

Lake Hinsdale Village

In Celebration of the 50th Anniversary
October 2019

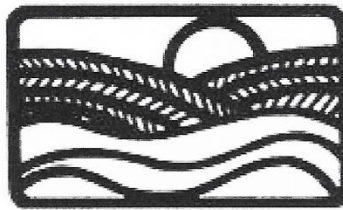


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The 50th Anniversary Commission

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Happy Birthday Lake Hinsdale Village!

1969 - 2019



"All that life should be"

**\$50,000,000 Condo Project
Planned in Willowbrook**

*A
whole
new world*

*With more time
to live and enjoy the pleasures
of condominium
and townhome living.*

**Lake Hinsdale
a biggie**

Tekton Corp.'s Lake Hinsdale development caused a lot of excitement in 1969. The project was originally budgeted at \$50 million and included a shopping center and motor hotel in addition to the current six condominium buildings and 164 town homes. Officials gathered on the oversized tractors during ground-breaking ceremonies.

**LUXURY LIVING AT LAKE HINSDALE
TAKES ON A NEW DIMENSION...**

History of Lake Hinsdale Village 1969-2019

Disclaimer

Information for the 50 year history of Lake Hinsdale Village was obtained from LHV newsletters, newspaper articles, and magazines and the memories of residents. From hundreds of items uncovered, many were not included. Hopefully, those that were will convey some idea of “life as it was” over the last two score and ten years at Lake Hinsdale Village.

A History of Lake Hinsdale Village 1969 to 2019

The American architect and urban designer Daniel Burnham is noted for saying, "Make no little plans. They have no magic to stir men's blood". When purchasing 106 acres of farm land from the Marian Fathers Seminary, architect **Kyle Benkert** took this advice to heart. He envisioned developing the property into 1,060 condominium units consisting of 4, 13 and 26 story buildings and townhouses built around a 13 acre lake. In addition, the vision included: twin towers of 30-40 stories, a city hall for the community of Willowbrook, and a 30,000 square foot commercial center with a motel, shopping center, recreation center, movie theater, restaurant, and boutique stores.

A detailed scale model was developed to request zoning and annexation by Willowbrook. It was granted on March 24, 1969. Benkert was ready to begin except he did not have funding for the project. He partnered with **Alfred Hoffman**, a Hinsdale resident and head of Tekton Corporation who secured a \$3.5 million commitment from U.S. Gypsum and the "Kingery Project" was on its way.

After a groundbreaking In October, 1969, the lake was dredged, the clubhouse and amenities built, and bridges, streets, and sidewalks developed as the "Kingery Project" became Lake Hinsdale Village. The Clubhouse cost \$500,000 and the furnishings \$80,000. The gate house was built for \$10,000 and the swimming pool for another \$75,000. Models of the condominium apartments at 2-6 Clubhouse Drive and a town house building at 2-12 Kyle were built for sales purposes. The townhomes were priced at \$49,900 to \$56,900. The condos were priced at \$29,900-\$47,400.

The first of 200 planned town houses were finished by January, 1971. **Mr. and Mrs. Fred Reselar**, recently transferred from Cincinnati, were the first residents to move in as they wanted "an interesting and fun place to live with country atmosphere and close to work". They lived at 20 Kent. Townhouses continued to be built and occupied until the current 60 units known as "K" cluster was finished.

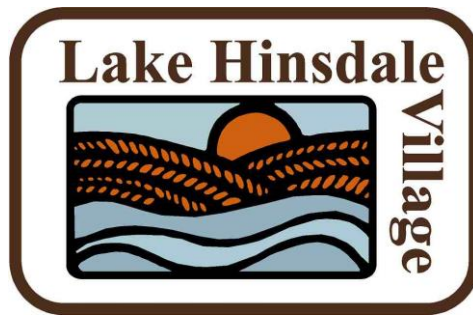
Progress continued rapidly. In 1971, the first 4 story condominium at 101 Lake Hinsdale Drive was developed. Residents began occupying it in May, 1972. Construction on 77 Lake Hinsdale Drive started at the end of 1971 and was completed and partially occupied by the end of 1972. The condominium building at 201 Lake Hinsdale Drive was built in 1973 followed later in 1973 by construction of the shell of 301 Lake Hinsdale Drive. It was at this point that funding disappeared and work stopped on the building. The shell sat for a year before construction began again. It was completed and occupied in 1976.

In June, 1973, Tekton began to alter the original plan and sold the property on the north side of the lake to Pulte without requiring adherence to current architectural plans. Pulte soon began construction of the "Windwards" now known as the "L" Cluster. This phase consisted of town homes priced at \$51,990 to \$59,990. Residents filed a protest during construction because these homes did not conform to other town homes in the community. Issues included that the backs of the units instead of the front faced the lake, the height of some units, mansard roofs, and the privacy of the patio areas. Pulte continued with the construction, completing 101 units in addition to the original 3 models on Clubhouse Drive by 1978 without modifying them.

Katz and Weisz were commissioned to build three 5 story buildings in an area originally zoned for townhomes. A change in zoning was approved and in 1979 construction on Building 701, the first of the three 5 story structures, was started with completion in 1980. Due to a large response from buyers, 1980 also saw the start of construction of 601 Lake Hinsdale Drive. This was followed in 1986 by the construction of the final building 501 Lake Hinsdale Drive.

In the meantime, Tekton built Lake Hinsdale Tower on the 63rd street edge of the property but sold the property to Americana and in 1986, the remaining land was sold and developed as a shopping center.

By 1987 the 106 acres envisioned by **Kyle Benkert** were developed. Although his original vision was never realized, we have all benefited from his plans and are now living in one of the most unique communities in this area.



The following was compiled from recently recovered newsletters and historical documents:

1960

- In 1960, Willowbrook had 168 residents.

1969

- On March 24, 1969 the annexing of Lake Hinsdale Village was approved by the Village of Willowbrook during a meeting held in the basement of a Willowbrook bowling alley.
- In October, 1969 the ground breaking for Lake Hinsdale Village occurred.
- The LHV motto "All that Life Should be" was developed by a Hinsdale ad agency.

1970

- The Clubhouse and amenities were finished.
- A bridge was built so residents could walk to the Clubhouse.

1971

- The first residents, **Mr. and Mrs. Fred Reselar** moved into 20 Kent.
- Construction began in April on Building 101/A.
- Building 77/B was started in the fall of that same year.
- Activities among the townhouse residents included: Sunday brunches, gala Oktoberfest party, billiards, sauna, paddle tennis, tennis, skating and ice hockey.
- Residents volunteered as gardeners, Clubhouse attendants, and street repairmen.
- The lake began to show erosion.

1972

- Site plan was presented by Tekton to Village of Willowbrook for two 12 story towers containing 260 units.
- A dock was completed.
- On August 10 **Claude and Dottie Lorenzo** moved into 12 Kane.
- First newsletter published with a contest to name the publication. It requested news about out of town visitors, purchases, and recipes.
- When the second edition of the newsletter was published. It announced that **Marilee Harrold** won a \$25 prize for naming the publication Lake Hinsdale CA-NEWS. This name was selected from 117 entries from residents in Condo A & the K Cluster
- The first LHV 4th of July celebration featured games led by the pool guard such as canoe races (without paddles), toga contest, and a raffle. A tandem bicycle was one of the prizes. Finale of the day was lighting of flares on the lake and playing of taps by teenagers from opposite sides of the lake.
- On May 9, the first baby was born in LHV. **Wiley Todd Szuberla**, was born to residents of Condo 101/A .
- In September **John and Grace Lutz** moved into 40 Kyle with their daughter Susie.
- Americana Housing Systems of Cleveland were approved to build Lake Hinsdale Towers "designed to complement LHV".
- In November, sixteen Condo 77/B residents moved in. Construction continued.

1972 Continued....

- Sunday brunches were held on first Sunday of the month for \$3.50 for adults and \$1.75 for children.
- Feeding ducks by residents caused pollution around bridge.
- Tekton began plans for a new deep well to “alleviate poor quality of water”.
- **Walter Seidler** an amateur runner and swimmer organized the LHV Athletic Club to “encourage members to receive the health and endurance benefits of regular systematic training”. He registered it at the *AAU Amateur Athletic Union of United States*. The first decathlon in 1973 had 16 residents sign up but two had to drop out due to injuries. The events included: tennis, golf, billiards, basketball, swimming, softball, boat rowing, and running. The entry fee was \$3. Participation in every event was mandatory. Non-swimmers were allowed to walk their laps in the pool. **Al Cantoral** took 1st place. By the 3rd year it was so large they renamed it “Superstars” and made it a team rather than individual competition. After ten years 29 women and 44 men had joined the group. It was discontinued in 1988 as it “just got too big to handle.”

1973

- Condo 77/B was completely occupied.
- The security house was moved from 63rd street to 67th Street.
- Condo 301/D construction began.
- Complex was now planned for 540 units.
- Plans were developed to build an office building for Tekton north of LHV near 63rd Street
- In March, the Board voted not to disfigure Cluster K area with painting curbs and signs restricting parking but would instead rely on the “consideration of our neighbors “not to block streets or garages. A problem that persists today.
- Thirty friends and classmates helped **Debbie Majerus** celebrate her 7th birthday in Condo 101/ A party room.
- One hundred people attended a St. Patrick’s Party. Music was provided by playing records.
- The newsletter noted that the liquor cabinet was now full. No more keys will be issued.
- Condo 101/A had a fashion show with resident/models wearing their own creations.
- Sloppy Joes with potato chips and pickles were served at pool every Saturday for 50 cents. Funds to be used for lake aerators.
- In July, a petition was presented by Tekton vs. Village of Willowbrook Trustees to convert 36 authorized townhouses to condo units and relocate them from original site to a 5 floor instead of the previously authorized 4 story condos E, F, And G.
- Another petition requested to dig a deep well and abrogate requirement of rate of flow and treatment to soften the water.
- In August, the parking problem in Cluster K had become serious. Board was trying to work our additional spaces with Tekton.
- By November Condo 201/C had 33 residents.
- The assessment at the beginning of the year was \$50 but was raised to \$75 by the end of the year.

1974

- Residents took Tekton to court claiming they misled those who bought homes in the development and complaining that plans were revised without talking to residents. “Our finances have been damaged and we are lucky to get out of them (the homes) what we put into them”. Resident **Wally Weingart** (18 Kyle) asked for residents to be awarded \$10,000 per unit in actual damages and \$20,000 in punitive damages plus \$1,000,000 placed in trust for development of Lake Hinsdale Village. Apparently nothing ever came of this request.
- The water in the lake was deemed “too polluted for safe swimming.”
- In May, the first issue of Newsbriefs was published replacing the CA-NEWS under a new editorial Board. “Publication will adhere to straight news.”
- A second bridge was proposed by Tekton. A foot bridge was built at Condo 201/C.
- The function of the putting green in the front of the Clubhouse was questioned.
- In June the lake was dredged.
- The athletic club had 60 members.

1974 continued...

- In August, the Security Committee was busy with intruders such as motorcyclists, horseback riders, and bicyclists.
- By September there were 217 unit owners
- The deep well was operational on a manual basis in December.

1975

- Residents were asked not to feed the ducks.
- Last year of “apprenticeship” before Tekton relinquished control of HOA to residents.
- Card control devices were installed at north vehicle gate on Lake Hinsdale Drive.
- Free vehicle stickers were issued to residents. Replacement stickers were \$1.00
- Attempt to amend By-Laws to permit some “For Sale” signs failed to get 75% affirmative vote.

1976

- Condo 301/D was completed.
- On January 1, Tekton relinquished all controls.
- In February, an entrance was constructed at 67th street and became the main entrance.
- In May, a recreation/social director was hired.
- In June, a pool/grill party was held for 18-24 year olds.
- The three model one story units on Clubhouse Drive were occupied.
- Lake Hinsdale Lakers, a nine man squad basketball team, was organized. They played 11 games a season against various community teams.
- HOA committee was created to secure council on our rights under Illinois Condo law. Real reason: To secede from Village of Willowbrook and incorporate as our own village. Nothing came of it.
- Attempt to amend Declaration to eliminate dog ownership did not receive required 75% affirmative vote.
- Ted Dufexis, 1st HOA President, died in August.

1977

- A proposal to hire an attorney regarding issues relative to Tekton, Pulte and the development of LHV was defeated 176 to 57.
- Weed removal was done around the lake.
- EBCO Realty and Management Company replaced Heil, Heil, Smart and Golee.
- Wm. Quinn Landscaping replaced NILCO on July 1st.
- It was determined the Cluster L roads built by Pulte were not constructed properly and should not be accepted by HOA when the parcel was conveyed. However, they were accepted when it was conveyed.

1978

- Due to resident complaints of dog feces, a request was made to the DuPage County Health Department to inspect. Their report cited: “indiscriminate depositing of animal feces on the premises is in violation of State and County ordinance”.
- Katz and Weisz developed three remaining condos. It was anticipated it would take 18 months for completion. Outdoor garages were vetoed. Hearings were held in June.
- Smoker’s night was held on the 4th Thursday of every month in the card room.
- A resident and two guests were caught smoking marijuana in the Clubhouse.
- Board approved appointment of two teenagers to Clubhouse Committee.
- LHV signed “Water Tower Agreement” with Village of Willowbrook.
- HOA Board voted to hold “closed meetings” attended only by Board members and designated individuals.
- Purple Martin bird houses were installed around lake.

1978 continued...

- Board hired JCS to place rip-rap & gabions around lake shore to stem erosion, levying a \$200 special assessment. Dissenting residents circulated a petition. A Special Board Meeting was held in December at the Willowbrook Holiday Inn, attended by 200 residents, to discuss the matter.

1979

- On June 8th, condo models in 701/G were opened by Katz Builders.
- 33 Units were sold with move in date of October, 1980. A waiting list was started for the next building (601/F).
- The "Dart Room" for 18 year olds and older was converted into the teen room.
- Complaints were made regarding dog poop on upper Portwine and dogs off leash.
- Complaints were made about children playing baseball in K and ruining the grass.
- A part time Clubhouse attendant was hired. "She sings like a bird and discos up a storm."
- Teen age party did damage to Windward and Clubside including a broken glass door.
- Ten teams of volunteers on a blazing hot day and armed with fertilizer sticks attempted to drive them into the ground with hatchets. After three hours it was abandoned and the effort was declared a disaster.
- The Board discussed Willowbrook's request to build a well house for the well west of Clubhouse driveway.
- The "Blizzard of 1979" buried Lake Hinsdale Village and brought the entire Chicago area to a standstill. Due to an inability to find food, an over abundance of rabbits appeared gnawing at trees, bushes, and anything else that stuck through the snow. The HOA Board had to learn about trapping to solve the problem.
- Security Committee reformed as "Streets and Safety".
- Ad Hoc Dog Committee recommended a dog licensing program and fee between \$10 and \$20 based on weight of animal. Fees would offset cost of cleaning dog walk areas. Recommendation was not adopted.
- Lake was treated with Aquazine & Diquat to control algae.
- Traffic survey indicated 1,750 vehicles entering/exiting the north gate each week and 3,000 via the 67th St. entrance.
- EBCO changed name to AMCO and received a 3-year contract extension.

1980

- A canoe was acquired with funds partially from a \$150 refund coupon from the purchase of 5 boxes of Uncle Ben's rice.
- In February, the Village of Willowbrook library opened in a store front at 75th Street and Clarendon Hills Road with 3,500 volumes and a \$77,250 grant from the State of Illinois
- In April, "hoodlums" threw rocks through a Clubhouse window and turned 3 cars on their side.
- Homeland security was implemented at LHV as a group of volunteers, under the direction of Wally Weingart, began to patrol the property. Each volunteer wore a tin badge with the words "security patrol" to assert their authority.
- In May, K Cluster was resurfaced at a cost of \$45,000.
- In June, scuba diving lessons were offered.
- On July 1st, 4 residents moved into the first Katz & Weiss condo, 601/F building. 40 of 60 units were sold.
- In August, some Board meetings lasted until midnight..
- In November, 27 units closed in Condo 701/G.
- In November, a sound system was installed in the Clubhouse.
- Security concerns lead Board to hire off-duty, Village of Willowbrook Police officers to patrol LHV on a 10-day/month basis, selected at random.
- As this was unsuccessful Board hired California Plant Protection (CPP) for LHV security.

1981

- On July 17, mothers and their babies were taken to the Willowbrook police station in four squad cars and were booked for taking non-toilet trained infants in the pool in violation of pool rules. The Board of Health had no regulations at that time.
- The Clubhouse was showing major signs of wear and tear. A phased plan for decorating was completed over 3 years.
- Newsbriefs announced there would be no increase in assessment. The HOA assessment was \$78.
- Katz and Weisz announced they would landscape the 701 building.
- In July, the Board changed the name from Lake Hinsdale Village to Lake Hinsdale Club. Several issues of Newsbriefs mention the name change for a few months and then it fortunately seems to revert.
- **Therese Anello** began as on-site property manager.
- In July, hybrid male mallards were taking over and threatening the population of ducks. These hybrids were known to attack and kill both females and newly hatched ducklings.

1983

- The property manager offered to give a personal hug to residents who phoned the office and expressed appreciation for their hard work..
- Remote controls for new vehicle gate arm were sold for \$35 a unit.
- RTA bus service began picking up residents at 201 building.
- Forty-five of 60 units in building 601/F were sold.
- Assessment was \$78. In December it was reduced to \$75 for the 1984 budget.

1984

- The entire property was surveyed for \$1,400 to facilitate plans to install perimeter fence.
- Photo ID system was implemented to manage access to the swimming pool.
- Grounds committee discussed and reconfirmed position that “ no tree or shrub will be cut or trimmed solely on the basis of improving a resident’s view.”
- 1985 landscaping contract was awarded to Clarence Davids and Son. William Quinn & Sons were applauded for their years of service to LHV.
- Until this year, HOA Board meetings were held on the third Wednesday and were “closed to all but the elected board representatives, their alternates and Board committee chairperson.” This was changed due to a new requirement in the Illinois Condominium Law requiring open Board meetings.

1985

- A survey of the lake showed its maximum depth was 12.5 feet and average depth was 6.1 feet.
- Assessment remained at \$75.
- Grounds committee met with new landscaper to discuss concerns.
- HOA Board awarded 1985-86 landscaping and snow removal contract to William Quinn & Sons.

1986

- The assessment was reduced from \$75 to \$63.31.
- Vantage Corp was scheduled to break ground for the shopping center on 63rd street in March.
- Board decided to leave the north entrance open but install a different type of gate.
- HOA Board revised rental rates at Clubhouse: Blue room (banquet room) \$30/hour; \$100 damage deposit and \$50 for clean-up fee.
- To obtain a better fish population Rotenone was applied to Lake Hinsdale killing several hundred channel cat fish, approximately 50 mature bass and other smaller fish. The lake was restocked with bass, blue gills and catfish when the toxins abated.

1987

- The shopping center north of the village was opened.
- A cable channel franchise for the Village of Willowbrook was awarded to Continental Cable Vision. Two hundred and ninety-five Lake Hinsdale residents signed up.
- The HOA Board established an ad hoc committee to review cable options.
- Bernard Katz and company moved ahead to develop final building. (501/E).

1988

- The swimming pool needed complete refurbishing. A special assessment was levied.
- Move in began in condo 501/E.
- HOA approved 1989 budget with \$17/month increase.

1989

- A serious drought occurred in the spring resulting in the loss of numerous trees and bushes. The on-site property manager was blamed for not watering and was fired.
- A 20th anniversary committee was formed to plan for a celebration in 1990.
- The condos joined the Willowbrook recycling program.
- The geese continued to disrupt the property.
- The covered bridge underwent repairs.
- **Bill Griener**, HOA president, declared, "Algae in the lake is the worst we have seen in recent years."
- An audit of 1988 HOA financials, indicated that substantial operating expenses had been paid out of the reserve fund.

1990

- Draper and Kramer were hired as new property managers.
- A contract was signed for a new air conditioner for Clubhouse.
- Vote was 80-40 to relocate the geese from the property. Because of the \$500 expense, it was decided not to relocate them so they remained.
- The following birds were spotted on the property: turkey vultures, yellow-bellied sapsucker, field sparrow, yellow rumped warbler, ruby-crowned kinglets, and a large white great egret.
- In July, a flag pole was erected and original residents "rallied around the flag" to kick off 20 year celebration of LHV.
- Residents were encouraged to wear hard hats to the 20th anniversary celebration symbolizing the construction of the complex. **Kyle Benkert** and 170 residents attended. **Kyle Benkert** presented "An Architect's Vision" to celebrate the 20th anniversary of first members moving in.
- Algae bloomed on the lake.
- The geese ate 10 flats of annual flowers.
- There was a "full regatta" on the lake as the Lake Hinsdale Village yacht club celebrated Labor Day.

1991

- Support timbers were replaced on the east bridge.
- There was a fatal fire in building 301.
- New light poles were installed at the entrance.
- The Blue Room was redecorated and renamed the Banquet Room.
- **Scott Carlson** left, and the new Property Manager was **Bob Bowman**.
- A deer was spotted swimming across the lake.
- Interviews began for the position of LHV Maintenance Man.

1992

- There were 720 registered voters in LHV.
- Speeding and disregarding of stop signs was escalating. Willowbrook Police were asked to intervene.
- No trespassing, private property signs posted at entrances due to increase in non-resident fishermen.
- HOA assessment was \$92.74
- Nick Sempowicz resigned as Senior Property Manager, replaced by Angela Severino.
- Because they were not being used, the two saunas in the Clubhouse were removed.

1993

- Boulders were placed on the "501 curve" to protect the fence from vehicles crashing into it.
- HOA was looking for a "volunteer" treasurer.
- Only the chimer on the Grandfather clock was stolen during a break- in at the Clubhouse.
- \$4,000 was approved to repair the lounge chairs in the pool. New chairs would be too costly.
- Two new hi-tech grills were purchased for the Clubhouse patio area.
- LHV to get new neighbors to be called Nantucket town homes .
- The lake algae were being sprayed weekly but would not die.
- The newsletter reported "unpleasant incidents at the pool involving undisciplined young people using obscene and vulgar obscenities towards older residents will not be tolerated."
- An anonymous donation of reflector vests was made for residents to wear while walking the property.

1994

- Catered food service started on weekends at poolside as suggested by the Recreation Committee.
- An ad-hoc committee was formed to oversee the development of the Nantucket subdivision and to meet with the builders, Town & Country to discuss the future impact on LHV landscape and water run-off to the lake.
- Painting and repair of the Gatehouse were completed in September.
- The Clubhouse roof was replaced, and the chimneys and decks refurbished.
- Sixty-five new trees were planted as requested by the Grounds Committee.

1995

- Geese were becoming a big nuisance on the property. Residents were asked not to feed the geese or ducks.
- The Willowbrook Police were encouraged to issue citations for speeding and ignoring stop signs within LHV.
- Weekend poolside catering service continued.
- Management received continual complaints about pet owners violating the dog walking rules.
- In July, one of the Nantucket buildings was destroyed by fire causing live embers to land on the 301 building. Fire fighters were called to the 301 and 501 buildings.
- The asphalt walk behind Condo 201 was replaced with concrete, one foot further in and the walkway fence removed.
- Ninety new bushes are planted by Quinn Landscapers to help fight off the lake bank erosion problem behind the 201 building.

1996

- A Lighting Committee is formed to conduct a street lighting study.
- Management obtained approval from the U.S. Fish & Wildlife Service to shake the goose eggs so that they would not hatch. The effort fell short because the female would not budge, and the male became aggressive.
- A new sound system was installed in the Clubhouse.
- The lake was in poor condition with algae and weed growth. Many of the larger fish had died. Chemical treatments were applied in July.

1996 continued...

- Two beavers cut down a tree on the southwest bank and destroyed a 40 foot tree behind the 301 building. Trapper Joe was hired and eventually trapped one of the beavers.
- Circular number tags were placed on almost 500 trees as part of the tree inventory project done by the Grounds Committee.
- New street lighting was installed on North Court Drive and in front of the Clubhouse.
- Twenty-five dead trees were removed.
- The asphalt walks behind 101 & 301 were replaced with concrete
- The Clubhouse kitchen, bar and men's room got a total make-over.
- The Clubhouse became a non-smoking except for the bar area.

1997

- **Diane Clogswell** was promoted to Senior Property Manager.
- Flooding and dangerous conditions on Lake Hinsdale Drive near the 501 building were caused by Nantucket's wetlands retention pond overflowing. Pressure was put upon the developer, Town & Country, to develop the weed patch into a genuine wetland, now rather than later. A request was made to the Village of Willowbrook to review the water flow and take action necessary to assure that Lake Hinsdale Drive would not flood anymore.
- Management Search Committee was formed to research and interview four property management companies. The Board voted to retain Draper and Kramer as recommended by the committee.
- Resident donations were solicited by the Clubhouse Committee to purchase a piano for the Clubhouse.
- The last phase of the street lighting program for the peripheral streets was completed in the spring.
- Beavers were damaging trees again. Grates were attached to the storm water pipes that feed into the lake to help keep them out.
- The 1970 HOA Declarations and Bylaws were amended and brought up to date to conform to the Illinois Condominium Act. It was approved by 79% of the homeowners.
- The Banquet Room carpeting was replaced using proceeds from a sale of donated wall hangings.
- Lake depth varied from nine to eleven feet.
- The brick walls at the 67th street entrance were capped and tuck pointed.

1998

- The Management Search Committee became the Management Overview Committee.
- On March 9, a snowstorm did extreme damage to the property.
- Knox Swan Rental was under contract to perform "goose egg destruction by shaking."
- Both Property Managers resigned in April and May. A meeting with the HOA executive board in July caused the Draper and Kramer management company to cancel their contract leaving the property without a management company at the end of the year.
- The Village of Willowbrook denied responsibility for the repair of the storm sewer blockage on the west side of the property which was causing flooding at a neighboring property. The controversy continued for several years.
- A pig roast was held in August.
- Aquatic Weed was contracted to provide lake maintenance and algae control.
- **Paula Blaue** was hired as Property Manager in September.
- The Banquet Room stage was refurbished using funds donated by the Clubhouse Committee.
- The lake was stocked with 700 channel catfish and 200 largemouth bass at a cost of \$670 paid for by resident donations.
- New rules were formulated for "controversial card parties".

1999

- In January, Highcrest Management later called Hillcrest Management became LHV's new management company.
- Pool Care Aquatech was awarded the contract to restore the plaster and painting of the swimming pool.
- Six new picnic tables were purchased for the grill area.
- A Reserve Study Committee was formed to interview prospective reserve study companies.
- A special Storm Sewer Committee was set up for communications with the Village of Willowbrook regarding storm sewer repairs.
- The LHV Aquasize Program celebrated its 9th year.
- With "Y2K on the way", a list of emergencies supplies was given that included battery operated clocks and radios, flashlights, candles, matches, non-perishable food items and bottled water.
- The Village of Willowbrook discontinued their vehicle sticker program.

2000

- **Paula Blaue** left her position as Property Manager and **Laura Distler** was hired.
- By the end of the year the pool aerobic group, AquaSize was renamed the LHV Adorables and in 2012 became the Nauti Mermaids.
- Vandals damaged walkway lights and started a fire on the bridge.
- A "Trash and Treasure" sale was held at the Clubhouse.
- A hand painted, wet look, Koromandel mural on black patent leather was restored and hung in the Clubhouse.
- **Peggy Yeter** was hired as property manager.
- An April Fool's Day party was held in the Clubhouse.
- The Newsbriefs published the following statistics regarding Lake Hinsdale Village: LHV consists of 54 acres. Of those, 43 are land and 11 are the lake. 35.1% of the property is grass and buildings cover 15%, streets 20% and there is 65% open space.
- A motion was made to begin a reserve study. This motion was later rescinded.
- A paddle boat was replaced.
- A Kentucky Derby party was held in condo 201/C.
- A Mexican Fiesta was held in the Clubhouse.
- The management office was reconfigured so both property managers were in the back office.
- Activities on the 4th of July included yacht races, pool games for kids, face painting, and pool volley ball.

2001

- 44 bollard lights were installed in K cluster at a cost of \$28,000.
- The state considered widening of Route 83 from I-55 to 63rd street but this never materialized.
- **Laura Disler** resigned as property manager and **Maxine Komar** was hired.
- Apparently **Maxine** didn't work out because shortly after the Newsletter reported the Property managers were **Larry Jarka** and **Barbara Wayne**.
- The Clubhouse committee sponsored a bus tour of Chicago.
- Polo shirts, tote bags, and hats with the LHV logo were for sale to LHV residents.
- The LHV Chorus was formed.
- Lockers in the Clubhouse were opened and unclaimed property removed.
- Santa Claus visited the children's Trim a Tree party

2002

- A wine and cheese party was sponsored by the Clubhouse committee.
- New lighting was installed along the sidewalks along the lake behind Highridge and Windward.
- Hillcrest's management contract was renewed for 3 years.
- The fences along Route 83, 67th street, and the western boundary were painted along with the gate house and covered bridge.
- Venetian night was held with a yacht parade.

2003

- There were acts of vandalism on 32 new sidewalk lights costing \$1,000. The Newsbriefs noted that vandalism cost a total of \$10,000 during the past 3 years and urged residents to call police if they noticed anything amiss.
- Major road resurfacing was needed at Lake Hinsdale Drive, Clubhouse Drive and the K Cluster requiring a special assessment of \$1,000 payable over 2 years.
- The Newsbriefs published basic rules for the Yacht Club called "Fundamentals." These included: "Opposite tacks; Starboard has right of way; and Right of way boats changing course when gaining right of way, must first give others room to keep clear."
- The wooden deck surrounding the Clubhouse was replaced.
- **Bob North** was hired as Property Manager.

2004

- **Scott Schlemmel** replaced **Larry Jarka** as Property Manager.
- Major asphalt resurfacing of one half of Lake Hinsdale Dr. Per Hancock Engineering: With proper maintenance, roads will last for 15/20 years.
- Versa-Lok wall (385') was built behind 201 to control erosion.
- Forty two bollard lights were installed along lake behind 101, 201 and 301.
- Village of Willowbrook Police **Commander Shelton** spoke at HOA meeting in August regarding Identity Theft & Personal Safety.
- LHV Yacht Club held their Annual Banquet at Balducci's restaurant in November.

2005

- HOA Board signed 5-year contract extension with Hillcrest with stipulation that **Scott Schlemmel** would remain as Senior Property Manager.
- Bollard lights were installed behind 501, 601 & 701, completing the project.
- Remaining half of Lake Hinsdale Drive was repaved.
- HOA Board approved 2-year contract with Aquatic Weed Technology to manage lake algae.
- LHV lifeguard, **Kevin Satler**, offered swimming lessons for LHV residents at \$30/hr.

2006

- LHV Co-ed Golf League played each Thursday at Sugar Creek Golf Course.
- The Clubhouse kitchen area was completely renewed with granite counter tops, sinks, appliances and electric wiring.
- President Limber sent a detailed report to residents in September Newsletter explaining the need for a special assessment.
- HOA Board approved a \$2,000/unit special assessment payable over 2 years.
- HOA Board authorized a professional Reserve Study, 16 years after Draper & Kramer first recommended one in 1990. Reserve Advisors, Inc. was retained to perform it.
- Geese over-ran LHV in fall. Two flocks, estimated at 50 each, roamed the property.

2007

- HOA Board retained Hancock Engineering Co. to advise on the largest & most important projects.
- HOA President appointed Bob LaMontagne to chair an Ad Hoc Goose Control Committee. Wild Goose Chase, our goose control vendor, was put on notice that if any geese hatch in LHV, WGC is gone.
- In May, Ken Hilger replaced Paul Limber as HOA President.
- Flotation pier behind Clubhouse was replaced by a stationery pier.
- New streetlights were installed in Windward Ct., Cluster K, and near 77, 101, 201 & 301.
- Plans were discussed for repairing or replacing the Gate House at 67th St. entrance.
- Eight floating lights were installed to discourage geese.
- Replacing timber driveway walls in Cluster L with Versa-Lok stone was started.
- Bob North resigned.

2008

- The website www.Lake Hinsdale Village.net was created.
- Board acknowledged areas where new street lights were installed are darker than they were and promised a "fix."
- Board hired **Tom Boss** as Assistant Project Manager to oversee HOA projects.
- A 16'X35' Pergola was purchased for pool deck.
- Board approved remodeling lower-level Clubhouse bathrooms to meet ADA code.
- LHV Book Club met monthly in Clubhouse.
- Sales of LHV homes slowed dramatically, reflecting start of the "Great Recession."
- A sound system was approved for Clubhouse in response to comments about not being able to hear at Board meetings.
- A rebuilt 20 ton compressor was installed in Clubhouse HVAC system.

2009

- Rental rates for Clubhouse were increased to Party Room \$100, Coral Room \$75.
- Video cameras were purchased to monitor vehicles entering & exiting north gate.
- A fire in Bldg 201 destroyed one ground floor unit. **Tom Boss** and an employee of Midwest Maintenance rescued the resident and were awarded medals by the Village of Willowbrook for their heroism.
- The main floor of Clubhouse was remodeled.
- North vehicle gate was repeatedly damaged, but new security cameras identified cars involved.
- New equipment was purchased for Clubhouse Exercise Room.
- The roof of covered bridge was repaired.
- Three-year contract was signed with Comcast to provide telephone, internet and cable service to the Clubhouse.

2010

- In February, a management search committee was developed to select a new property management company.
- Seven Property Management companies submitted bids to manage LHV. In October Board selected Wolin-Levin Inc. and signed a 3-year contract.
- Village of Willowbrook celebrated its 50th Anniversary.
- Report from Integrated Lakes Management indicated the lake was 10.6 acres in size with a maximum depth of 10.6 'and an avg. depth of 3.4'.
- Residents using the Exercise Room were required to sign a Waiver of Liability.

2010 continued....

- Board hired Association Advocates Inc. as consultant/facilitators in search for future Property Management Company.
- Security cameras were installed in the Clubhouse.
- Board authorized Wild Goose Chase to add dog patrols to further discourage the geese.
- The Board retained Jeffery Leitz to advise us on a Clubhouse Access & Safety Project.
- HOA Rules & Regulations were reviewed & revised.

2011

- In January, Wolin Levin became the new management company. Later they changed their name to FirstService Residential and remain at the present time.
- **Carol Grudzien & Allison Fetchko** were the first Property Managers from Wolin-Levin.
- **Penelope Hughes** replaced **Carol Grudzien** in August and **Janice Mladucky** became the next property manager.
- Lake Hinsdale Village was buried in twenty inches of snow in February. Quinn & Sons worked 48 hours non-stop cleaning the streets. **Tom Boss** and his crew slept in the Clubhouse to be on site for emergencies.
- The Clubhouse was remodeled and made handicap accessible just in time for holiday parties. There was a special assessment of \$350 to accomplish this.
- The north gate was hit four times in six months resulting in its closure for a period of time.
- The Village of Willowbrook was granted the Governor's Home Town Award.
- New street signs were installed.
- Native plants were planted around areas of lake to stop erosion.
- The Emerald Ash Borer threatened 145 ash trees.
- There were problems with algae bloom.
- Thirty-one veterans attended the Veteran's Day celebration and 80 residents came to honor them.

2012

- Vandals stole a Christmas tree and two street signs.
- Removal of 145 ash trees due to Emerald Ash Borer invasion began.
- The retaining wall at the 201 (C) building was rebuilt.
- Lakehouse began a 6 year project to replace 164 roofs and fiber cement siding was used for the first time.
- A maintenance man was hired for the first time.
- A horse shoe pit was added by the tennis courts.
- A highly successful "High Tea" was held in the Clubhouse.
- The Misfits began to play tennis and the Nauti Mermaids to do water aerobics.
- In August, the first children's fishing derby was held.
- The weir at east end of lake was reconfigured.
- DuPage County required the removal of all ash trees over next decade.
- Real estate market improved.
- Ash tree removal began with removal of 12 trees.
- **Michelle Courtney** was hired as Property Manager in June.
- **Michelle** resigned in November and was replaced by **Renee Gumbal**.

2013

- The Clubhouse became Wi-Fi accessible.
- A 85 ml Rec/Deck membrane system was used to cover the pool and deck. A foam underlay was added to the deck to increase comfort. This underlay retained heat making it extremely uncomfortable to walk without shoes. In the next Spring, it was removed with good results.
- At the 4th of July celebration, 200 hamburgers, hot dogs, and brats were consumed.
- At the August fishing derby 102 children and adults could be seen fishing around the lake.
- Each association took responsibility for a summer party with great results.
- **Cate Parlier** was hired as property manager.

2014

- **Kyle Benkert** died at the age of 83. He designed 16 residential communities and more than 1,000 homes.
- Two condo buildings were identified as located in a Special Flood Hazard area according to FEMA making it difficult for residents to obtain insurance. Issue was eventually resolved.
- The east bridge was renovated.
- The pool opened on schedule with a new, cool pool deck.
- In October, there was a fire in building 601 but fortunately there was only smoke damage.

2015

- A special assessment was approved by the HOA Board for \$720 payable over two years for reconstruction of the large bridge and removal of diseased ash trees.
- The Clubhouse windows were replaced.
- The Water tower was repainted by the Village of Willowbrook.
- One hundred and forty- four ash trees were removed. There remained 24 ash trees, and 228 dead or dying trees yet to be removed.
- Technology arrived as the Newsletter became electronic.

2016

- HVAC (Chiller) was replaced in the Clubhouse.
- Clark Aquatic measured the average depth of the lake as 3.3 feet.
- Algae became invasive.
- Areas of the lake were dredged and muck bags left on property over winter.
- Phoslock was applied to the lake to prevent algae formation.
- K Cluster street project began with soil testing and examination of the sewers.
- A “ Jon” boat and motor were purchased.
- The dance floor was replaced in the Clubhouse.
- A full time Clubhouse Manager, **Amy Kruse**, was hired.

2017

- Renovation of Clubhouse patio phase one began.
- Bollard lights were converted to LED.
- The dock was rebuilt and the shuffle board court was removed.
- Guest passes went from \$1.00 to \$2.00.
- Big screen Smart TV purchased for Pub Room in Clubhouse.
- The Mayor of Willowbrook presented the “State of the Village” at the Clubhouse.
- **Victor Galati** became senior property manager.

2018

- Phase 2 patio finished.
- The Clubhouse boiler was replaced.
- K cluster asphalt replacement project completed.
- 1st Volunteer Day was held coordinated by the senior property manager.
- New paddle boats were purchased.
- Plans began to renovate the 67th Street entrance.
- A Lake Commission was created to monitor water quality, algae control and lake bank erosion.

2019

- Renovation of the patio area around the Clubhouse was completed.
- Intensive study of lake condition conducted.
- Big screen Smart TV was purchased for banquet room.
- Frank Trilla, the Mayor of Willowbrook gave a presentation for LHV residents on the “State of the Village.”
- The 2nd Annual Volunteer Day was coordinated by Senior Property Manager, **Victor Galati**.
- The HOA Declarations were updated and brought into compliance with the Illinois statutes.
- HOA assessment was \$232.
- The population of Lake Hinsdale Village was approximately 850 residents.
- October 19 and 20 – Celebration of 50th anniversary of LHV groundbreaking was held with Golden Gala and Birthday parties. A tree near the flag pole was dedicated.
- Numerous events, parties and sports leagues were made possible by resident volunteers throughout the years and still continue to enhance our lives.

Original Resident Memories

Bob LaMontagne, 101/A, recalls waiting over one year after he purchased his unit in 1971 for it to be finished in May, 1972. As no one was allowed to go inside the building but one day he posed as a workman in order to determine the progress being made toward his new home. He was not challenged as he strolled through with a clip board and hard hat. He still resides there with his wife, Linda. Bob has been an active influence in the community serving in many roles on the 101 and HOA Boards and is famous as the “goose chaser”. His efforts from 2006 to 2016 have resulted in an almost goose free environment.

A.J. and Hema Chandeseckhar moved into 4 Kent in the summer of 1971. He said it was like a “social club.” He recalls a lively community with 6 teenagers in the group of houses on Kent. They ran all over the community climbing apple trees and enjoying the property. There was a “gourmet” group who went out to a restaurant for dinner monthly. This was preceded by cocktails at one home and the evening finished with dessert at another. As a golfer, he enjoyed the putting green.

Candy Gross lived with her husband **Carl** in the 77 building but in 1980 moved to a townhouse at 22 Kane. Carl recently passed away. She remembers an active community with many volunteers taking care of things on the property. At 4th of July parties **Carl** would cook the hot dogs. Other memories she recalled were: **Walter Seidler** (16 Kent) who swam the lake every morning. He was called the “jolly green giant” after he wore a costume to the Halloween party; **Darcy Rota**, a left wing for the Blackhawks for 6 years, shoveled snow off the ice so the kids could skate. During one Blackhawk game he scored a “hat trick” (3 goals). The next day the lawn in front of his house at 26 Highridge was covered with hats; A woman liked a Christmas tree near 40 Kyle so much she cut it down and took it home for her daughters to decorate; A non-resident cleared the ice from the lake and drowned herself.

Byron and Irene Garoufalis moved into the last unit in L Cluster at 54 Portwine in July, 1978. He became active in the community, served as HOA president and was instrumental in having the fence built around the entire property to reduce vandalism.

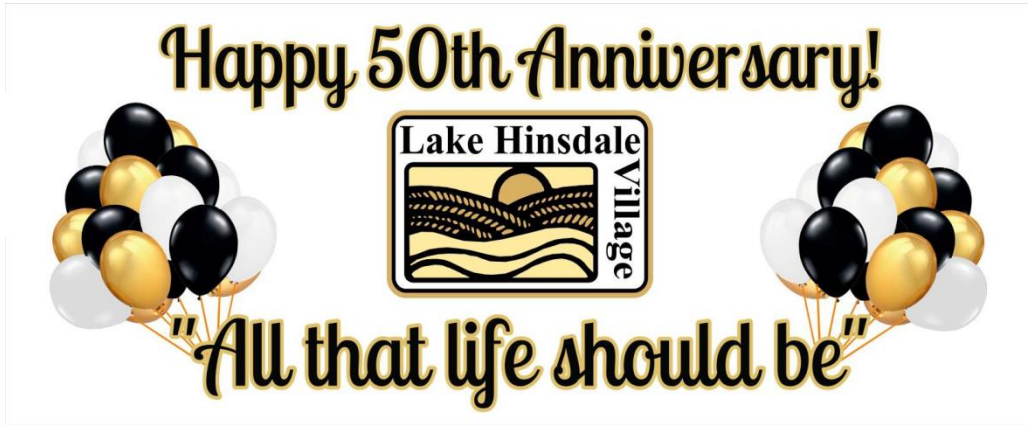
Bill Moore, 57 Portwine, watched the property being built while he drove past it on his way to college. He moved into the last building built in L Cluster in 1978 and enjoyed tennis, played golf with the golf league and likes participating in Veteran’s day celebrations. He liked the proximity to the train which he still takes to the Board of Trade in Chicago. He still loves living at LHV.

Bonnie DeLeone and Dan Bardaukis had a Lake Hinsdale Village romance. **Bonnie** lived with her parents in the 101/A building and **Dan** moved into the 301/D building in May, 1976. They met at the swimming pool and one week-end disappeared and got married. Residents were surprised to hear the news. **Dan** served as 301/D Board member and President and HOA President as well as heading up many committees. He remembers meetings which lasted past midnight debating items such as installing lights on the tennis courts. The \$4,000 was finally approved. **Bonnie** passed away in 2018.

Sandy and Tony Koutouvidis were original residents of the 301 building and then moved to a Lakehouse at 29 Windward Circle. They recall coming home one evening to find the area filled with police after a teenage party went out of control resulting in damage to the area. Sandy has served on many committees as well as the Lakehouse and HOA Boards.

Owen and Rita Reed, original residents in Building 77(B), remain there today.

Roster of HOA Presidents		Resident of	Management Company
1970-75	Dan Levitan	Tekton	Heil, Heil, Smart, and Golee
1976	Ted Doufexis	201	Heil, Heil, Smart, and Golee
1977	Charlie Kennedy	Lakehouse	EBCO
1978	Bob LaMontagne	101	EBCO
1979	Bill Maxwell	77	EBCO
1980	Robert Jones	Lakehouse	AMCO
1981	Tom Bothen	Lakehouse	AMCO
1982	Don Dempsey	77	AMCO
1983	Ann Robertson	Lakehouse	AMCO
1984	Lynn Arend	101	AMCO
1985	Lynn Arend	101	FUPM
1986	Paul Heflin	Lakehouse	Phillips
1987	Walter Weingart	Lakehouse	Phillips
1988	Al Rothman	301	Phillips
1989	Bill Greiner	Lakehouse	Phillips
1990	Dan Bardaukis	301	Draper and Kramer
1991	Dan Bardaukis	301	Draper and Kramer
1992	Larry Fitzgibbons	501	Draper and Kramer
1993	Larry Fitzbbons	501	Draper and Kramer
1994	Larry Fitzbbons	501	Draper and Kramer
1995	Byron Garoufalis	Lakehouse	Draper and Kramer
1996	Byron Garoufalis	Lakehouse	Draper and Kramer
1997	Byron Garoufalis	Lakehouse	Draper and Kramer
1998	Jim Reid	Lakehouse	Draper and Kramer
1999	Jim Reid	Lakehouse	Hillcrest
2000	Jim Reid	Lakehouse	Hillcrest
2001	Jim Reid	Lakehouse	Hillcrest
2002	Lily Palaitis	Lakehouse	Hillcrest
2003	Paul Limber	601	Hillcrest
2004	Paul Limber	601	Hillcrest
2005	Al Rothman	301	Hillcrest
2006	Paul Limber	601	Hillcrest
2007	Paul Limber/Ken Hilger	601/301	Hillcrest
2008	Ken Hilger	301	Hillcrest
2008	Ken Hilger	301	Hillcrest
2009	Ken Hilger	301	Hillcrest
2010	Cynthia Katsafanas	201	Hillcrest
2011	Cynthia Katsafanas	201	Wolin/Levin
2012	Lois Dick	Lakehouse	Wolin/Levin
2013	Lois Dick	Lakehouse	Wolin/Levin
2014	Terry Kelly	601	Wolin/Levin / FirstService Residential
2015	Terry Kelly	601	FirstService Residential
2016	Cynthia Katsafanas	201	FirstService Residential
2017	Cynthia Katsafanas	201	FirstService Residential
2018	Dale Kerbs	Lakehouse	FirstService Residential
2019	Dale Kerbs	Lakehouse	FirstService Residential



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