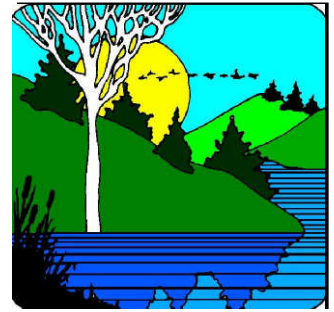


# **Shadow Lakes II Association**

## *Fossil Footprints*

**from the Chairman of the Board**  
***Wayne Kancler***



**JUNE 2024**

As I come to the end of my fourth term at the end of August, it is with mixed emotions that I am writing my last message to you after serving our Community for the last twelve years.

After you elected me to serve as a Director in 2012, my first message was as your Treasurer. I continued reporting as your Treasurer during a second term until 2018 when you honored me with a third term as a Director and the Board further honored me by selecting me as President and Chairman of the Board for the last six years.

During those twelve years we have experienced many changes, improvements and even a pandemic.

The biggest change has been the increase in the number of full time residents, now at 49%. While that speaks well to the desire of people to live in Shadow Lakes, it puts additional demands on our infrastructure and maintenance of our common areas and facilities.

After many years of not raising dues and waiting until something "broke" before repairing or replacing, or deferring major improvements we implemented a preventative maintenance program, added new maintenance equipment like the Kubota tractor and Utility Vehicle to improve productivity and reduce the use of outside contractors. We acquired the developer's building and property providing us with an income source by renting a portion of the building and giving us additional indoor space for use by our members. We erected a long talked about bridge that connected all of the villages via automobile and allowed easier emergency services access thus providing additional safety to our members. We expanded and improved our nature area as well as adding additional recreational areas around the Amenity Center that included corn hole boxes, a handicap accessible fishing dock, a lift chair at our pool and an expanded park-like area with benches that provided additional shoreline fishing area on Dinosaur Lake as well as a beautiful view. During the twelve years we have re-surfaced over half of our nine miles of roads, upgraded the control panels on ALL of our lift stations to ensure continued safe functioning of our sewer system. We have updated our old analog camera system

**Continued on page 3**

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### **Association Office Hours**

**Monday-Saturday**  
**10 am-3 pm**

**PHONE: 815-458-3647**

**FAX: 815-458-3697**

**E-mail address: sl2hoa@yahoo.com**

**Association Web Site Address:**  
**[www.shadowlakesassociation.com](http://www.shadowlakesassociation.com)**

**Association Manager—Luci Vineyard**  
**Office Supervisor—Ranae Damaschke**

**Security Phone (815) 953-2010**

**Maintenance Emergency Phone:**  
**(815) 666-5701 (available 24 hours)**

# TREASURER/ARCHITECTURE

## FINANCIALS

April 30—YTD financials show a cash balance of \$1,285,512 including \$369,921 in reserves for future repairs and replacements. Current Profit and Loss statement shows a loss of \$22,802 versus our budget mainly due to road repaving being over budget.

## CPA AUDIT

The summary of our annual audit of operations is included in this newsletter and the complete details can be found on line at the Shadow Lakes website. This audit costs us in excess of \$12,000 per year and over a month of on site and off site work by the CPA firm and is a reassurance to all members that all financial operations are being handled according to generally accepted accounting principles.

## SPEED HUMPS

A trial speed hump has been installed on Lake Shore Drive. The hump is a 2-inch high gradual rise and fall deterrent to speeders and meant to slow traffic to 10-15 mph. These humps are meant to be removable in the winter to facilitate snow plowing. They are easily traversed by bikes, golf carts and wheelchairs. We would like your emailed comments to the office on how you like or dislike them before we order any more.

**Treasurer/Architecture Director Joe Hudetz**



# MAINTENANCE

**Hello Everyone,**

Summer is here and so is the increase in resident's young and old. Please be aware of your speed when driving or riding in your golf cart. Our staff has been getting things ready for the summer season so wave and say thank you to them.

The pool has been readied with broken tiles replaced, pumps checked, chlorine purchased, painted and filled and ready for summer fun. Along with playground areas (basketball, volleyball and bocce ball court and bags), our maintenance men have busy cleaning and prepping these areas.

Pot holes are being repaired and roads have been resurfaced in Fossil Cove. Work on the nature trail will continue so our residents can enjoy the natural beauty.

Water turn-ons have been completed with repairs some broken pipes and B-boxes. Always check for water leaks and if you find any please report them to our office.

Replacing control panels for all of our lift stations has been completed. Again PLEASE DO NOT throw rags and other items that are not flushable in toilets. Only human waste goes into our toilets, pump replacement can cost upwards of \$16,000.

Yard waste must be brought to the maintenance area burn pile, NOT in our dumpsters. Construction material, TVs, Microwaves, old electronics and tires are not allowed in our dumpsters. Closest recycling center is in Wilmington, IL at 1165 S. Water St. 60481. Construction material needs to be removed by your contractor or dumpster or dumpster bags and MUST be removed within two weeks of job completion.

Weed control and Muck control was done in the northern lakes where needed, Hawk lake will only have the weed boat that is ready for this year.

Beach area will be ready for everyone's enjoyment. Again be careful this summer and have fun and respect other residents properly.

I also wanted to say thank you to our maintenance people, Joe, John and Brad for all of the extra work they do.

Have a safe and wonderful summer season.

**Maintenance Director, Fred Cowell**

**Chairman continued from page 1.**

with a new digital camera system that has helped us to identify and fine illegal dumping, broken or gate abuse violations and “bad actors” in and around our facilities. We have replaced twenty-five year old HVAC systems. roofs on our garage, pavilion and Amenity Center and replaced the rotting rail fencing at our entrances with beautiful white vinyl ranch style fencing. In addition to these major improvements there have been many small incremental improvements to all of the common properties that are the responsibility of the Association.

I am proud of the fact that during the last twelve years our Association has remained financially sound. Financial soundness is typically measured by the equity of the assets that are owned. On December 31, 2012 the Association’s equity value was \$1,453,050. At the end of 2023 our equity grew to \$2,005,884. In my first year on our Board operating expenses were just over \$898,000. From 2012 thru the end of 2023 I have signed checks for the general operations of and improvements to Shadow Lakes amounting to more than \$12,784,000. This year’s budget calls for \$1,408,506.24 to operate the Association.

To assure our members of the financial soundness of their investment in owning property within Shadow Lakes, I recommended and the Board approved having an annual audit of our financial records. These audits have been performed every year since 2018 and have provided us with a clean opinion, every year, that our financial statements “present fairly, in all respects, the financial position of Shadow Lakes II Association”.

During the last twelve years I have served alongside truly fine and dedicated members who have unselfishly served our Community. To those Board members who are no longer with us, Dennis Beauregard, Hank Genteman and Frank Landolina you are missed. To Mike Tomasek, Beth Chappell, Fred Cowell, Joe Hudetz, Sue Knuth and Bobby Cooper I thank you for all of your support and service to Shadow Lakes.

As you know, I have served our Community with dual roles, both as a Director and as the Association Manager overseeing the daily operations of Shadow Lakes in the areas of administration, maintenance, code enforcement and activities.

The duties of an Association Manager could not be easily accomplished without the help of a good staff. I have been fortunate to have been working with one of the finest group of employees I have ever worked with. My deepest and most sincere thank you goes out to Ranae Damaschke and Peg Mc Quarters both of epitomize what “customer service” to our members is all about doing all they can to assist you when you call or visit the office. To our above and beyond call to duty maintenance crew Joe Kubalanza, John Kloth and Bradley Cassem along with Bill McGuire and Jeff Cassem. From the every day general maintenance tasks to the emergency water leaks or storm damage cleanups, day or night, they can be counted on to keep Shadow Lakes operational. To our code enforcement staff, Don Stifter, Andy Kaminsky and Harold Cohoon, who are the eyes and ears of the Association helping to ensure adherence by all to our governing documents and rules of behavior and upkeep. Because their duties require calling out violations, they are too under appreciated. To the too numerous to name part time pool monitors who also have assisted with many of the seasonal activities, thank you for helping make the summer activities at Shadow Lakes memorable.

Lastly, I want to thank all of the members who saw fit to allow me to serve by choosing me to serve you over the last twelve years. As I come to the end of my service to you this August, I hope that you find are Association better than it was twelve years ago as well as financially stronger. I ask that you support our new Association Manager, Luci Vineyard as she gets to better know you and Shadow Lakes. Luci brings vast experience and knowledge to our Association. As important, choose and support all future Boards. Be sure to select candidates for the Board based on the knowledge, skills and experience they can bring to our Association.

***It has been my honor and one of the most rewarding periods of my life serving the Shadow Lakes Community these past twelve years!***

Have a safe and enjoyable summer!

**Wayne**

# MANAGER REPORT

## Greetings,

With this being my first participation as Association manager in the Fossil Footprints, I would like to take this opportunity to express how happy I am to be a staff member of Shadow Lakes II Association. The Board of directors and the staff have been very welcoming.

Managing a recreational/residential community has presented me with very unique situations. Despite that the "Illinois Common Interest Community Association act" is the guidance for all Illinois HOA's, this Community brings a refreshing change to managing properties. It has taken nearly a year with the guidance of Wayne Kancler, President, helping me to acclimate to the unique process for a recreational/residential community vs. a city HOA or a High Rise Condominium Association. I find that this Community is a Village in its self with neighbors supporting each other in every situation I have seen so far. It has been a very positive experience.

Taking the place of a long term managing board member leaves me with very big shoes to fill. My message to the Community is that I am here to assist the owners and residents of Shadow lakes while fulfilling my fiduciary responsibility to the Association members, Board of directors and staff members. I hope to serve your Community for a very long time, successfully, and I feel honored to be here.

Going forward, I will work closely with the Board, POAC and the staff to continue improving the community, ensuring that the reserve study is adhered to and hope to assist the Board with the job of successfully managing this Community. I am looking forward to a busy and fun summer.

Happy Summer!

**Luci Vineyard, CAM, CMCA**

**Association Manager**



## SHADOW LAKES SPORTSMAN FISHING CLUB

**Hi Folks,**

Our membership last year was 184 and we are hoping to improve on that

Our events will be posted at the amenity center fishing club board and at rearing pond fence.

Fishing roundtable provides information to our anglers on different ways to fish our waters. I want to ask our club members to present different ways they would use in fishing. Large bass have been caught in various areas of our lakes using a variety of baits and lures. Nice crappies and bluegill have also been caught.

Just a reminder as the weather starts to change be aware of conditions, be cautious and keep using sun protection.

Last year we added Bluegills, 7"+ Perch, and large Black Crappie, Golden Shiners and good size Rainbow Trout, and lots of Minnows. This years we have added more Golden Shiners, good size Bluegills and 7" plus Black Crappie, Large Perch, Minnows, Rainbows Trout and Tiger Muskie coming.

The Club is 30 years old this year and has served our Shadow Lakes Community by maintaining and improving all types of fishing.

Our meetings are held on the 3<sup>rd</sup> Sunday of the month at either Amenity Center or if weather permits outside in the Pavilion. Coffee and donuts usually are available.

Please consider joining the club if you haven't already. We have a lot of fun at the meetings and our events.

I always want to say thank you to our volunteers who make all of our club events possible.

**Fred Cowell, President**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Shadow Lakes II Association

### Opinion

We have audited the accompanying financial statements of Shadow Lakes II Association (an Illinois Homeowners' Association), which comprise the balance sheets as of December 31, 2023 and 2022, and the related statements of revenue, expenses and changes in members' equity and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Shadow Lakes II Association as of December 31, 2023 and 2022, and the changes in its members' equity and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Shadow Lakes II Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Shadow Lakes II Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions,

misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Shadow Lakes II Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Shadow Lakes II Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

#### **Report on Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of expenses is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

SKDO, P.C.

Bourbonnais, Illinois  
April 22, 2024

## **TWO THINGS TO VOTE FOR**

Vote for the Covenant changes:

Information on website

Print form/pick up at office

Election: Be sure to vote

Two Positions on our Board

Voting takes place in June

## **LET YOUR VOICE BE HEARD**

**Shadow Lakes II Association**  
**(An Illinois Homeowner's Association)**  
**Balance Sheet**  
**As of December 31, 2022 and 2021**

	2022	2021
<b>Assets</b>		
Cash and cash equivalents	\$ 278,844	\$ 137,144
Reserved cash	1,007	1,007
Reserved investments	278,842	184,852
Accounts receivable, net	28,132	85,881
Prepaid expenses	1,289	1,289
Property and equipment, net	1,993,081	1,795,827
<b>Total assets</b>	<b>\$ 2,247,085</b>	<b>\$ 2,125,580</b>
<b>Liabilities</b>		
Accounts payable and accrued expenses	\$ 240,775	\$ 11,359
Long-term debt - amount due within one year	13,188	11,854
Other liabilities	73,125	83,463
Long-term debt - amount due after one year	15,788	25,310
<b>Total liabilities</b>	<b>342,876</b>	<b>131,786</b>
<b>Members' equity</b>	<b>1,904,209</b>	<b>1,993,774</b>
<b>Total liabilities and members' equity</b>	<b>\$ 2,247,085</b>	<b>\$ 2,125,580</b>

**Shadow Lakes II Association**  
**(An Illinois Homeowner's Association)**  
**Statement of Revenue, Expenses and Changes in Members' Equity**  
**For the years ended December 31, 2022 and 2021**

	2022	2021
<b>Revenue:</b>		
Dues revenue	\$ 1,114,060	\$ 1,077,528
Fees charged	18,871	20,316
Violation and penalties income	28,982	24,771
Other miscellaneous income	39,212	28,811
<b>Total revenue</b>	<b>1,191,125</b>	<b>1,151,426</b>
<b>Expenses:</b>		
Administrative and general	271,888	288,592
Resurfacing committee	3,218	1,874
Society committee	82,895	48,618
Fishing committee	18,889	15,800
Activities committee	48,754	43,878
Maintenance committee	882,757	782,416
<b>Total expenses</b>	<b>1,299,401</b>	<b>1,181,178</b>
<b>Other income (expenses):</b>		
Interest income	859	818
Rental income	8,380	11,580
Gain/loss on disposal of assets	-	(7,288)
Income tax expense	-	(521)
<b>Other income (expenses), net</b>	<b>10,049</b>	<b>2,789</b>
<b>Excess of revenues over expenses</b>	<b>(88,267)</b>	<b>(4,957)</b>
<b>Members' equity, beginning</b>	<b>1,993,774</b>	<b>1,993,774</b>
<b>Members' equity, end of year</b>	<b>\$ 1,904,209</b>	<b>\$ 1,993,774</b>

# SAFETY/CODE ENFORCEMENT

## Greetings,

As we all look forward to Summer at Shadow Lakes I want to remind everyone of some of our Rules and Regulations.

### Gate Violations

- No person is allowed to lift or tamper with the gates in any other way
- Drive around gate arms
- Tailgate behind another vehicle
- Drive through any opening not meant for a motor vehicle
- Anyone purposely breaking a gate arm will be fined

### Golf Carts – Please follow all Rules of the Road

- Must display members “Lot Numbers” in a contrasting color on each side. The Lot Numbers must be visible at all times.
- If driven after dusk carts must have working headlights and lights or reflectors on the rear.
- All passengers must have a seat. This means DO NOT put small children on your lap and NO standing on the cart.
- No standing or hanging off the cart
- Do not pull anyone behind on any type of recreational equipment, bicycle, wagon, skateboard, etc.
- Be mindful of your speed! **10 MPH** is our speed limit.

### Stickers – Must be displayed and visible by July 1<sup>st</sup>

- All Golf Carts, Pontoons, Fishing Boats, Canoes, Peddle Boats, any other watercrafts, and Kayaks must have Lot Numbers and Annual Stickers.
- A certificate for bodily injury liability of no less than 100,000/300,000 per person per accident must be on file at the office by July 1<sup>st</sup> each year.

### Fishing – Fishing is permitted in all the lakes on Shadow Lakes with the exception of the **Rearing Pond**.

- Size and quantity limits are posted through out Shadow Lakes property.
- You may not fish off any bridges or at the beach.
- You may not trespass on others properties.
- You may not leave unattended lines in the water.
- You must accompany your guests and relatives when they are fishing anywhere other than your lot.

### Curfew – All children under the age of 17 must be on their own lot or accompanied by an adult after 11:00PM.

### Noise Rules –

- Radios, Bluetooth, other electronic devices when operated outdoors, this applies not only to your lot but also on your golf cart, at the beach or other common areas, must be used with discretion. Volume must be at a reasonable level to not disturb your neighbors. These devices may be operated between 7am and 10pm.
- Construction power tools, power lawn mowers and other such machinery must be limited to the hours of 7am to 10pm.
- Loud and Abusive Language and Profanity are in violation of this rule.
- Excessively barking dogs are in violation of this rule.

### Pets – Maximum of 3 pets per lot.

- **ALL** pets must be restrained when off your lot.
- Pet owners must carry with them and use clean-up bags.
- Do not permit your pets to go on other's property.
- All pets must be up to date on all shots.

These are just some of our Rules and Regulations that we are all required to follow. Please take a few minutes to read or reread them. They are available on our website if you do not have a copy. If you have any questions on any of them please contact the office to get the proper information.

**I hope everyone has a Fantastic Summer here at Shadow Lakes!**

**Bobbie Cooper – Code Enforcement Director**

## Veterans' Honor Roll

Shadow Lakes II Association would like to acknowledge US Veterans who are members and have served our country as a member of the armed forces: Army, Navy, Marines, Air Force, Coast Guard or Nation Guard. Come to the office and pick up a form. We will be listing their names in our September issue.



## COFFEE CLUTCH

A great big thank you to everyone who helped with the Food Drive for the Braidwood Food Pantry on March 24th. To those who donated, to the box packers and to the people who donate throughout the year, it is greatly appreciated and needed.

We filled 35 boxes of food, 11 cases of cereal, many small cases of baby food, several shopping bags of food and other items along with medical supplies.

Thank you from the Braidwood Food Pantry and the Coffee Clutch.

# ACTIVITIES

Summer is almost here. A lot of fun and exciting events are planned. Make sure you check your calendars, bulletin boards and Activities Facebook page for upcoming events. The pool will be opening May 25 at 10 AM. Water aerobics will be starting on Wednesday, May 29 at 9 AM. Also, they'll be on every Monday, Wednesday, and Friday at 9 AM until Labor Day weekend. This is adults only. The pool hours will be Sunday through Thursday 10 AM until 8 PM Friday and Saturday will be 10 AM to 9 PM.

The first Pizza Trivia Night was held in April. It was a great success. We had 40 people attend. We hope to see everyone again at the next one which will be June 9<sup>th</sup>, at 1 PM in the Community Center.

Saturday, August 31st there will be a craft fair at the Pavilion. More details will follow and, yes, the gates will be opened to the public.

For our Summer Family Fest on August 10<sup>th</sup>, we are looking for volunteers to help with the games and the food. If you would like to volunteer at Family Fest or any of the other events, please contact me on Facebook or you can leave your name and number at the office.

Looking forward to a great summer.

**Susan Knuth, Director Activities**

## COMMUNITY CENTER FUNDRAISING COMMITTEE

Thank you for participating in our activities at the Community Center. Hope you had some fun, laughs and met some new people. Have a safe and fun-filled summer. Wishing to see you in September.

### MARK YOUR CALENDAR

<b>Saturday, September 14th, 4 pm</b>	<b>Community Center</b>	<b>Dinner/Entertainment</b>
<b>Saturday, November 9th, 4 pm</b>	<b>Community Center</b>	<b>Murder Mystery</b>
<b>Sunday, December 1st, 1-4 pm</b>	<b>Community Center</b>	<b>Winter Game Day/Ugly Sweater</b>
<b>Tuesday, December 31st, 1-4 pm</b>	<b>Community Center</b>	<b>New Year's Eve</b>

## PROPERTY OWNERS ASSOCIATION COMMITTEE

**Summer is here. Welcome to all new homeowners.**

Just a few things.

This summer there is an election for two Board members. A Meet the Candidates will be happening in June, so watch for the posting then watch for the bios and ballots in the mail. Be sure to vote for your candidates. It is important to make your voice be heard.

There have been improvements in the park:

- A new pier is going into Explorer Village. This will make it easier to launch your boat and possibly fish better.
- A speed bump was placed on Lake Shore Drive, pay attention.
- There is more daylight by the pool. Trees were cut and we will be seeing less of the cottonwood seeds that were plugging the pool filters.
- There is also an opening on the POAC Committee. The Property Owners Association Committee is an advisory body to the Board of Directors. The POAC is made up of Association Members and Associate Members who are in good standing and wish to serve on a voluntary basis. The POAC Members serve a three-year term. The POAC is comprised of two Representatives from Explorer's Village, Fisherman's Village, Tully Monster Village, and Fossil Cove. There is one Representative from Lighthouse Cove. The POAC Members devote time reviewing the concerns of the Association Members and helping in developing rules and regulations. The recommendations are passed on to the Board for consideration. Anyone interested in working on the POAC should contact the Association Office in order that their name can be placed on a list of future nominees.

**Sher Sohol, Chairman of the POAC**

## THESE ARE NOT SUGGESTIONS!!

Please obey all posted traffic signs.  
Your family, friends and neighbors are relying on you for their safety.



### REMINDER FOR DOG OWNERS

Dog owners are reminded that ALL dogs are required to be on a leash while being walked on streets and common areas. Numerous complaints have been made to the office regarding dog owners allowing their dogs to run off leash while being walked. Allowing dogs to run off leash can pose a serious danger to other dogs, humans and wildlife, even if a dog has no history of aggression or bad behavior. The owner or handler **must maintain physical control of their dog with a leash or chain** at all times while on roads and common areas.

## COUNTRYSIDE VILLAGE OUTDOOR MARKETS

### 2024 CALENDAR

**JUNE 15 9 AM - 2 PM MARKET**

Storefront 9am-4pm

**JULY 20 9 AM - 2 PM MARKET**

Storefront 9am-4pm

**AUG 17 9 AM - 2 PM MARKET**

Storefront 9am-4pm

**SEPT 21 9 AM - 2 PM MARKET**

Storefront 9am-4pm

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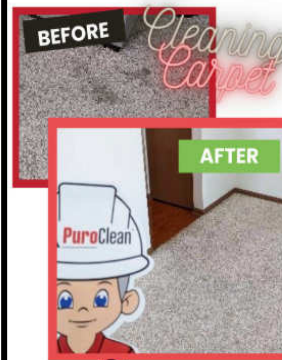
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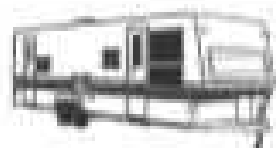
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\*Listings as of 5-10-24



**132 Tummy Tooth**  
**\$145,900**



**199 Fossil Cove Ln**  
**\$69,500**



**142 Tully Rd**  
**\$260,000**



**3 Lakeshore Dr**  
**\$180,000**



**193 Sunfish Cir**  
**\$179,000**



**261 Fossil Bay Ct**  
**\$190,000**



**88 Fossil Cove Ln**  
**\$124,000**



*Diane Martin*  
BROKER, REALTOR



**COLDWELL BANKER**  
**REALTY**

**CONTACT:**

✉ RealtorDianeMartin@gmail.com

📞 815-735-0402

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*I can't wait to work with you.*  
*-Diane*



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# KIM ENGELHARDT

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### Why Choose Kim?

Kim started her real estate career in 2012 and has since helped countless clients find their dream home. Kim's dedication, hard work, competence, efficiency, and ability to make her clients feel like family are her core values. These guiding principles partnered with her great sense of humor are sure to make anyone seeking a home feel comfortable and excited about their entire experience. Whether you are buying or selling in Shadow Lakes, trust Kim to help give your dreams an address.



### Knowledge

Having done countless transactions within the Shadow Lakes community, Kim is exceptionally well-versed in the local market.



### Communication

As an extremely dedicated full time real estate agent, Kim prioritizes always being available for her clients.



### Marketing

Kim markets all of her listings extensively and exclusively uses professional photography and drone work.



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engelhardt2460@gmail.com

Data from Midwest Real Estate Data (MRED) for all sold property types with access to Shadow Lakes from 1/1/2019 to 4/30/2023.

**Shadow Lakes II Association**  
**24727 W. Amenity Center Drive**  
**Wilmington, IL 60481**



# Summer 2024



## **SCHEDULED MEETINGS FOR 2024**

Property Owners Association Committee Meetings are held in the Community Center. Board of Directors meetings are held four times a year, including the Annual Meeting. Special Board Meetings will be held, as needed, and notices posted according to Association Bylaws. All Shadow Lakes, Lighthouse Cove & Boardwalk Bay Property Owners are invited and urged to attend these meetings. All meeting dates are subject to change.

### **POAC**

March 16 @ 9 AM  
 May 18 @ 9 AM  
 July 20 @ 9 AM  
 Sept. 21 @ 9 AM

### **BOARD OF DIRECTORS**

April 20 @ 9 AM  
 June 15 @ 9 AM  
 August 17 @ 9 AM  
 Oct. 19 @ 3 PM (Annual Homeowners Mtg. Follows)

**No Meetings in December**  
**Happy Holidays!**

## **BOARD OF DIRECTORS**

### **President**

Wayne L. Kancler

### **Treasurer**

Joe Hudetz  
 Architecture

### **Secretary**

Susan Knuth  
 Activities/Fossil Footprints

### **Director**

Bobbie Cooper  
 Code Enforcement

### **Director**

Fred Cowell  
 Maintenance/  
 Beautification

## **POAC MEMBERS**

**Chairman—Sher Sohol**  
**EV111**

### **Fisherman Village**

Mary Landolina—FV30  
 Tom Stec—FV207

### **Tully Monster Village**

Open  
 Mary Jones—TMV178

### **Fossil Cove Village**

Cheryl Suda—FC126  
 Norb Panek—FC189

### **Explorer Village**

Sue Kielnik—EV54  
 Marcia Baumgartner—FV205

### **Lighthouse Cove**

Larry Hughes—LHC228

**Appeals**—Tammy Virgili—FC254