows are not replaced or repaired, a citation shall ~~issue~~ be issued.

Association Information

Outdoor Lighting Proposal continued from page 7

following the event. Due to the weather, December seasonal lights will be allowed to be put up no earlier than November 10th but may not be lit until November 20th. The removal of December/January 1st seasonal lights must be by February 15th. The lights may not be lit beyond ten (10) days after the event. An extension may be granted when there are extenuating circumstances:

- 5.) All exterior ambient lighting used around decks, docks, porches, flower beds, pools, patios, gazebos, fire pit areas, and architectural accents shall be allowed as long as the lighting is not bright and/or harsh and is in keeping with the concept of Candlewick Lake and can be offensive to neighboring properties. Lighting shall illuminate the respective area without emitting direct light on the neighbor's property or shine in their windows. Seasonal/holiday string lights are not to be used for ambient lighting.
- 6.) Intelligent, programmable permanent lighting such as Govee, Trimlight, OELO, etc. that can be configured as soft ambient lighting as well as colorful seasonal/holiday lighting that is installed via an adhesive and/or mechanically secured are permitted when the following guidelines are adhered to:
 - a. Lights shall only be installed on the underside of gutters and/or soffits and facing directly down towards the ground.
 - b. During holiday/seasonal times of the year, the colored lights shall be allowed to be lit thirty (30) days before and ten (10) days following the event. December seasonal lights may not be lit until November 20th. The seasonal colored lights may

not be lit beyond ten (10) days after the event as referenced in Section 14-6 of the Candlewick Lake Rules & Regulations.

c. During non-holiday times of the year, the lights can be either off or programmed as ambient lighting that are not bright or harsh and not conflict with the concept of Candlewick Lake and/or be offensive to neighboring properties.

6. 7.) A warning notice shall be issued to violators of these rules, except holiday lighting, allowing 30 days to comply. Thereafter the property owner will be issued a citation.

Candlewick Lake Rules & Regulations 14-6 Seasonal / Event Lighting

All exterior lighting such as, but not limited to event, holiday/seasonal, temporary, festoon, all lighting devices, and sound devices, or wiring that is not part of the standard permanently affixed residential electrical wiring system shall be allowed to remain in place a maximum of thirty (30) days before and ten (10) days following the event. Due to the weather, December seasonal lights will be allowed to be put up no earlier than November 10th but may not be lit until November 20th. The removal of December/January 1st seasonal lights must be by February 15th. The lights may not be lit beyond ten (10) days after the event. An extension may be granted when there are extenuating circumstances.

14-6A Exterior Ambient Lighting

The Environmental Control Committee has established regulations for the installation of exterior ambient lighting around decks, docks, porches, flower beds, pools, patios, gazebos, fire pit areas and for architectural accents. Refer to Section 522 of the ECC Building Rules and Regulations for applicable rules.

Avoid Frozen Pipes - Tips from Aqua

As we head deeper into winter, Aqua wants to encourage our customers to prepare for and prevent frozen water pipes inside your homes. Here are some tips and tricks that you can do right now, to avoid the potential of problems as temperatures continue to drop:

- Locate and visibly mark the master valve so you can turn off the water to your home in case a pipe breaks inside your home.
- Make sure the lids on outdoor meter pits are not broken or missing.
- Shut off and drain any outside faucets including those for lawn sprinkling systems.
- Prevent drafts in unheated areas, such as crawl spaces or basements, by replacing broken glass or making other repairs.

We also advise that you have heat tape, pipe insulation, a portable space heater and a hand-held hair dryer on hand. These items will help when putting the following tips for unheated areas of your homes to use when temperatures drop below freezing:

- Wrap pipes with insulation material or heat tape. Wrap indoor water meters with a blanket. Proper and safe use of portable space heaters can also keep exposed pipes in drafty areas from freezing.
- For interior plumbing located on an outside wall, such as a kitchen sink, install heat tape on the pipes beneath the sink. If no small children are in the house, open cabinet doors beneath the sink to allow the warm air in the home to reach the pipes.
- When temperatures remain near 10°F, you might want to leave a very thin stream of water running continuously from at least one faucet — preferably the one farthest from the meter. The additional cost of the water is cheaper than the cost of repairing ruptured pipes.
- If you locate a frozen area, open a spigot and use a blow dryer or heat tape to thaw the area.

Approved Policy to Change Rules for Parking

Following is Policy 24-04, which was approved at the January 21, 2025 Board meeting and is to change the rules regarding parking. The policy will go into effect February 1, 2025

POLICY 24-04

WHEREAS, the current Rules and Regulations specify parking on the road, and


WHEREAS, the Public Safety Commission is recommending changing the rules in Section 4-10, Paragraph C regarding parking on the road, and

NOW THEREFORE BE IT RESOLVED that Section 4-10, Paragraph C be changed as follows:

Parking

C. Parking on the shoulders of the roadway is permitted from 7:00 a.m. to 2:00 a.m., provided there is no hazard to road traffic and the two right side wheels are off the roadway. You may park vehicles with all 4 tires off the roadway on your own property provided the driver's side tires are within 3 feet of the paved road edge. If the vehicle is parked in the roadway it will be considered a safety violation and a citation will be issued. Special permission must be obtained from Public Safety to extend this period of time.

New & Used Gun Sales
F.F.L. Gun Transfer Service



Helsell Gun Shop
815-389-3692

Hours: M-W-F, 12:00 - 3:00 Saturday, 10:00 - 3:00
1288 Rockton Road, Caledonia, IL 61011

Fireworks donations are being accepted year round.

Feel free to drop off donations


at the office at any time.

SOLD & CLOSED IN 2024



Chuck Romano
Candlewick Lake Specialist & Resident Realtor (39 Years)
815-543-8280
chuckr@dickersonnieman.com
dickersonnieman.com/chuckromano

Dickerson & Nieman
REALTORS
6277 E. RIVERSIDE BLVD.
ROCKFORD, IL 61114




PROTECT OUR WATERS

STOP AQUATIC HITCHHIKERS. KEEP YOUR WINTER FISHING GEAR CLEAN, ESPECIALLY IF YOU FISH OTHER LAKES/WATERS.

CWL LAKE MANAGEMENT COMMISSION MEMBERS THANK YOU

Association Information



March 1st - April 15th

WIN A CHANCE TO HAVE AT LEAST \$500 TAKEN OFF YOUR 2025 DUES

RAFFLE TICKETS WILL BE AVAILABLE FOR SALE AT THE ADMINISTRATION OFFICE AND THE REC CENTER BEGINNING MARCH 1ST THROUGH APRIL 15TH. TICKETS ARE \$5 EACH (CASH ONLY). DRAWING FOR WINNERS WILL TAKE PLACE AT THE APRIL BOARD OF DIRECTORS MEETING. SEE MARCH NEWSPAPER FOR A COMPLETE LIST OF RAFFLE RULES.

PLUMBING PROBLEMS?



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ASAPPLUMBINGNOW.COM
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\$50 OFF
Any Plumbing Service



Need plumbing assistance? Look no further! Our expert team at ASAP PLUMBING is here to save the day with our unbeatable plumbing repairs and excavation services. Give us a call today!

RECYCLE RIGHT

Recycle Right means 'Clean' Recycling

So what can I recycle?

While recycling is the first step in the process, it's important to put materials in the cart or bin that actually belong there. Most importantly, we need your help to reduce the contamination of clean recycling materials by those with organic material on them. Know before you throw!



Rinse Plastic & Metal Containers to Remove all Remaining Residue.

From my Kitchen?

- Food & Beverage Cartons (after being quickly rinsed)
- Plastic Bottles, Jars, Jugs and Containers (after being quickly rinsed)
- Aluminum Cans, Metal Containers (after being quickly rinsed)
- Glass Containers (varies by municipality (after being quickly rinsed)
- Brown Paper Bags

From my home office?

- Magazines & Catalogs
- Newspapers (including inserts/circulars)
- Office Paper
- Junk Mail



From anywhere else in the house?

- Cardboard (Yes, all those Prime boxes!)
- Plastic Bottles and Containers (after being quickly rinsed)
- Lids & Tubs

Most Common Contaminants:
Food and liquids of any kind! Plastic bags, textiles, pizza boxes, batteries and shredded paper should **not** be included!

Clean Recycling is Recycling Right! For more information, please visit:
<https://www.advanceddisposal.com/for-mother-earth/recycling-tips-trivia/recycle-right.aspx>



2025-26 Proposed Budget

The following Proposed Budget and the information contained within shall serve as your handout for the February 8th Budget Hearing. Please bring these pages with you if you plan to attend the Budget Hearing Meeting.

OPERATING BUDGET					
	2024-2025 Approved Budget	2024-2025 Estimated Actual	2025-2026 Proposed Budget	Notes/Description/Changes	
Beginning Operating Account Balance		\$1,242,049	\$1,021,064	The Beginning Operating Balance for 2025-2026 equals the Estimated 2024-2025 Year-End Operating Balance, which is found by taking the 2023-2024 Year-End Operating Balance (Total Operating Cash minus Liabilities at the end of the 2024 Fiscal Year), adding the 2024-2025 total estimated Revenue minus total estimated Expenses. This practice of carrying-over surplus Operating funds helps to offset an Association's following year's assessment and accounts for any "excess cash" previously included as a separate revenue line item in prior budgets.	
OPERATING REVENUE					
General Operating Revenue			This category contains revenue that is not department specific. The proposed budget reflects an overall decrease in revenue in this category compared to the 2024-2025 budget as conservative projections are being made based on historical data and estimated year-end actuals.		
Annual Operating Assessment	\$2,696,638	\$2,696,638	\$2,789,521	Breaks down to an annual operating assessment of \$1,171.58 for the 2025-2026 fiscal year. This is an increase of \$39.58 per lot (a \$3.29 increase per lot per month) over the 2024-2025 current fiscal year. Amount is based on 2,381 single lots (including re-platted lots) and reflects the cost of operating expenses minus operating revenue after accounting for the beginning operating account balance.	
Associate Member Dues	\$38,000	\$29,800	\$29,800	Dues charged to Associate Members (i.e. tenants).	
Renter Registration Fees	\$1,100	\$1,100	\$1,000	Revenue from New Renter Registrations (see fee schedule).	
Building Dept Fees	\$7,500	\$7,500	\$7,500	Revenue from permit fees, inspection fees, application fees, misc. construction fees, new home construction fees, and inspection fees (see fee schedule).	
Off-Season Storage	\$22,075	\$22,075	\$23,450	Revenue from rental fees for 46 large rental sites and 54 small rental sites (see fee schedule).	
C-Pass	\$38,950	\$31,657	\$31,657	Revenue from the purchase of C-Passes, which includes C-Passes purchased by the property owner of record, guests, and associate members. Includes mobile C-Passes (see fee schedule).	
NSF Fees	\$3,500	\$4,000	\$4,080	Revenue from NSF/return check handling fees incurred by property owners when a check is returned to CWL (see fee schedule)	
CWL Lien Fees	\$4,500	\$3,183	\$3,000	Revenue from lien charges during the collection process.	
PAL / PUD Letters	\$5,200	\$5,200	\$5,000	Revenue from PAL or PUD Letter fees charged by CWL (see fee schedule). A PAL (Paid Assessment Letter) is required before closing on a property in n HOA, a PUD letter is a rider attached to a document recorded in land records for a property in a PUD (Planned Unit Development).	
Citations	\$64,000	\$64,000	\$60,000	Revenue from fees charged for citations. Amount is based on historical data.	
ECC Work Orders	\$15,000	\$15,000	\$15,000	Revenue from the enforcement of CWL Building Rules & Regulations, including mowing charges.	
Maintenance Work Order	\$200	\$0	\$0	Revenue from costs billed to property owners for repair/maintenance work – this is not a reliable source of revenue for budgeting purposes	
Franchise Income	\$11,500	\$13,000	\$13,000	Revenue from Mediacom cable TV franchise fees and polling place income.	
Newspaper	\$15,500	\$15,431	\$14,400	Revenue from ads in the CWL newspaper.	
Misc. Income	\$4,500	\$3,156	\$3,500	Accounts for misc. fee revenue such as copies, faxes, document retrieval, etc. (see fee schedule).	
Grants	\$0	\$0	\$0	Revenue received from State or Federal Grants (EPA, IEPA, etc.)	
Excess Cash	\$123,946	\$0	\$0	The 24-25 budget included projected excess income for the prior year (net income). The 25-26 budget reflects this as being included in the beginning operating account balance, therefore no longer being a revenue line item.	
Investment Interest (Operating)	\$78,000	\$69,264	\$78,000	Revenue from interest earned on Operating investments.	
A/R CWL Interest	\$65,000	\$63,362	\$65,000	Revenue from finance charges assessed on property owner accounts.	
Parks & Recreation Department Revenue			This category contains revenue that is generated by or is related to the Parks & Recreation department		
Recreation	\$63,050	0	0	The 2025-2026 budget for the Parks & Recreation Department accounts for revenue from summer camp, afterschool programs, fitness center extended memberships and guest passes, gym passes, rec programs, vending machine revenue, coffee sponsorship in the Water's Edge room, events revenue ("activity income"), building rental fees for the Lakeview Room and Outpost, and dog park fees (see fee schedule). The 2024-2025 budget for "Recreation" previously accounted for the total of the following budgeted revenue lines: summer camp, afterschool programs, fitness center, gym, pool snack bar, rec programs, vending machine revenue, and pool snack bar revenue; totaling the \$63,050 budgeted together as "Recreation" but categorized activity income, building rentals, and dog park revenue under general operating revenue (not department-specific) - previously categorized as "Misc. Operating Income" - in the 2024-2025 budget. Hence the change shown under "Recreation" in the proposed budget. Overall, there is a slight decrease in budgeted revenue for this department based on historical data and estimated year-end actuals.	
Activity Income	\$3,170	\$3,170	\$3,170		
Building Rental	\$22,365	\$20,585	\$20,585		
Dog Park Revenue	\$500	\$500	\$500		
Summer Camp	\$16,000	\$15,822	\$16,000		
After School Programs	\$31,000	\$29,335	\$31,000		
Fitness Center	\$6,250	\$5,705	\$6,250		
Gym Passes	\$1,500	\$1,224	\$1,500		
Rec Programs	\$3,500	\$3,323	\$3,500		
Coffee Sponsorship	0	0	\$600		
Vending Machines	\$1,800	\$1,464	\$1,464		
Pool Department Revenue			This category contains revenue that is generated by or is related to the Pool Department		
Pool Pass/ID Cards	\$9,300	\$9,300	\$9,300		The 2025-2026 budget for the Pool Dept accounts for pool passes/replacement ID cards, pool snack bar, and swim lessons which is being brought back in 2025 as "Swim Camp" (see fee schedule). The 2024-2025 budget previously reflected pool passes/replacement ID cards under general operating revenue (not department-specific) - previously categorized as "Misc. Operating Income" - and pool snack bar revenue under the "Recreation" category. Hence the change shown under "Recreation" in the proposed budget. Overall, there is a slight increase budgeted for revenue in this department, and we are likely to see more revenue generated by new swim camp fees; however, this cannot be reliably budgeted for this year. Revenue generated will help to offset expenses and be reflected in the following year's budget.
Pool Snack Bar	\$3,000	\$3,599	\$3,600		
Swim Camp	0	0	0		
Lake Department Revenue			This category contains revenue that is generated by or is related to the Lake Department		
Fishing Permits	\$9,300	\$9,300	\$9,300	The 2025-2026 budget for the Lake Department accounts for fishing passes, dock rentals, and boat rentals (see fee schedule). The 2024-2025 budget previously reflected this revenue under general operating revenue (not department-specific) - previously categorized as "Misc. Operating Income". The amount budgeted for these line items remains flat.	
Dock Rental	\$34,350	\$34,350	\$34,350		
Boat Rental	\$120	\$118	\$118		
Savannah Oaks Department Revenue			This category contains revenue that is generated by or is related to the Savannah Oaks (Golf Course & Clubhouse) Department		
Youth League	\$2,000	\$2,000	\$2,000	The structure of the 2025-2026 budget for Savannah Oaks Department revenue remains the same as this year, consisting of projected revenue from youth league golf lessons, greens fees charged for guests, golf cart rentals, food and non-alcoholic beverage sales, beer and liquor sales, pro shop sales, and golf events. Line item "Cashier Over/Under" reflects sales transaction errors shown in actuals which is negligible in terms of budgeting for revenue. Line item "Golf Advertising" reflects previously budgeted revenue from hole and menu sponsorships; however, this is not a reliable source of revenue for budgeting purposes. Overall, there is an increase in budgeted revenue for this department.	
Green Fees (Non-Resident)	\$14,500	\$15,500	\$15,500		
Golf Cart Rental Fees	\$85,333	\$81,290	\$85,000		
Food Sales	\$44,150	\$50,000	\$60,000		
Beer Sales	\$43,200	\$50,000	\$50,000		
Liquor Sales	\$44,000	\$50,000	\$50,000		
Pro Shop Sales	\$5,850	\$5,244	\$5,244		
Cashier Over/Under	\$0	-\$2	0		
Golf Advertising	\$900	0	0		
Golf Events	\$5,500	\$8,160	\$8,160		
TOTAL OPERATING REVENUE	\$3,582,697	\$3,444,352	\$3,561,049		
OPERATING EXPENSES					
Administration Department					
Full Time Wages	\$404,351	\$402,015	\$409,244	These line items account for payroll expenses including staff compensation, taxes, insurance, and benefits. The increase for full-time wages reflects an allowance for a 3% wage increase. The increase for part-time wages is based on bringing in part-time office assistance (up to 15 hours/week) dedicated to digitizing CWL records. Also included in this category is education expenses for staff and Board, employee relations and recognition expenses, the Board Member meeting stipend as provided for in CWL governing documents, volunteer appreciation party, expense reimbursement for BOD, ECC, and staff members incurred performing association business, and a partial phone reimbursement for four admin employees.	
Part Time Wages	\$0	\$499	\$12,480		
Overtime Wages	\$1,600	\$2,778	\$2,900		
FICA	\$25,070	\$24,556	\$26,344		
Medicare	\$5,863	\$5,762	\$6,161		
FUTA	\$294	\$316	\$336		
SUTA	\$2,276	\$2,607	\$2,032		
Workers Compensation	\$5,267	\$4,251	\$3,585		
Health & Life Insurance	\$62,203	\$57,883	\$62,709		
Retirement Benefits	\$16,507	\$15,111	\$8,828		
Education	\$4,000	\$4,000	\$4,460		
Employee Relations	\$2,200	\$2,200	\$2,200		
Employee Recognition	\$2,100	\$2,100	\$2,100		
Stipend	\$4,800	\$4,300	\$4,200		
Volunteer Appreciation	\$2,500	\$2,500	\$2,500		
Expense Reimbursement	\$1,920	\$1,600	\$2,020		
Legal Fees	\$12,000	\$16,000	\$18,000		This line item accounts for Association Attorney fees for document review, legal guidance, etc. Increase is based on estimate d year-end actual.
Audit Fees	\$15,000	\$12,000	\$12,000		This line item accounts for the annual fee for CPA audit services. Decrease is based on the contracted amount.
Collection Expense	\$6,000	\$6,000	\$7,000		This line item accounts for the expense incurred for placing liens on delinquent accounts and collections process. Increase is based on the actual cost of filing liens increasing.
Outside Services - Contracts	\$5,350	\$4,137	\$3,639	This line items accounts for various outside services such as admin office postage machine lease and maintenance, copy machine service agreement, 1099 online processing fees, ADT security system monitoring (decrease is due to new monthly rate after upgrading system), various outside services relating to HR and payroll such as ADP payroll handling and processing, employee screening, background checks, admin fees incurred for TASC flex spending account fund, and employment advertising.	
Outside Services - HR & Payroll	\$8,635	\$8,612	\$8,645		
Memberships, Dues, Filing Fees	\$3,300	\$2,904	\$3,254	This line item accounts for fees incurred for IALC membership, Boone County Chamber of Commerce membership, CAI memberships, CAM licensing fees, CMCA renewal fees, Amazon Prime account fee, Sec of State annual non-profit cop renewal and registered agent changes, Boone County filing fees, building permits, notary fees, re-platting fees, and copies of deeds.	
Outside Services -Technology	\$57,400	\$59,097	\$59,689	This line item accounts for fees incurred for outside services relating to computer/technology requirements such as Northstar software system, ABDI service calls and monthly hosting fees, remote access programs, Adobe, Microsoft, Canva and other technology subscription services, cloud storage backup, and CWL mobile app capabilities. Increase is based on subscription service costs increasing.	
Public Relations	\$300	\$359	\$758	These line items account for IALC luncheon hosting and various Communications Commission Wishlist items as follows: Survey Monkey subscription fees for one year, two welcome feather flags, \$50 for misc. commission-related expenses. Increase is primarily based on the cost of the Survey subscription. Advertising expenses include posting ads for equipment sales, employment opportunities, or other advertising-related expenses.	
Advertising	\$500	\$500	\$500		
Postage	\$7,000	\$7,105	\$7,105	These line items account for fees incurred for our postage permit and the postage required for community membership correspondence relating to assessments, statements, ballots, governing document amendments, questionnaires, etc. Newspaper expenses include the cost of printing, layout, and postage for the CWL newspaper. Decrease is based on a planned reduction of number of pages in the newspaper. Printing & Duplication accounts for costs incurred for printing checks, decals, passes, envelopes, business cards, door hangers, duplications of election materials and governing documents, and special projects.	
Newspaper	\$35,000	\$36,909	\$33,998		
Printing & Duplication	\$3,500	\$3,500	\$3,500		
Website/Internet	\$835	\$3,230	\$846	This line item accounts for fees incurred for Candlewick Lake website domains.	
Electric	\$3,600	\$3,600	\$3,734	The increase in these line items accounts for a 7.5% increase over prior year actual for electric and gas, and notice provided by Aqua Water indicating an expected \$10/month increase.	
Gas	\$1,245	\$1,245	\$989		
Telephones & Internet	\$11,460	\$11,463	\$11,463		
Sewer & Water	\$1,600	\$1,850	\$1,923		



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Office Supplies	\$7,000	\$7,000	\$6,000	These line items account for supplies needed for office operations (paper, toner, ink, mailing supplies, drinking water, calendars, folders, envelopes, lamination, batteries, etc.), BOD & Commission Meeting packets, Member ID cards, non-disposable supplies/equipment needed for office operations. Decrease in the office supply line item is based on anticipated needs and prior year actual, and the increase in the small equipment line item is based on the anticipated purchase of a new paper cutter, additional scanners specifically required to work with Northstar for the planned digitization project, and misc. parts for cameras, computers, CCTV, etc.
Small Equipment	\$24,500	\$26,169	\$25,823	
Vehicle Repairs	\$900	\$900	\$900	These line items account for repairs, maintenance, fuel, oil, fluids, coolant, etc. for the Building Department vehicle, as well as IL vehicle registration costs.
Fuel/Fluids	\$150	\$150	\$150	
Licenses & Registration	\$158	\$168	\$168	
Small Equipment Repairs	\$600	\$600	\$600	
Bank Fees - General	\$100	\$100	\$100	This line item accounts for HVAC repairs and maintenance for the Admin building, and other office equipment repairs.
Bank Fees - Credit Card	\$27,000	\$27,000	\$27,000	
Bad Debt Expense	\$180,000	\$180,000	\$180,000	These line items account for bank fees incurred while doing business, and fees incurred when credit cards are used for payments across all departments.
Business, Liability, & Auto Insurance	\$111,000	\$111,000	\$142,830	
Insurance Contingency	\$1,000	\$1,000	\$1,000	This line item accounts for anticipated uncollectable assessments and fees due to foreclosures, bankruptcies, and delinquencies based on historical data current budgeted amount.
Cost of Lots - Taxes	\$346	\$346	\$108	
TOTAL ADMIN DEPT EXPENSE	\$1,066,430	\$1,065,422	\$1,113,819	Estimated taxes for four lots based on projected 2024 tax year payable in 2025.
Public Safety Department				
Full Time Wages	\$318,145	\$319,545	\$324,985	These line items account for payroll expenses including staff compensation, taxes, insurance, and benefits. The increase in full-time wages reflects an allowance for a 3% wage increase and a decrease in part-time patrol hours. Also included in this category is education expenses for remedial, ongoing, and continuing training for the public safety staff, including CPR & AED training, boat certification training, and on-site/in-house training. This category also includes an allowance for uniform expenses and a partial phone reimbursement for the chief and deputy chief.
Part Time Wages	\$194,007	\$190,245	\$174,291	
Overtime Wages	\$8,448	\$7,425	\$8,000	
FICA	\$32,876	\$31,901	\$31,476	
Medicare	\$7,688	\$7,443	\$7,361	
FUTA	\$1,013	\$1,036	\$1,134	
SUTA	\$6,948	\$7,245	\$4,895	
Workers Compensation	\$24,910	\$20,545	\$19,190	
Health & Life Insurance	\$41,670	\$40,469	\$37,161	
Retirement Benefits	\$10,984	\$9,040	\$6,738	
Education	\$340	\$250	\$300	
Uniforms	\$2,500	\$2,000	\$2,500	
Expense Reimbursement	\$840	\$420	\$840	
Outside Services - Contracts	\$1,800	\$1,571	\$945	
Outside Services - HR & Payroll	\$500	\$200	\$245	
Public Relations	\$300	\$300	\$300	
Printing & Duplication	\$320	\$320	\$320	These line items account for the cost of special events and promotions including but not limited to National Night Out, safety presentations, 4th of July parade, etc. and the cost of forms for warnings and citations.
Electric	\$3,900	\$3,900	\$3,264	
Gas	\$1,650	\$1,650	\$1,519	These line items account for a 7.5% increase over prior year actual for electric and gas, and an increase in water & sewer based on notice provided by Aqua Water indicating an expected \$10/month increase. Electric and Gas charges for this department include all three gates. Water charges include east and west gates.
Telephones & Internet	\$6,220	\$6,276	\$6,276	
Sewer & Water	\$2,100	\$2,695	\$2,768	
Office Supplies	\$300	\$400	\$300	These line items account for AEDS, AED pads & batteries, flags, computers & related equipment for gate houses and patrol vehicles, patrol officer gear, an increase to purchase an additional trail camera, an increase for improvements to remote gate entry capabilities, fire extinguishers, office equipment for the gate houses, and field equipment.
First Aid Supplies	\$3,400	\$4,400	\$2,000	
Small Equipment	\$4,900	\$3,443	\$5,314	These line items account for repairs and preventative maintenance of the patrol vehicles and the cost of fuel, oil, and other vehicle fluids.
Vehicle Repairs	\$4,000	\$4,000	\$3,500	
Fuel/Fluids	\$21,000	\$17,500	\$18,000	This line item accounts for repairs for equipment such as surveillance cameras, computers, radar equipment, etc.
Small Equipment Repairs	\$1,200	\$1,000	\$1,200	
Boat & Trailer Repairs	\$2,800	\$2,400	\$2,000	This line item accounts for repairs and maintenance to patrol boats and trailers.
Licenses & Registration	\$809	\$621	\$519	
Business, Liability, & Auto Insurance	\$3,600	\$5,000	\$0	As provided for in the Admin portion of the Operating Budget, the decrease to this line item reflects a change in the structure of the budget categorizing all insurance to Admin as this is an expense related to the administration of the association as a whole. A slight increase to the Insurance Contingency reflects the cost of the auto insurance deductible and gate strikes, based on historical data.
Insurance Contingency	\$1,500	\$1,000	\$2,000	
TOTAL PUBLIC SAFETY EXPENSE	\$710,668	\$694,239	\$669,342	
Maintenance Department				
Full Time Wages	\$318,978	\$317,733	\$332,538	These line items account for payroll expenses including staff compensation, taxes, insurance, benefits, and union pension. The increase in wages reflects a 3% wage increase for full-time and seasonal employees and a \$1 increase for part-time janitorial staff, as outlined in the union contract. Also included in this category is an increase for education and licensing expenses including pesticide testing, general standards, CDL tests/permits, and CPO certification. This category also includes partial phone reimbursement for full-time department staff. Costs for uniforms reflects a slight decrease based on actual expenses.
Part Time & Seasonal Wages	\$75,700	\$70,401	\$56,750	
Overtime Wages	\$11,000	\$8,348	\$11,500	
FICA	\$24,987	\$24,297	\$24,136	
Medicare	\$5,832	\$5,676	\$5,645	
FUTA	\$462	\$460	\$417	
SUTA	\$3,512	\$3,799	\$2,437	
Workers Compensation	\$19,916	\$17,035	\$15,150	
Health & Life Insurance	\$53,755	\$60,395	\$62,368	
Retirement Benefits	\$17,247	\$15,946	\$18,075	
Education	\$900	\$955	\$1,025	
Uniforms	\$1,875	\$1,645	\$1,645	
Expense Reimbursement	\$1,620	\$1,620	\$1,620	
Outside Services - Contracts	\$61,500	\$101,185	\$83,636	
Outside Services - HR & Payroll	\$1,000	\$804	\$1,055	
Memberships, Dues, Filing Fees	\$250	\$250	\$251	
Electric	\$2,000	\$2,000	\$2,116	These line items account for a 7.5% increase over prior year actual for electric and gas.
Gas	\$4,600	\$4,600	\$4,378	
Telephones & Internet	\$2,300	\$2,316	\$2,316	
Janitorial Supplies	\$4,750	\$5,745	\$4,750	These line items include supplies needed for janitorial services for all buildings and parks, basic inventory needed for the operation of the maintenance department including but not limited to paint, hand tools, concrete, street signs, building signs, locks, keys, lights, building mats, gloves, welding supplies, fertilizer, weed control, CO2, saw blades, office supplies, ladders, drills, chain saws, barricades, buoys, and the necessary equipment needed for compliance with OSHA, IL Dept of Labor, and CWL insurance. Decrease in Communication equipment is due re-evaluating the need for radios vs more common and efficient use of mobile phones which is covered by the partial employee reimbursement line item.
Maintenance Supplies	\$13,000	\$15,072	\$13,000	
Office Supplies	\$750	\$500	\$500	These line items account for the repair and maintenance of all maintenance dept vehicles, related towing costs, and diagnostic software subscription. Increase reflects the expectation of higher repair and maintenance expenses in an effort to delay large, more expensive replacements. Also included within these line items is costs relating to necessary fuel, oil, kerosine, and other fluids used in the operation of maintenance vehicles and equipment, repairs for small and heavy equipment such as saws, drill press, auger, welder, snow blowers, pressure washer, mowers, plows harvester, etc. This category also includes expenses incurred for the repair of mailbox posts, perimeter fencing and gates.
Safety Equipment & Supplies	\$3,000	\$1,011	\$1,100	
Small Equipment	\$13,000	\$13,000	\$5,000	These line items account for materials needed for road patching and shoulder stone (increased based on historical date and actuals), salt used for ice control, and maintenance/improvements to the grounds performed in-house for various landscaping needs.
Communication Equipment	\$300	\$300	\$0	
Vehicle Repairs	\$16,000	\$14,996	\$20,000	This line item includes fees incurred for the licensing and renewal of maintenance vehicles, including state inspections and insurance bond for mileage plates.
Fuel/Fluids	\$25,500	\$21,207	\$25,500	
Small Equipment Repairs	\$9,000	\$9,000	\$7,000	This line item accounts for rental equipment such as lifts for the maintenance of buildings, tree care and removal, holiday lights, etc. Decrease is based on historical data and actuals.
Fence & Gate Repairs	\$3,000	\$3,000	\$3,000	
Mailbox Repairs	\$850	\$414	\$850	As provided for in the Admin portion of the Operating Budget, the decrease to this line item reflects a change in the structure of the budget categorizing all insurance to Admin as this is an expense related to the administration of the association as a whole.
Heavy Equipment Repairs	\$12,100	\$8,355	\$15,000	
Road Repairs	\$7,000	\$11,889	\$11,889	This line item accounts for various county and state permits required to run the department, such as food permit for the snack bar, swimming facility licenses for pool and beach, and inspections for pool, slide, and beach. Increase reflects the previously unbudgeted cost for IL state Fire Marshall inspection of pool heaters.
Ice Control Material	\$40,000	\$40,000	\$40,000	
Building & Grounds Material	\$5,500	\$3,876	\$4,500	These line items account for a 7.5% increase over prior year actual for electric and gas. Decrease is based on historical data and actuals.
Licenses & Registration	\$4,795	\$3,703	\$3,851	
Equipment Rental	\$12,000	\$2,045	\$7,000	These line items account for supply expenses for the maintenance and upkeep of the pool such as paint, filters, and janitorial supplies, as well as office supplies for check-in/concessions, first aid kit and refills (previously unbudgeted), the cost of food purchased for resale at the snack bar, and small equipment needed for operating the pool such as pool safety equipment. The decrease in Small Equipment reflects the difference between the 2024-2025 department wishlist and the upcoming year's wishlist (new garbage bins and new cover for the chair lift).
Business, Liability, & Auto Insurance	\$14,000	\$14,000	\$0	
TOTAL MAINTENANCE DEPT EXPENSE	\$791,979	\$807,579	\$789,996	
Pool Department				
Part Time Wages	\$41,833	\$34,387	\$35,000	These line items account for payroll expenses including staff compensation, taxes, insurance, and benefits. Decrease in wages reflects current year actuals. The increase in education expenses reflects certification and training of additional lifeguards and CPO certification for pool manager. This category also includes cost for uniforms.
Overtime Wages	\$0	\$141	\$145	
FICA	\$2,591	\$2,125	\$3,277	
Medicare	\$607	\$501	\$766	
FUTA	\$251	\$193	\$295	
SUTA	\$1,024	\$847	\$519	
Workers Compensation	\$2,750	\$1,311	\$1,061	
Education	\$1,250	\$1,250	\$1,975	
Uniforms	\$250	\$250	\$250	
Outside Services - Contracts	\$4,600	\$4,600	\$4,600	
Outside Services - HR & Payroll	\$350	\$350	\$365	These line items account for the cost of opening and closing the pool, and additional service needed that may be required to keep the pool running. Also includes allowance for employment screening and advertising for employment opportunities.
Memberships, Dues, Filing Fees	\$1,470	\$1,731	\$1,731	
Electric	\$5,800	\$5,800	\$5,961	These line items account for a 7.5% increase over prior year actual for electric and gas. Decrease is based on historical data and actuals.
Gas	\$5,200	\$5,200	\$3,850	
Telephones & Internet	\$610	\$590	\$590	
Maintenance Supplies	\$2,000	\$2,000	\$2,000	These line items account for supply expenses for the maintenance and upkeep of the pool such as paint, filters, and janitorial supplies, as well as office supplies for check-in/concessions, first aid kit and refills (previously unbudgeted), the cost of food purchased for resale at the snack bar, and small equipment needed for operating the pool such as pool safety equipment. The decrease in Small Equipment reflects the difference between the 2024-2025 department wishlist and the upcoming year's wishlist (new garbage bins and new cover for the chair lift).
Office Supplies	\$150	\$0	\$100	
First Aid Supplies	\$0	\$75	\$75	
Snack Bar	\$2,300	\$2,300	\$2,300	

Deadline to Advertise in the Candlewick News March issue is February 15!

Email
rbmadvertising@gmail.com for information.

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Small Equipment	\$5,800	\$8,340	\$1,125		
Small Equipment Repairs	\$4,090	\$13,000	\$5,000	These line items account for the cost of repairs for the small equipment of the pool (motors, pumps, lines) and the cost of liquid chemicals necessary to maintain the pool. Increase to Small Equipment Repairs is based on historical data.	
Chemicals	\$17,800	\$17,800	\$17,860		
Activity Expense	0	0	\$500		
TOTAL POOL DEPT EXPENSE	\$100,726	\$102,790	\$89,345		
Parks & Recreation Department					
Full Time Wages	\$159,785	\$95,752	\$111,669	These line items account for payroll expenses including staff compensation, taxes, insurance, and benefits. It is important to note that in previous budgets, full & part-time wages were lumped together under one line due to previously only having one full-time employee. With restructuring, there has been a reduction to part-time wages. The increase to the total amount for wages reflects an allowance for a 3% wage increase. Also included in this category are education expenses for staff including CPR training and CPO for department manager. Expense reimbursement decreased due to manager electing out of this program. Overall, this category reflects a decrease for the 2025-2026 budget compared to the 2024-2025 budget.	
Part Time Wages	\$0	\$54,750	\$49,703		
Overtime Wages	\$800	\$302	\$305		
FICA	\$9,906	\$8,981	\$10,005		
Medicare	\$2,317	\$2,101	\$2,340		
FUTA	\$409	\$432	\$311		
SUTA	\$2,285	\$2,261	\$1,748		
Workers Compensation	\$4,108	\$3,336	\$1,372		
Health & Life Insurance	\$13,640	\$3,811	\$1,498		
Retirement Benefits	\$2,378	\$990	\$1,262		
Education	\$300	\$700	\$300		
Expense Reimbursement	\$420	\$420	\$0		
Outside Services - Contracts	\$21,500	\$21,500	\$21,371		These line items account for fire safety services for the Rec Center (increased based on historical data and actuals), ADT security monitoring for the Rec Center and Outpost, gym & stage floor maintenance (increased based on historical data and actuals), partition maintenance, monthly port-a-potty rentals (Castaway Park, Rec Center Dock, Friendship Park, Highland Valley Green), contracted fitness center preventative maintenance program, employee screening/background checks for new hires and seasonal employees, employment advertising, and Sam's Club membership fee. The line item for Public Relations decreased due to this previously being utilized for supplementing a coffee sponsorship program for the Water's Edge room. However, coffee supplies will now be under the supplies line item to stock the coffee area consistently, and a new revenue line item has been created for funds received for coffee sponsorship which offsets the expense.
Outside Services - HR & Payroll	\$15,000	\$15,000	\$12,905		
Memberships, Dues, Filing Fees	\$5,400	\$5,640	\$5,640		
Public Relations	\$50	\$250	\$0	These line items account for a 7.5% increase over prior year actual for electric and gas, and an increase in water & sewer based on notice provided by Aqua Water indicating an expected \$10/month increase. Electric for this department includes electricity for Friendship Park, Outpost, Rec Center. Water for this department includes charges for the pool, Outpost, Friendship Park bathroom, and Rec Center. Gas for this department includes Outpost and Rec Center.	
Electric	\$21,500	\$21,500	\$21,371		
Gas	\$15,000	\$15,000	\$12,905		
Telephones & Internet	\$5,400	\$5,640	\$5,640	These line items account for the cost of janitorial supplies (decreased based on actuals) required for the Rec Center, Outpost, and Friendship Park bathroom, the cost of snacks and supplies for the afterschool programs and camp (decreased based on actuals), the cost of maintenance supplies (decreased based on historical data) for the Rec Center and Outpost including but not limited to keys, lights, water softener, paint, shuffleboard wax, building mats, etc., and the cost of stocking the vending machines inside and outside of the Rec Center. Office supplies for this department include but are not limited to paper, printer ink, calendars, ID cards, fitness center cards, etc. As reflected by the decrease to the Public Relations line item, coffee supplies are now included under the Coffee Supplies line item for the consistent stocking of the Water's Edge coffee area (coffee, cups, creamer, etc.).	
Sewer & Water	\$13,700	\$23,586	\$23,659		
Janitorial Supplies	\$4,200	\$3,300	\$3,300		
Camp / After School Supplies	\$6,000	\$4,500	\$4,500		
Maintenance Supplies	\$2,900	\$2,900	\$1,900		
Office Supplies	\$1,200	\$1,200	\$1,200		
Coffee Supplies	\$0	\$0	\$400		
First Aid Supplies	\$0	\$75	\$75		
Vending Machines	\$1,500	\$1,500	\$1,500		
Dog Park Expense	\$300	\$300	\$300		
Small Equipment	\$2,300	\$4,867	\$2,266		These line items account for various equipment and materials needed for the Rec Center, including but not limited to computer equipment and non-disposable office supplies, sports equipment such as basketballs and ping-pong paddles, new outdoor planters to replace the current ones which are rotted, walkie-talkies for the afterschool program and camp, a new rug for the afterschool program room, chair wraps, and sound panels to reduce echo in the afterschool room. This category also includes the costs for repairs to small equipment for playgrounds and parks, and Rec Center equipment, as well as materials needed for the upkeep of the grounds around the Rec Center, Outpost, and all parks. Grounds Materials line item was increased based on historical data.
Small Equipment Repairs	\$8,000	\$4,000	\$4,000		
Building & Grounds Material	\$5,500	\$6,500	\$6,500		
Activities & Events - Events Commission	\$23,485	\$23,485	\$22,210	These line items account for expenses incurred for events and activities organized by the Events Commission such as the Community Garage Sale, Food Truck door prizes, the July 4th Parade, band, & fireworks, Concert in the Park, Karaoke & a Bonfire, Glo Go Run, Craft & Vendor Fairs, Fall Fest, Chili Cook Off, Family Turkey Bingo, Breakfast with Santa, Holiday Lights Contest, Wine Tasting, Winterfest, Family Valentine Bingo, Lunch with the Easter Bunny, Yard of the Month, and Monthly Bunco. New this year, we have added a line item for Activities & Events to hold banquets for Rec Center leagues/groups at Savannah Oaks in an effort to cross-promote the departments and show appreciation for our Rec Center leagues and groups.	
Activities & Events - Parks & Rec	\$0	\$0	\$800		
TOTAL PARKS & REC DEPT EXPENSE	\$319,828	\$305,886	\$307,507		
Lake Department					
Education	\$900	\$50	\$50	This line item was decreased based on historical data and actuals. The \$50 remaining is for the Kid's Fishing tournament.	
Consulting	\$14,000	\$18,850	\$18,850	This line item accounts for consulting fees incurred for the management and oversight of the lake and surrounding watershed areas, i.e. fish, plants, water quality reports, professional chemical treatment advice, etc. Increase is based on historical data and the estimated year-end actual, including moving some expenses from the Outside Services line item here, such as the fish survey and stocking, and vegetative mapping of the lake, as these are services related to consulting work.	
Expense Reimbursement	\$250	\$0	\$0	This line item was decreased based on historical data and actuals.	
Outside Services - Contracts	\$60,210	\$39,910	\$21,590	This line item accounts for several services for the maintenance of the lake and watershed areas, such as natural area stewardship/maintenance at Friendship Park, Firefly Bay, bioswales and no-mow areas (weeding, spot-spraying, stump treatments), maintenance of the filter strip/prairie north of the West Gate (weeding, spot-spraying, stump treatments), willow clearing at Friendship Park and the entirety of the Dam, agreement with farmers for the filter strip, air tank reimbursement for scuba divers for lake management, and marina dock installation and removal. Decrease for this line item reflects moving port-a-potty rental costs to Parks & Rec, moving consulting-related work to the consulting line item, and the reduction of expenses for natural area stewardship/maintenance due to having installations performed previously and now seeing lower expenses for maintaining those projects (bioswales, filter strip, etc.).	
Grant Work	\$4,000	\$4,000	\$0	This line item accounts for grant writing i.e. grant applications and related permits, and engineering costs and monitoring fees related to grant writing.	
Printing & Duplicating	\$50	\$0	\$0	This line item was decreased based on historical data and actuals, as resources within the Admin budget are utilized for this.	
Electric	\$950	\$950	\$928	This line item accounts for electricity charges for marina lights and the aerator at the Dip. (the electricity for the aerator around the outlet structure in the winter and the three aerator disks in the lake is charged under the Rec Center utilities)	
Small Equipment	\$2,500	\$2,500	\$0	These line items account for the replacement of lake buoys and on-site lake testing equipment (decreased due to no need to purchase more in 2025-2026 fiscal year), repairs to watercrafts for lake maintenance boats (increased due to not having existed before, cost was charged to maintenance department previously), costs for repairs to the aerator and pumps, compressors, buoys, testing equipment, informational signs, and can trailer. Heavy equipment repairs include expenses from repairs performed to lake equipment such as trailers for maintenance boats (increased due to not having existed before, cost was charged to maintenance department previously)	
Watercraft Repairs	\$0	\$1,000	\$1,000		
Small Equipment Repairs	\$2,000	\$401	\$2,000		
Heavy Equipment Repairs	\$0	\$0	\$1,000		
Dam Inspection	\$2,000	\$1,236	\$2,000	This line item reflects the annually required inspection for the earthen dam.	
Lake Quality Test	\$8,000	\$8,000	\$8,000	This line item accounts for the lab testing required for samples collected from the lake and beach.	
Fish Stocking	\$10,000	\$10,020	\$10,100	These line items account for the purchase of fish stock and related costs incurred to increase the natural spawning areas, the cost of chemicals to treat the lake for weeds and algae, and the costs for materials needed for repairs to the boat ramps, boat docks, piers, sand for boat mooring by the beach, concrete behind the dam, outlet structure, small areas of rip rap, lake signage material, and shoreline plantings.	
Chemicals	\$28,000	\$28,000	\$28,000		
Grounds Material	\$3,000	\$3,000	\$3,000		
Licenses & Registration	\$525	\$285	\$230	This line item accounts for fees incurred for watercraft and trailer registrations and renewals. Decrease is based on historical data and actuals.	
Lake Department Operating Capital Improvements/Expenses:					
Harvester (Reserve Loan Repayment Year 4 of 5)	\$33,874	\$33,874	\$33,870	These line items account for the repayment for the loan previously taken from the Reserve for the Harvester and Boat Docks, to be paid back over a 5-year period. 2025-2026 will be year 3 of 5 for the Harvester and year 2 of 5 for the Boat Docks	
Boat Docks (Reserve Loan Repayment Year 3 of 5)	\$5,391	\$5,391	\$5,391		
Extension of Highland Valley Green Fishing Pier	\$0	\$0	\$5,000		
TOTAL LAKE DEPT EXPENSE	\$175,650	\$157,466	\$141,009		
Savannah Oaks Department					
Full Time Wages	\$0	\$41,251	\$88,400	These line items account for payroll expenses including staff compensation, taxes, insurance, and benefits. It is important to note that in previous budgets, full & part-time wages were lumped together under one line due to previously only having one full-time employee. With restructuring, we have added a Golf Course Manager to payroll, reducing the expense from the line item "Outside Services - HR & Payroll" for this department. The increase in the total amount for wages reflects an allowance for a 3% wage increase for part-time Savannah Oaks staff. Also included in this category is education expenses for staff such as training courses and certifications to enhance employee performance and food certifications required by the health department, as well as uniform expenses slightly increased to implement an improved dress code for staff. Overall, this category reflects a decrease for the 2025-2026 budget compared to the 2024-2025 budget.	
Part Time Wages	\$88,000	\$80,741	\$61,946		
Overtime Wages	\$1,000	\$2,116	\$2,500		
FICA	\$5,319	\$7,112	\$9,321		
Medicare	\$1,244	\$1,664	\$2,180		
FUTA	\$265	\$315	\$494		
SUTA	\$1,459	\$1,992	\$1,661		
Workers Compensation	\$5,633	\$3,518	\$4,275		
Health & Life Insurance	\$7,260	\$7,168	\$20,568		
Retirement Benefits	\$1,000	\$1,295	\$2,652		
Education	\$600	\$600	\$500		
Uniforms	\$400	\$400	\$600		
Expense Reimbursement	\$500	\$855	\$420		
Outside Services - Contracts	\$11,900	\$10,988	\$10,404	These line items account for various services needed for the operation of the Clubhouse and Golf Course, including charging and inspecting of fire extinguishers, TV services for sports, bi-weekly cleaning of draft lines, pest control, port-a-potty rental, and ADT security monitoring. Also included in this category is employee screening/background checks. The large decrease in line item "Outside Services - HR & Payroll" is due to restructuring the golf course management for Savannah Oaks and moving this expense into the payroll category, as we now have an in-house golf course manager. Expense for Memberships, Dues, Filing Fees includes the cost of the state and county liquor licenses and food permits required to operate the Clubhouse bar.	
Outside Services - HR & Payroll	\$70,500	\$72,425	\$350		
Memberships, Dues, Filing Fees	\$1,630	\$1,785	\$1,630		
Advertising	\$700	\$0	\$0	The decrease for this line item reflects an upcoming change for punch cards as this will now be accessible on the CWL app, which is already tracked digitally on the backend of the software. Additionally, scorecard cardstock and pencils were previously included under this line item but will now be included under supplies. This line item also previously included hole sponsorship signs; however, the signs will now be entirely funded by the sponsorship, therefore an expense will not be incurred.	
Electric	\$10,700	\$10,700	\$13,021	These line items account for a 7.5% increase over prior year actual for electric and gas, and an increase in water & sewer based on notice provided by Aqua Water indicating an expected \$10/month increase. Electricity charges for this department include the Clubhouse and Golf Course (irrigation system and Golf Course maintenance building). Gas charges for this department include the Clubhouse and Golf Course maintenance building.	
Gas	\$3,300	\$3,300	\$2,787		
Telephones & Internet	\$3,156	\$3,168	\$3,168		
Sewer & Water	\$3,600	\$5,318	\$5,398	These line items account for janitorial supplies for the Clubhouse and Golf Course maintenance building, supplies needed to maintain the buildings, sunshine boards, course, office supplies for the clubhouse and maintenance building, first aid and safety supplies for clubhouse and maintenance buildings, and disposable cups, glasses, plates, to-go products, and scorecard cardstock and pencils. The increase for Disposables is based actuals.	
Janitorial Supplies	\$2,300	\$2,967	\$2,967		
Maintenance Supplies	\$2,600	\$2,600	\$2,600		
Office Supplies	\$900	\$900	\$900		
First Aid Supplies	\$850	\$850	\$850		
Disposables	\$6,700	\$16,483	\$16,483		
Food	\$35,000	\$43,046	\$43,046		
Liquor	\$18,000	\$28,042	\$28,042		
Beer	\$19,500	\$35,380	\$35,380		

Commission/Committee monitoring reports are available on the website.

2025-26 Proposed Budget

Pro Shop	\$3,800	\$4,000	\$4,000	
Small Equipment	\$2,100	\$12,996	\$7,470	These line items account for the cost of kitchen equipment and accessories, flags for the course, cooler bags, and Golf Commission and Department wishlist items including a ventless countertop fryer, additional freezer, and new TV, reflecting the increase to line item "Small Equipment". Also included in this category is fuel and fluids for golf course equipment and golf carts, decreased based on historical data and actuals. Equipment repairs include any repairs needed to the clubhouse building and equipment, repairs to the golf course irrigation system, and replacement/repair parts for golf course equipment and mower sharpening. Building and Grounds Materials needed for this department include mulch and weeding (slight increase based on contracted service), stone and rollers for the cart paths and bike paths, misc. course materials such as rope, sand, topdressing seed, drainage tile, etc. (increased based on estimated year-end actual), materials for the clubhouse patio and landscaping, and the addition of new blacktop for a portion of the cart path as a Golf Commission wishlist item. Decrease to line item "Chemicals", which includes fertilizers and chemicals used to maintain the course and aquatic treatments for ponds within the course, is based on estimated year-end actual.
Fuel/Fluids	\$8,000	\$5,000	\$5,000	
Small Equipment Repairs	\$9,500	\$9,500	\$9,500	
Building & Grounds Material	\$3,100	\$7,858	\$10,900	
Chemicals	\$6,000	\$4,820	\$4,820	
Equipment Rental	\$21,000	\$22,781	\$28,027	
Activity Expense - Golf Tournaments & Events	\$10,000	\$12,461	\$11,790	
Activity Expense - Clubhouse Events & Activities	\$0	\$1,998	\$980	These line items account for events and activities organized by the Golf Commission such as Pub Trivia, Bingo, Kentucky Derby, Cruise Night, Tournament Events, Live Music & Entertainment, Sporting Events (March Madness, World Series, Basketball, Bowl Events, College Football), Cinco De Mayo, Men's & Ladies' League Dinners, Youth League tournament, Halloween Party, Pink Party, New Years Eve, Superbowl, Daytona 500, and St. Patrick's Day. Increase is based on additional funding for tournament events and the live music & entertainment. The Activity Expense for Clubhouse Events and Activities Increased is due to being a newly created line item based on actual expenses.
Business, Liability, & Auto Insurance	\$900	\$660	\$0	As provided for in the Admin portion of the Operating Budget, the decrease to this line item reflects a change in the structure of the budget categorizing all insurance to Admin as this is an expense related to the administration of the association as a whole.
Savannah Oaks Department Operating Capital Improvements/Expenses:				
Pull-Behind Mower for Golf Course	\$0	\$0	\$28,149	This line item accounts for the addition of a new pull-behind mower needed for the improved maintenance of the course.
TOTAL SAVANNAH OAKS DEPT EXPENSE	\$368,416	\$469,054	\$473,180	
Operating Budget Contingency	\$50,000	\$50,000	\$60,000	
Three Months of Estimated Operating Expenses to be maintained in Operating Account			\$950,816	
TOTAL OPERATING EXPENSE	\$3,583,697	\$3,652,437	\$3,644,198	
Net Operating Income	-\$1,000	-\$208,085	-\$1,033,964	
Ending Operating Account Balance		\$1,033,964	\$0	

RESERVE BUDGET

	2024-2025 Approved Budget	2024-2025 Estimated Actual	2025-2026 Proposed Budget	Notes/Description/Changes
RESERVE REVENUE				
Dues - Capital Fund (Replacement Reserves)	\$714,600	\$714,600	\$875,600	Based on the recommended contribution for Fiscal Year 2025 as indicated in the 2024 Reserve Study (version #2), \$875,600 divided by 2,381 lots = \$367.74 per year or \$30.64 per month per lot based on 2,381 lots. This is a \$5.64 increase per month per lot over the current 2024-2025 Reserve Assessment
Unreal Gain/Loss Investments	\$10,000	\$59,942	\$10,000	
Interest Income on Reserve Investments	\$148,000	\$119,044	\$138,237	
TOTAL RESERVE INCOME	\$872,600	\$893,586	\$1,023,837	
RESERVE EXPENSES				
Projected Reserve Balance at Start of Funding Plan (5/1/2025) per 2024 Reserve Study			4,279,468	As shown in Reserve Study: Calculated by taking the "Current Reserve Balance" + (Remaining Monthly Reserve Contributions + Remaining Monthly Special/Additional Assessments + Remaining Monthly Estimated Interest Earned - Remaining Expenditures within the portion of the "Fiscal Year" between the "Reserve Balance Date" and the "Start Date of Recommended Funding Plan"
Administration Department				
Reserve Study 2024	\$0	\$9,995	\$0	This should be budgeted for every Reserve Study when due (every three years on based on current pattern; 2027)
#35 - Admin Bldg Interior Furnishings (Phased Replacement)	\$0	\$0	\$15,394	Due in 2025 per Reserve Study
#65 - Computer Workstations (Phased Replacement)	\$0	\$0	\$12,492	Due in 2025 per Reserve Study (phased replacement, this phase includes 10 of 26 workstations)
#67 - ID Card Printer	\$0	\$2,796	\$0	2024 expense
#71 - Copy Machine	\$10,122	\$0	\$13,000	Replacement was not needed this year and has been pushed out to 2025
#72 - Admin Bldg Furnace (one of two) (Phased Replacement)	\$0	\$0	\$6,246	Due in 2025 per Reserve Study
TOTAL ADMIN DEPT RESERVE EXPENSE	\$10,122	\$12,791	\$47,132	
Public Safety Department				
West & East Gate Remodel	\$0	\$2,519	\$0	Various interior and exterior elements were replaced this year, Reserve Study has been updated. Much of the remodel took place during prior fiscal year as well. Due to expense coding issues over the past year, it is not clear exactly which component these expenses belong to, as such this is reflected as a separate line item unassigned to a component #.
#5 - Security Bldgs - Roofs, Asphalt Shingles, Gutters, Downspouts [PARTIAL EXPENSE @ WEST GATE]	\$0	\$939	\$0	Partial replacement in 2024
#68 - Security System - Surveillance Cameras	\$0	\$0	\$3,644	Due in 2025 per Reserve Study.
#69 - Security System - Surveillance DVRs	\$0	\$0	\$18,738	Due in 2025 per Reserve Study
#74 - Cameras/DVRs & Radar (Patrol Vehicles)	\$0	\$0	\$41,640	Due in 2025 per Reserve Study
#76 - Security Bldgs - Generators, Emergency, 12-kW, Phased	\$0	\$7,455	\$0	Due in 2024 per Reserve Study, one generator has already been replaced this year
#77 - Security System - Traffic Arms & Operators (Gate Arms) (Phased Replacement)	\$0	\$0	\$23,423	Due in 2025 per Reserve Study
#78 - C-Pass Controllers	\$0	\$6,600	\$0	One of the three controllers was replaced this year, the other two do not need to be replaced until another year out
#155 - Site Equipment (S8) John Deere TX Turf Progrator	\$26,991	\$0	\$0	Replacement was not needed this year and has been pushed out to 2026
#166 - Tornado Warning Sirens, Controllers	\$4,499	\$0	\$0	Replacement pushed back to 2027 - per the professional opinion of our contracted siren service company based on most recent service visits, we can delay this expense with more cost-effective repairs if needed. They do not recommend replacement until failure.
#167 - Tornado Warning Sirens - Phased replacement	\$28,116	\$0	\$0	Replacement pushed back to 2027 - per the professional opinion of our contracted siren service company based on most recent service visits, we can delay this expense with more cost-effective repairs if needed. They do not recommend replacement until failure.
TOTAL PUBLIC SAFETY DEPT RESERVE EXPENSE	\$59,606	\$17,514	\$87,445	
Maintenance Department				
#100 - Asphalt Pavement, Sport Courts, Replacements	\$0	\$0	\$50,182	Due in 2025 per Reserve Study
#101 - Pavement, Street & Parking Lot Maintenance	\$379,002	\$392,257	\$410,987	Due in 2025 per Reserve Study
#106 - Ditches & Culverts	\$28,116	\$28,000	\$29,148	Due in 2025 per Reserve Study
#121 - Landscape Improvements	\$20,131	\$20,131	\$0	2024 expense
#138 - Site Equipment (M5) 2007 GMC Pickup Truck	\$47,235	\$0	\$0	Replacement was not needed this year and has been pushed out to 2027.
#144 - Site Equipment (M28) S185 Skid Steer Loader (Bobcat)	\$89,971	\$0	\$0	Replacement was not needed this year and has been pushed out to 2027.
#146(in 2020 RS) - Fences - Wood - Can Enclosures	\$5,078	\$5,078	\$0	This was reclassified as an Operating expense due to the updated cost not meeting the \$5,000 Reserve requirement implemented when the 2024 Reserve Study update was started.
#152 - #182 - Site Equipment, (M43) 2018 Dodge Ram 1-ton Site Equipment (REPLACED (M4) 2004 Chevy 2500 Silverado - COMPONENT #152)	\$0	\$62,107	\$0	2024 expense
#163(in 2020 RS) - Light Fixtures - Pole Mounted - Phased Replacement	\$2,362	\$2,362	\$0	2024 expense
TOTAL MAINTENANCE DEPT RESERVE EXPENSE	\$571,895	\$509,934	\$490,317	
Pool Department				
#48 - Pool Bldgs - Locker Rooms, Interior Renovations	\$0	\$42,000	\$0	2024 expense
#178 - Pools - Mechanical Equipment, Large Pool, Heaters, 400-MBH	\$0	\$30,000	\$0	2024 expense
#183 - Pools - Pool Resurfacing, Large Pool, Diamond-Brite Finish	\$0	\$0	\$97,672	Due in 2025 per Reserve Study

REMINDER

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2025-26 Proposed Budget

#185 - Pools - Pool (Small / Children's), Complete Replacement	\$0	\$320,000	\$0	Due in 2024 per Reserve Study
TOTAL POOL DEPARTMENT RESERVE EXPENSE	\$0	\$392,000	\$97,672	
Parks & Recreation				
#22 - Recreation Center - Deck, Wood Structure and PVC Decking, Replacement	\$94,199	\$0	\$217,985	Replacement was not needed this year and was pushed out to 2025
#23 - Recreation Center - Deck Railings, Vinyl, Replacement	\$17,182	\$0	\$22,954	Replacement was not needed this year and was pushed out to 2025
#25 - Recreation Center - Light Fixtures, Exterior	\$12,956	\$0	\$11,493	Replacement was not needed this year and was pushed out to 2025
#30 - Recreation Center - Windows and Glass Doors	\$0	\$0	\$142,513	Due in 2025 per Reserve Study
#83 - Recreation Center - Audio System, Mobile	\$0	\$499	\$0	Due in 2026 per Reserve Study. Actual YTD expense was for remaining microphones that needed to be replaced for this component.
#84 - Recreation Center - Energy Recovery Ventilators	\$30,196	\$0	\$0	Replacement was not needed this year and was pushed out to 2029
#86 - Recreation Center - Fire Detection System, Control Panel	\$0	\$25,000	\$0	Due in 2024 per Reserve Study
#89 - Recreation Center - Make-Up Air Unit, 233-MBH	\$23,617	\$0	\$0	Due in 2034 per Reserve Study
#91 - Recreation Center - Rooftop Heating and Cooling Units, 1.5-ton, Phased	\$7,591	\$0	\$0	Replacement was not needed this year and was pushed out to 2027
#92 - Recreation Center - Rooftop Heating and Cooling Units, 3.0-ton, Phased	\$10,234	\$0	\$0	Replacement was not needed this year and was pushed out to 2027
#96 - Recreation Center - Rooftop Heating and Cooling Unit, 8.5-ton	\$17,994	\$0	\$0	Due in 2042 per Reserve Study
#97 - Recreation Center - Rooftop Heating and Cooling Unit, 25.0-ton	\$43,861	\$0	\$0	Replacement was not needed this year and was pushed out to 2027
#129 - Playground Equipment, Play Structures, Phased Replacement	\$0	\$0	\$30,189	Due in 2025 per Reserve Study, for the Highland Valley Green Park
#161 - Site Furnishings, Garbage Cans, Phased Replacements	\$0	\$0	\$5,247	Due in 2025 per Reserve Study
TOTAL PARKS & REC DEPT RESERVE EXPENSE	\$257,830	\$25,499	\$430,381	
Lake Department				
#117 - Lake, Dredging, Hydraulic	\$0	\$245,572	\$0	2024 expense
#118 - Lake, Erosion Control, Rip-Rap Additions, Common Areas	\$0	\$0	\$3,120	Due in 2025 per Reserve Study
#136 - Signage, Parks, Information Signs	\$0	\$15,118	\$0	2024 expense
TOTAL LAKE DEPT RESERVE EXPENSE	\$0	\$260,690	\$3,120	
Savannah Oaks				
#192 - Golf Course - Equipment, (S4) 1200A John Deere Bunker Raker	\$0	\$0	\$20,000	Due in 2025 per Reserve Study
#194 - Golf Course - Equipment, (S6) Toro Greensmaster	\$0	\$49,716	\$0	2024 expense
#196 - Golf Course - Equipment, (S9) John Deere Prognator 2020 with Sprayer Tank	\$0	\$0	\$88,485	Due in 2025 per Reserve Study
#211 - Golf Course - Site Furnishings, Benches, Signage, & Ball Washers, Phased	\$0	\$0	\$5,200	Due in 2025 per Reserve Study
TOTAL SAVANNAH OAKS DEPT RESERVE EXPENSE	\$0	\$49,716	\$113,685	
TOTAL RESERVE EXPENSE	\$899,453	\$1,268,145	\$1,269,752	
Net Reserve Income	-\$26,853	-\$374,559	-\$245,915	
	Projected Reserve Fund Ending Balance	\$4,033,553.00		Based on projected beginning balance plus projected revenue minus expenses

FEE SCHEDULE	2024-2025 Approved Budget	2025-2026 Proposed Budget
Association Dues - Operating - Single Lot (Annual Fee)	\$1,132.00	\$1,171.58
Association Dues - Long Term Capital Reserve - Single Lot (Annual Fee)	\$300.00	\$369.00
Associate Member/Tenant Fee (Annual Fee)	\$500.00	\$500.00
Tenant Registration Fee	\$100.00	\$100.00
Misc. Fees & Services		
C-Pass - Owner of Record/Resident (Each)	\$30.00	\$30.00
C-Pass - Guest/Contractor (Each)	\$45.00	\$45.00
Replacement ID Card	\$5.00	\$5.00
Security House Checks (Calendar Month Fee)	\$45.00	\$75.00
Storage Area - Small Sites - Yearly Rental \$25 Deposit Required	\$175.00	\$200.00
Storage Area - Large sites - Yearly Rental \$25 Deposit Required	\$250.00	\$275.00
NSF Bank Fee	\$35.00	\$35.00
Paid Assessment Letter - More Than Two Business Days' Notice	\$40.00	\$40.00
Paid Assessment Letter - Less Than Two Business Days' Notice	\$50.00	\$50.00
Citation Review No-Show Fee	\$25.00	\$25.00
Incoming fax	\$1.00	\$1.00
Outgoing fax	\$1.00	\$1.00
Copies per page	\$0.20	\$0.20
Document Retrieval Fees	\$20.00/hr	\$45.00/hr
Lot Survey Copy	\$1.00	\$25.00
Pool		
Guest Pool Pass - Daily	\$5.00	\$5.00
Guest Pool Pass - Seasonal (Limited to Four)	\$35.00	\$35.00
Swim Camp (Per Session)	\$45.00	-
Parks & Recreation		
Dog Park (Annual Fee Per Tag - Per Dog) \$25 Key Deposit Required	\$10.00	\$10.00
Lakeview Room (2 hour minimum, \$400 cap) \$200 Deposit Required	\$55.00/hr	\$55.00/hr
After Hours Rental Fee - Lakeview Room (Additional Fee Per Hour)	\$30.00/hr	\$30.00/hr
Friendship Park Pavilion \$25 Deposit Required	\$30.00/day	\$30.00/day
Outpost Rental - Half Day (5 hours or less) \$200 Deposit Required	\$175.00	\$175.00
Outpost Rental - Full Day (6 hours or more) \$200 Deposit Required	\$300.00	\$300.00
After School Care	\$15.00/day	\$15.00/day
Schools Out Care	\$30.00/day	\$30.00/day
Summer Camp	\$30.00/day	\$30.00/day
Guest Gym Pass	\$4.00/day	\$4.00/day
Guest Fitness Center Pass	\$4.00/day	\$4.00/day
Resident Extended Hours Fitness Center Pass (Monthly)	\$10.00/month	\$15.00/month
Replacement Extended Hours Fitness Card	\$10.00	\$15.00
Rec Programs	varies by program	varies by program

...FEE SCHEDULE CONTINUED	2024-2025 Approved Budget	2025-2026 Proposed Budget
Savannah Oaks		
Non-Resident Green Fees - 1st Nine Holes	\$9.00	\$10.00
Non-Resident Green Fees - Each Round After 1st Nine Holes (Same Day)	\$6.00	\$7.00
Cart Rental - 1st Nine Holes	\$9.00	\$9.00
Cart Rental - Each Round After 1st Nine Holes (Same Day)	\$4.00	\$6.00
Pull Cart	\$4.00	\$4.00
Home Construction		
Application Fee	\$30.00	\$30.00
Construction Fee (Non-Refundable)	\$1,000.00	\$1,000.00
Clean-Up Deposit (Refundable)	\$1,500.00	\$1,500.00
Building Permit	\$30.00	\$35.00
Inspection Fee	\$50.00	\$50.00
Clean-Up Deposit (inspection over two) (Refundable)	\$25.00	\$25.00
Garage, Additions, and In-Ground Pool		
Refundable Clean-Up Deposit	\$750.00	\$750.00
Building Permit	\$30.00	\$35.00
Inspection Fee	\$40.00	\$40.00
Renewal Fee	\$30.00	\$30.00
Miscellaneous Construction		
Building Permit	\$20.00	\$15.00
Inspection Fee	\$25.00	\$25.00
Fishing & Docks		
Guest Fishing Permit - Daily (Limited to Five Per Day)	\$10.00	\$10.00
Guest Fishing Permit - Three (Consecutive) Days	\$15.00	\$15.00
Guest Fishing permit - Seasonal (Limited to Four)	\$30.00	\$35.00
Dock Rental - Marina Docks (Annual Fee) \$25 Deposit Required	\$500.00	\$500.00
Dock Rental - Stationary Docks (Annual Fee)	\$325.00	\$325.00
Boat Rentals - Kayaks (\$20 cash deposit or license held)	\$5.00/hr	\$5.00/hr
Life Jacket Rental (Children Required to Wear Life Jacket on Kayaks)	\$2.00	\$2.00

BOONE COUNTY BUILDING PERMITS

Many construction projects require a Boone County Building permit in addition to the Environmental Control Committee approval and Candlewick Lake Building permit. In the last some months property owners have been getting their County permit before they've submitted their application and plans for approval by the ECC. There is no rule that requires you get ECC approval and Candlewick's permit before getting the County permit but we are suggesting that you submit your application to the ECC for approval before going to purchase your County permit, in the event that ECC denies your application.

Use Caution on the Lake

Please Be Aware of the
Lake Conditions Before
Venturing Onto the lake.
We Do Not Want Anyone
to Fall in Because the Ice
Was Too Thin!




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