

Rivershire 500s (RHA1) Update – Spring 2025

This newsletter, authored by the Board of Directors, represents a periodic update intended to keep Rivershire Place (the 500s) homeowners informed about areas of interest. While we use this “Update” to try to keep everyone informed, Board meeting discussions are generally more extensive and often interesting.

President’s Comments – Don Kiefer, RHA1 President

The RHA1 Board held its initial meeting for 2025 on March 11th, during which many important topics were discussed. Owners are strongly encouraged to attend Board meetings to remain current on Association activities. Meetings can be attended in person or on Zoom. We hope you will find this newsletter informative and helpful.

As always, the significant time and effort of our Board, Committee volunteers, and Espire Property Management staff is greatly appreciated. All of us look forward to an active and successful year ahead in our beautiful community.

Property management company change

Last year, Polina Stein established Espire Property Management LLC (“Espire”). Earlier this year Espire acquired MK Asset’s Community Association Division, which includes most of Rivershire. Rest assured, our management team remains the same under Espire, and Espire now manages most of the other Rivershire associations.

Winter snow and ice issues

This winter we experienced a much lower than average snowfall. In fact, there was only one snow event that exceeded the 2” threshold needed for snow removal. Our snow removal contract with BrightView is standard among HOA’s located throughout winter climates. It provides for snow removal “pushes” on roads, drives, entryways, and porches, but only when the snowfall is 2” or more. We contracted for eight such events. In anticipation of a typical Chicagoland winter, BrightView placed their snow removal equipment on location (tennis court parking lot) for the winter months. These terms are standard practice and have served us well for decades.

This winter was different, three of our four snow events were less than 2” so there was no contractual snow removal performed on those three events by Brightview. Adding to the issue was that extreme cold followed these events which turned traffic and daylight melting of the heavy dusting of snow into a freeze. This caused slick areas, especially in shaded and less trafficked areas.

Espire Management arranged for the main roads to be plowed on a few of these occasions and salt was also applied several times, but salt is not effective in extreme cold and whatever melt occurred during the day refroze as nightly temperatures dropped.

Fortunately, navigating our roads by car remained manageable, and we had no mishaps; however, walking on driveways and on shaded areas was less than ideal. This issue is a

topic for which options will be considered moving forward, especially with the dramatic change in snow accumulation in recent years.

Garbage collection issues

As a reminder, trash and recycling bins must be kept inside the garage and should not be placed at the curb prior to 4 PM Thursday, the day before pick-up. They must be removed by 8 AM, Saturday, the day following pick-up.

Please do not leave plastic or paper garbage bags outside of the bins. Racoons have been observed using them as dinner.

Rivershire Access System

The Butterfly MX system is designed for safety, convenience, and ease of use and has now been in use for several months with relatively few problems. If you do have any questions or for help with using the system, contact the management office.

Additional information is also available at the Butterfly MX website:

<https://butterflymx.com/how-it-works/>

Cul de Sac guest parking spaces

Several of our cul-de-sacs have guest parking spaces. These spaces are not intended to be used as permanent additional space for homeowners or for storage of extra vehicles. It is also important that guests do not park their cars in the common space of the cul-de-sac. Doing so can become a significant access and safety problem. Please report any inappropriate use issues to the management office.

Pool and Tennis

The Rivershire Bath and Tennis Association held its first meeting of the year on March 12th. Steve Timko (from RCAIII) was elected by the Board to fill the position vacated by the untimely death of Board member Bill Heinrich. The tennis court is expected to open on April 15th, and the target date for the pool's opening is Friday, May 23rd (though a final date is based on weather and the progress of major repairs to the pool and the lower wood deck). Repairs to the pool and the wood deck have been approved by the Board and will begin after permits from the Village are issued.

Beavers/Rabbits management

Last year, ARC Pest Control set traps and removed beavers that were damaging trees and bushes adjoining many of the RHA1 homes and ponds. There have been signs that beavers are once again active. Because of the extensive damage they do to trees and shrubbery, they are a significant concern.

The nuisance rabbit population is both consuming and causing damage to the landscape within our community. According to our pest control experts, the average rabbit in the area weighs approximately 3 lbs., and each rabbit eats approximately 1/3 of its body weight in vegetation each day. That is about 1 lb. of potential landscape per rabbit per day being damaged or consumed.

The Board of Directors has approved a contract with ARC Pest Control for the removal of beavers and rabbits. Any animal that can legally be evacuated will be translocated. As an added benefit, ARC Pest Control will remove nuisance raccoons, skunks, or opossum in the 500's address area.

Our goal is to be at a point where both the beaver and rabbit population should be in a state that is manageable, allowing a small yet healthy population to exist in the area with minimum property damage.

Landscape

BrightView, our landscaping provider, has started their second year with us and has begun the annual spring clean-up. The irrigation system inspection will follow. Their crews will be working in our community 3 days a week. After their start-up, please let the management office know of any continuing landscape issues.

Board member, and Chair of the landscape committee, Bill McNamara, will be arranging a meeting of our landscape committee with the BrightView sight manager. Plans are being made for the committee members' annual spring walk to review needed repairs and possible enhancements.

Pool party

Our RHA1 annual pool party will be held on Wednesday, July 16th, with a Thursday, July 17th rain date. Please mark your calendar. Last year's pool party was well attended and got very positive reviews. David Karp and Susi Kiefer have again volunteered this year to make the arrangements.

Streetlamp maintenance

The RHA1 Board of Directors has approved the repainting and globe cleaning of the 13 streetlamp posts on Rivershire Place. The work should be completed this spring.

Paver repairs

A cul-de-sac paver maintenance program to improve drainage by resetting and cleaning pavers began last fall on the 540 cul-de-sac. Repairs will continue this spring on 4 cul-de-sacs: 513, 541, 550, and 560, which are considered of higher priority in need of such maintenance.

Gatehouse hours

Gatehouse staffing hours are currently Monday - Friday, 8am to 4pm. The gatehouse is not staffed on weekends or holidays.

Self-funding landscape enhancements

As mentioned in many of our past newsletters, the RHA1 Board of Directors is trying to maintain a balance between landscaping issues and our Association's annual budget.

Many of the landscape projects that have been completed in the last few years in our community have been self-funded. We, as a community, fully support these projects.

Self-funding allows work to be done on your time frame, and often to a much greater extent. Board approval is required for any significant change in appearance. Consideration of proposals is usually very fast for self-funded projects.

Should you decide to do self-funded enhancements, there is no requirement to use any specific landscape company. In the last few years many of our homeowners have used Tenorio and Sons (Lorenzo, Lorenzo, Jr., and Jose). You can contact Lorenzo at 847-414-5413. Please contact Polina for other self-funding landscape provider suggestions.

Need for work orders

To initiate any work request, homeowners are asked to submit a work order. This includes requests relating to landscape, irrigation, paver repairs, etc. Work orders can be submitted using the Espire website and/or Condo Café portal, or they can be submitted to Polina by email, or by visiting the management office.

<https://www.espiremanagement.com>

Home Maintenance Ideas (from prior "Updates")

Outside faucet

Many, if not most, of our homes have a garden faucet inconveniently located inside of garages. Some homeowners have had a plumber install an additional frost-free outlet at a more convenient outside location. The cost estimates of the project were between \$400 and \$800.

Dryer vents

Often neglected, the periodic cleaning of dryer vents is an important safety concern. According to the National Fire Protection Association, 34% of home fires are the result of failure to clean dryer vents. Professional dryer vent cleaning is relatively inexpensive. A couple of homeowners reported being surprised at the amount of lint that had accumulated in their roof vent.

Next Board of Directors meeting

The next meeting of the Board of Directors of RHA1 is scheduled for Wednesday, May 21st, at 5 PM. The meeting will be held in person at the 209 Rivershire Lane meeting room and on Zoom. A meeting notice and Zoom link will be sent out prior to that date. All 500s homeowners are encouraged to join in.

RHA1 Board of Directors:

Don Kiefer, President	donandsusi@me.com
Bill McNamara	william.mcnamara@altq.com
Mort Blieberg, Secretary	mortirene@gmail.com
Larry Leonard, Treasurer	bleonard@comcast.net
Larry Schneider	ljays51@yahoo.com

RCPA (Master Association) Board of Directors

Each of the Rivershire Community associations appoints a representative on the RCPA Board of Directors. The 2025 RCPA Board of Directors:

Craig Carlson,	President	(100s representative)
Jeanie Bress,	Vice President	(300s)
Don Kiefer	Treasurer	(500s)
Brian Rubin	Secretary	(205s)
Kathy Firfer	Secretary	(209 & 211)

The next meeting of the RCPA is March 27th at 4 PM on Zoom. The Zoom link will be distributed to all Rivershire homeowners prior to the meeting.

Management office information - Note: This information has been updated

Polina Stein, Property Manager: (847) 634-9659 (Ext. 103)
Email: polina@espire-mgt.com

Patrice Rodriguez, Assistant to Property Manager: (847) 634-6439 (Ext. 102)
Email: prodriguez@espire-mgt.com

Alana Karras, Property Manager: (847) 821-6068 (Ext. 105)
Email: akarras@espire-mgt.com

Jennifer Nicoara, Assistant Property Manager: (224) 443-4494 (Ext. 104)
Email: jnicoara@espire-mgt.com

Alan Polyak, Customer Service Specialist: (847) 276-2489 (Ext.101)
Email: apolyak@espire-mgt.com

Rebecca Aguilar, Accounting Manager: (872) 315-2053 (Ext. 106)
Email: accounting@espire-mgt.com

Main office: (847) 383-6074
Fax number: (847) 634-6551

Important reference information

Call 911 for fire, police and life-threatening emergencies

Gatehouse: (847)-913-8557
Espire Management emergency line: (224) 252-0955 (only ongoing issue which involves the safety or damage to the property).
Lincolnshire police non-emergency. (847)-883-9900
Lincolnshire fire protection non-emergency (847)-634-2512