



2026 Fall Newsletter

From the Manager

Hello, Cambridge Lakes Community!

Fall is here, bringing cooler days, colorful leaves, and plenty to look forward to at the Cambridge Lakes Community Center! As we settle into the season, we're excited to share community updates, upcoming events, and helpful reminders. Mark your calendars for the Homeowner Concert on September 12th—we hope you'll join us for a fun evening of music with friends and neighbors. We look forward to seeing you around the community and enjoying all that fall has to offer! Go Bears!

For Questions or concerns I can be reached at:
natalie.suarez@mycambridgelakes.com or
(847) 464-1515 ext. 101

Kind Regards,

Natalie Suarez

Licensed Community Association Manager
Cambridge Lakes Community Association



Center Updates



The current pool heater is nearly **12 years old**, and pool heaters of this type typically have a lifespan of approximately **10–15 years**. At this point, the heater can no longer be repaired and is **not operating at its full potential**. The Association is currently reviewing replacement options and plans to have a **brand-new pool heater installed and ready for the 2027 pool season!**



The **Splash Pad replacement plans have been approved and are ready to move forward**. We broke ground last fall, but unfortunately, the project was placed on hold due to a lengthy state permitting process. We recently received notice that our permit request is now under review. Once we receive approval to proceed, work will resume as quickly as possible. Our goal is to have the **new Splash Pad completed and ready for the 2027 summer season**.

Upcoming Center Closures:

Thursday November 26 – Closed all day
Friday November 27 – Closed all day
Thursday December 24 – Closed all day
Friday December 25 – Closed all day
Thursday December 31 – Closed all day
Friday January 1, 2027 – Closed all day



Community Center Hours

Monday – Friday 5:00am – 10:00pm
Saturday – Sunday 7:00am – 10:00pm



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Association Information



Kevin Pini
Board President - Master Association



Dear Fellow Residents,

Due to permitting delays with the State of Illinois, the splash pad, which was planned to start earlier this year, has been delayed. We hope to begin work this fall.

This season, we have had several mechanical issues with the pool heater, and we have determined it is past its useful life. Because of the State's permitting delays and our need to replace the pool heater before it completely fails, the Board has also begun exploring replacement options. Our goal is to have a new heater installed and up and running for the 2027 season. The Board has updated the Rules and Regulations, which are now available on the homeowner portal. As previously stated, the Governing Documents Committee's next goal is to review the declarations and provide recommendations to the Board by the fall, including fencing requirements and vinyl fencing options. Changing the declarations will take time, but we know we can do it. When the time comes, we will need everyone's support in getting the word out.

We are looking into replacing the outdated proximity card system used at the Clubhouse, which will no longer be supported in the next few months due to aging technology. The systems we are exploring would let homeowners access the Clubhouse via Bluetooth using an app instead of a physical proximity card.

The staff has also been working with Engineers and Architects to identify the cause of the water leaks we have been experiencing. Now that we've identified the cause, we hope to complete repairs before the end of the year to avoid further damage and gym closures after inclement weather.

I want to thank everyone who volunteers their time on our Commissions. If you are interested in contributing to the conversation and serving on a Commission, please reach out to Natalie or Hanna to learn more about the opportunities available.

Finally, the team at CLCC has been working hard in preparation for the upcoming Homeowner Concert, which will take place on Saturday, September 12th. The staff has worked closely with our vendors and secured more than \$7,000 in donations to help offset homeowners' costs. We are hoping for great weather and a wonderful time for everyone!

If you have any questions, suggestions, or would simply like to connect, please feel free to reach out to me directly at Kevin@mycambridgelakes.com.

Thank you for your continued involvement and support.

 MASTER BOARD OF DIRECTORS CAMBRIDGE LAKES			
	Mark Burrage <i>Director</i>	 mark@mycambridgelakes.com	 Term Until February 2027
	Julie Kallenbach <i>Director</i>	 julie@mycambridgelakes.com	 Term Until February 2027
	Kim Klyczek <i>Secretary</i>	 kim@mycambridgelakes.com	 Term Until February 2027
	Jake Kowalczyk <i>Vice President</i>	 jake@mycambridgelakes.com	 Term Until February 2028
	Kevin Pini <i>President</i>	 kevin@mycambridgelakes.com	 Term Until February 2028
	Scott Riddle <i>Director</i>	 scott@mycambridgelakes.com	 Term Until February 2028
	Molly Talkington <i>Treasurer</i>	 molly@mycambridgelakes.com	 Term Until February 2028
Working together to protect and enhance our community.			

Scheduled Board Meetings *Master Association*

September 16, 2026
October 14, 2026
November 18, 2026
December 9, 2026

All meetings are on Wednesday evenings at 6:30 p.m. and held at the Cambridge Lakes Community Center. Owners are encouraged to attend.



Association Updates and Notices



GARBAGE CAN STORAGE

The rules regarding garbage cans have been updated to provide residents with more flexibility for both storage and pickup-day placement.

- Garbage cans may now be stored along the side of the home, but **ONLY** when located within a **screening enclosure**.
- Containers may now be placed outside for collection beginning at **12:00 PM (noon)** on the day prior to the scheduled pickup.
- Containers stored along the side of a home without the required screening enclosure are **not permitted**.



We hope these updates provide residents with greater flexibility while continuing to maintain the appearance of our community.



GUEST FEES & CHECK-IN REQUIREMENTS

Residents are welcome to bring guests to enjoy Cambridge Lakes amenities. Under the updated guest rules:

Guests 1 & 2:	FREE
Guests 3 & 4:	\$10 each

- All guests must still be properly signed in.
- Residents and guests must be prepared to present identification at check-in.



MAILBOX REPAIRS & REPLACEMENTS

*The Association has adopted a new process for the repair and replacement of mailboxes **serving three or more homes**.*



When one of these mailbox units requires repair or replacement, the Association will coordinate the work. Residents served by the affected mailbox will be **notified in advance** and provided **10 days** to respond to the HOA.



Once the 10-day response period has ended, affected residents will receive an additional notice advising them of the **scheduled repair or replacement date**.



The cost of the repair or replacement will be **divided equally among the residents served by that mailbox**. Each resident's portion of the cost will be assessed directly to their HOA account.



HOA ASSESSMENT REMINDER: CHECK YOUR RECURRING PAYMENT

A friendly reminder that the Master HOA assessment for 2026 is \$86.



We have noticed that a handful of residents who use recurring or automatic payments still have their payments set to an incorrect amount.



If your payment is set for a different amount, please update it to ensure the correct assessment is being paid and to help avoid a balance on your account.



HOA assessments are determined each year as part of the Association's annual budgeting process, which means the assessment amount may change from year to year.

If you have an automatic payment set up, we strongly encourage you to log in to your account and verify that your recurring payment is currently set to \$86.



At the beginning of each year, please be on the lookout for communications from the Association **online and by mail** confirming the assessment amount for the new year.



Hello Cambridge Lakes Community

Inspirations are already Dancing and Tumbling their way into our 2026-2027 season! Our Dance Studio is excited and prepared to continue training in all styles! We begin at just 2 years old with our Parent tot tumbling classes. We offer all genres of dance including Ballet, Tap, Jazz, Contemporary, Hip Hop, Poms, Musical Theater and all levels of Tumbling and Acro. We offer sessions year-round classes including Fall, Winter, Spring Recital session, Summer classes, and Summer Intensive Workshops. Stay tuned for upcoming dates and times for registration, using the QR code to register through Community Pass. Join us!

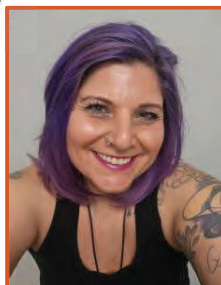
Our Dance Company and Performance Troupe are well into their season. We are looking forward to an incredible competitive season with our Company Dancers and performing locally with our Troupe Dancers. These dancers work year-round training in weekly classes, building their strength and technique. We are looking forward to an incredible season!

We are so grateful for the Cambridge lakes community for their continued support every year! Stay tuned for all updates and announcements with everything Inspirations!

We hope to see you on the dance floor!

Gwen Loyd

Inspirations Dance & Tumbling Director



Michelle Arvanitakis
*Lifestyle
&
Group Fitness Director*

Greetings from Lifestyle

This summer absolutely flew by! I cannot believe that school is back in for the year!

Lifestyle had so much from with you at every craft, Flick & Floats, Smores on the Lawn, Food Trucks, The Homeowner Concert and everything in-between! A few of my favorites were the School Bus Craft, every Smores on the Lawn, Mom's & Muffins and Dad's & Donuts!

Fall is my favorite time of year! Lifestyle has so many events planned! Spider webs, Family Movie Night, Pasta Pumpkins, Painting Crafts. The Fall Vendor and Craft Fair, and so much more!

We cannot wait to see you at upcoming events and crafts!

Group Fitness is absolutely one of my favorite sections to share with you! We truly do have the most wonderful instructors and such a great variety of classes! As always, each class is free for Residents and just \$5 for each Guest that accompanies a Cambridge Lakes resident! Every class is structured for any level, from beginner to advanced! All you have to do is make it to classes and give them all a try! Be sure to check out the current Group Fitness Schedule posted on our FB page and on our website and here in this newsletter!

To every teacher, thank you for all you do, from planning the best classrooms, to educating and giving our kids the absolute best all year! I wish you a safe and amazing school year!

As always, My door is always open for any questions, suggestions, concerns or just to pop in for a lollipop off our lollipop tree!



Lifestyle Events: October 2026 – January 2027

Fall Craft and Vendor Fair

Saturday, October 17th

10:00 AM – 3:00 PM



Prepare for early holiday shopping by supporting local and small businesses!
This free and open to the public event is a great way to get a head start on your holiday shopping!
We have so many unique and talented crafters and vendors to purchase from!

Cambridge Lakes Resident Vendor Booth: \$30, Non-Resident: Vendor Booth: \$40

Milk & Cookies

Saturday, December 12th

12 pm – 3 pm

This is the best way to end the year, with our annual Milk & Cookies! Santa, candy canes, crafts, ornaments and of course, Milk & Cookies (gluten free cookies, and non-dairy milk will be available)

Residents \$ 7, Guests \$ 12



January 2027 Upcoming Crafts

Stay tuned for all the fun that January 2027 will bring!
The best winter crafts and a Free Family Movie Night full of popcorn and movie snacks will help beat the cold weather and snow!

We look forward to seeing you in the New Year!



Please Note: All events are subject to change with short notice

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GROUP FITNESS CLASS SCHEDULE

CAMBRIDGE LAKES COMMUNITY CENTER

CLASSES ARE 50 MINUTES LONG WHEN ANOTHER CLASS DIRECTLY FOLLOWS

SUNDAY	08:45 AM 09:30 AM 07:00 PM	TABATA WERQ Sunday Stretch & Reset	Amy Amy Kara
MONDAY	08:30 AM 05:30 PM 07:00 PM	Strength (Upper Body) Strong Nation Barre	Jess Adriana Jess
TUESDAY	08:30 AM 07:00 PM 08:00 PM	Uplift & Unwind Strong Nation Zumba Toning	Kara Adriana Edith
WEDNESDAY	08:30 AM 07:00 PM 08:00 PM	Strength (Lower Body) TABATA WERQ	Jess Amy Amy
THURSDAY	08:30 AM 07:00 PM 08:00 PM	PEACHES & STEAM CONDITIONING Anything Goes Zumba	Melissa Christine Edith
FRIDAY	08:30 AM	Barre	Jess
SATURDAY	08:00 AM 09:00 AM	CIRCUIT SATURDAYS! Core & Stretch	Jess Jess

**ALL FITNESS CLASSES HOURS, DAYS AND LOCATION OF CLASS
ARE SUBJECT TO CHANGE WITH LITTLE TO NO NOTICE.**

CLASSES ARE FREE FOR RESIDENTS, \$5 FOR GUESTS

HOW TO USE THIS GUIDE

Find your street in the list below. The color shows your association type and how many assessments you pay.

MASTER ASSOCIATION ONLY (1 ASSESSMENT)**Property Manager:**
Natalie Suarez**Email:**
natalie.suarez@
mycambridgelakes.com**Phone:**
847-464-1515

- Bay Shore Drive
- Beachview Road
- Berkshire Lane
- Birchwood Drive
- Blue Bell Lane
- Boathouse Road
- Brighton Circle
- Brighton Drive
- Bristol Street
- Broadland Drive
- Brookhaven Trail
- Canterbury Lane
- Cape Cod Lane
- Catamaran Circle
- Cherry Lane
- Chestnut Drive
- Clearwater Drive
- Crest Drive
- Daytona Way
- Diamond Head Trail
- Dover Court
- Dover Street
- Evergreen Lane
- Glen Cove Lane
- Lake Bluff Lane
- Lakeland Lane
- Larkspur Court
- Leeward Lane
- Lookout Drive
- Loon Lake Court
- Maryland Lane
- Montauk Lane
- Norfolk Lane
- Oxford Court
- Padre Island Lane
- Peninsula Court
- Port Royal Road
- Portsmouth Drive
- Promontory Drive
- Prospect Circle
- Sarasota Drive
- Shelter Island Lane
- Shoreline Court
- Shoreline Drive
- Silver Lake Court
- Spinnaker Court
- Spinnaker Street
- Summit Lane
- Valley Stream Drive
- Waterfront Lane
- Wester Boulevard
- Westport Drive
- White Pine Trail
- Whitecaps Court
- Wildwood Drive
- Woodfern Drive

**COST-SHARE ONLY
(1 ASSESSMENT)****Property Manager:**
Gene Polissky**Email:**
epolissky@fosterpremier.com**Phone:** 847-464-2116
ext: 3319

- Allison Avenue
- Aurora Drive (no unit number)
- Bella Lane
- Upland Road

**DUAL ASSOCIATION
(1 TO NEIGHBORHOOD &
1 TO MASTER)****Property Managers:**
Cynthia Miller**Email:**
customercare@retrocmweb.com**Phone:** 847-874-7300**AND****Natalie Suarez**

natalie.suarez@mycambridgelakes.com

**847-464-1515**

- Clover Lane
- Derry Lane
- Emerald Drive
- Galway Lane
- Shamrock Lane

**DUAL ASSOCIATION
(1 TO NEIGHBORHOOD &
1 TO MASTER)****Property Managers:**
Tyler Maichel**Email:**
tmaichel@psimanagement.net**Phone:** 847-806-6121**AND****Natalie Suarez**

natalie.suarez@mycambridgelakes.com

**847-464-1515**

- Lancaster Drive
- Yorkshire Lane

**DUAL ASSOCIATION
(1 TO NEIGHBORHOOD &
1 TO MASTER)****Property Managers:**
Janel Santilli**Email:**
jsantilli@fosterpremier.com**Phone:** 847-484-2119
ext: 3323**AND****Natalie Suarez**

natalie.suarez@mycambridgelakes.com

**847-464-1515**

- Bar Harbor Court
- Isle Royale Court
- Lighthouse Lane
- Newport Circle
- Newport Court

**DUAL ASSOCIATION
(1 TO NEIGHBORHOOD &
1 TO MASTER)****Property Managers:**
Nicole Broughton**Email:** Nicole@mcgillmanagement.com**Phone:** 847-259-1331**AND****Natalie Suarez**

natalie.suarez@mycambridgelakes.com

**847-464-1515**

- Alta Vista Drive (#14)
- Driftwood Lane
- Sandcastle Lane
- Windward Drive

**DUAL ASSOCIATION
(1 TO NEIGHBORHOOD &
1 TO MASTER)****Property Managers:**
Linda Raaum**Email:**
lraaum@fosterpremier.com**Phone:** 847-484-2123
ext: 3334**AND****Natalie Suarez**

natalie.suarez@mycambridgelakes.com

**847-464-1515**

- 1113-1132 Alta Vista Drive
- Anchorage Court
- Ruby Drive
- Sapphire Lane
- Spinnaker Street (townhouses only)

**COST-SHARE ONLY
(1 ASSESSMENT)****Property Manager:**
Linda Raaum**Email:** lraaum@fosterpremier.com**Phone:** 847-484-2123
ext: 3334

- 2215-2305 Aurora Drive
- Bayberry Circle
- Bayberry Lane
- Cedarwood Lane
- Cedarwood Circle
- Cottage Drive
- Dempsey Circle

** Dual associations pay the master assessment and their individual neighborhood assessment.

Questions? Please contact your Property Manager listed above.

93 street entries

Cambridge Lakes Community Association

1125 Wester Blvd.
Pingree Grove, IL 60140

Cambridge Lakes Community Center
General Inquiries

Natalie Suarez

Community Association Manager (Master Association)

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natalie.suarez@mycambridgelakes.com

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Executive Assistant

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Michelle Arvanitakis

Lifestyle & Group Fitness Director

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michelle.arvanitakis@mycambridgelakes.com

Ruth Nava

Administrative Assistant & Room Rental Coordinator

847-464-1515 ext. **103**

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Cheyenne Benitez

Leasing Department

847-464-1515

leases@mycambridgelakes.com

Gwen Loyd

Inspirations Dance & Tumbling Director

gwen.loyd@mycambridgelakes.com

