

BRIGHTON RIDGE *The Bulletin*

IMPORTANT DATES

ANNUAL MEETING

Monday, February 3rd | 7pm at Good Shepherd Lutheran Church

Agenda:

Updated Covenants and Restrictions (based on State of Illinois update requirements)

Link to updates: www.brightonridge.net.

Landscape update

Social Committee update

Website update

Vote:

- Approval of Budget
- Rental Rider Agreement (www.brightonridge.net - must login to view)
- Board members

Proxy The election of directors cannot be held unless a quorum is present, either virtually or by proxy. The quorum required is twenty-five percent of the membership or 66 homes. If you're not able to attend in person, please submit your completed proxy form (Page 4) via email dianealberson@gmail.com or drop off to 725 Cardigan Court, or 900 Eddystone Circle, and place in the plastic bin on porch. Copy of Proxy can also be found on www.brightonridge.net (must login to view).

Open Board Position If interested in running please email Rich Rados at richrad@cdw.com and provide a short description of yourself and how long you have lived in the neighborhood.

ASSESSMENTS

Tuesday, April 1st | \$165 is Due. Form and instructions online: www.brightonridge.net

TWO WAYS TO PAY:

1. Your bank's online bill pay

(Set up BRPOA as a payee and have your bank issue the payment directly)

Payee details:

Brighton Ridge Property Owners Association
Acct #: (YOUR HOUSE ADDRESS, Ex 725 Cardigan Court)
P.O. Box 4772
Naperville, IL 60567

2. Drop off your check

725 Cardigan Court, or
900 Eddystone Circle, in bin
on porch or in mailbox

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Complete
Proxy Form
if you can't
attend mtg.

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Scan to Link to our
Brighton Ridge
Facebook Page.



**BRIGHTON RIDGE
PROPERTY ASSOCIATION
BOARD OF DIRECTORS & COMMITTEES**

BOARD OF DIRECTORS

President	Todd Schlewitt tschlewitt@icloud.com	630-430-6887
1st Vice President	Diane Alberson	773-339-6121
2nd Vice President	Rich Rados richrad@cdw.com	312-927-7834
Treasurer	Vinton Trowbridge vinton3@gmail.com	630-650-1616
Secretary	Jason Black	312-307-1095

COMMITTEES

Assessment Letters	Diane Alberson dianealberson@gmail.com	
Landscape	Jason Black	312-307-1095
Newsletter Editor	Danielle Rothe	dlrothe@yahoo.com
Website/Digital	Brent Fatig	

CHILDREN & SOCIAL COMMITTEE MEMBERS

Annual Block Party		
Caitlin Klein	caitlin.alekna@gmail.com	630-803-3506
Ryan Novak	RNovak23@gmail.com	815-830-3296
Fall Hayride		
Nicole Novak	nicolenovak7@gmail.com	630-310-2286
Spring Event		
Brittan Fatig	brit.fatig@gmail.com	630-362-9449
Egg Hunt Event		
Kelsey Combe & Nazneen Kakal		
Hot Chocolate Walk & Back to School Breakfast & Walk		
Leslie Lemons	leslielemons2@gmail.com	630-809-5366
Patio Crawl & Winter Swim Party		
Karyn Eckman	karynmarie526@yahoo.com	309-310-1882

REFINANCING OR SELLING YOUR HOME?

Contact Diane Alberson at dianealberson@gmail.com at least two (2) weeks in advance for an "assessment paid" letter.

Link to the BRPOA By-laws and C&R's
www.brightonridge.net

**BRIGHTON RIDGE
Property Owners Association**

P.O. Box 4772 • Naperville, IL 60567
www.brightonridge.net

- The Brighton Ridge Property Owners Association fiscal year runs from April 1 and ends March 31 of the next year.
- Annual assessments are mailed in Feb/March and are due April 1.
- Contact Jason Black regarding fence permits.
- For selling or refinancing letter, contact Diane Alberson at dianealberson@gmail.com at least two (2) weeks in advance for an "assessment paid" letter.

**NEWSLETTER ARTICLE DEADLINE FOR
2025 ISSUES**

BULLETIN DISTRIBUTION QUARTERLY

February 25 for March issue
May 25 for June issue
August 25 for September issue
November 23 for December issue (early due to Thanksgiving Holiday week)

Submit newsletter articles newsworthy items to share about your family or neighbors to the Newsletter Coordinator:

Danielle Rothe | dlrothe@yahoo.com

Residential Directory:

www.brightonridge.net (must login to view).

For a printed copy please email richrad@cdw.com

When to contact the Board:

- Resident with poor lawn/property condition
- Resident with garbage/recycling bins left outside
- New fence installations
- Residential closings
- Any other violation of our published C&R

All other issues, please contact the City of Naperville: www.naperville.il.us, or call (630) 420-6111

BLOCK CAPTAINS NEEDED

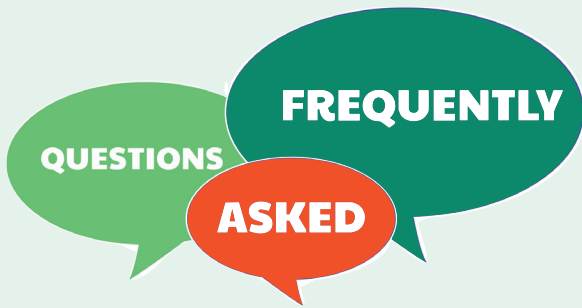
Block captain duties are minimal, but are essential to welcoming our new neighbors. Block captains ensure new neighbors are aware of the great amenities Brighton Ridge has to offer and provide a copy of the directory and covenants and restrictions. They also keep an eye on news and happenings around the neighborhood.

Contact Rich Rados at richrad@cdw.com if interested in learning more!

**BRIGHTON RIDGE
Block Captain List**

Rich Rados	701-721 Burgess Hill	312-927-7834
Rich Rados	724-824 Burgess Hill	312-927-7834
Danielle Rothe	901-928 Burgess Hill	630-862-8920
Laura Zdon	801-821 Cardiff Road	630-983-1305
Melissa Rados	828-873 Cardiff Road	630-802-4873
Rich Rados	Cardigan Ct. & Shepherd	312-927-7834
Tiffanie Candrian	1400-1429 Durness Court	847-909-4874
Kathy Horton	941-976 Eddystone Circle	630-369-7415
Amy Burnett	Severn & 801-913 Bailey (odd)	630-404-9692
Rhonda Keysor	1000-1024 Sheppey Court	630-355-0560
Jessica Dieterle	1000-1036 Sheringham Drive	312-671-0606
Kate Boyens	Swansea, 800-916 Bailey (even)	630-338-5112
Karen Brown	1404-1432 Talbot Drive	630-717-6846
Lin Lorenz	707-738 Torrington Drive	630-527-0403
Maria Schroeder	739-771 Torrington Drive	630-778-0159
Maria Schroeder	778-799 Torrington Drive	630-778-0159
Theresa Feeny	920-948 W. Bailey Road	630-548-3025
Jennifer Steeb	951-994 W. Bailey Road	772-485-6103

"Publication of paid advertisements in the Association's newsletter is not an endorsement or recommendation of any advertised product or service. The Brighton Ridge Homeowners Association and Allegra Marketing Print Mail are not responsible nor liable for the content of any advertisement published, here."



DID YOU KNOW that all garbage and yard waste containers must be kept in inside and not outdoors?

DID YOU KNOW that you could be fined for letting weeds get out of control? No weeds allowed.

DID YOU KNOW that your grass must be mowed weekly and kept in line with the City of Naperville’s standards?

DID YOU KNOW we have a Brighton Ridge Facebook site where you can receive neighborhood events/updates? Search for “Brighton Ridge Subdivision - Naperville, Illinois”.

DID YOU KNOW our newsletter will now be sent quarterly as opposed to monthly?

DID YOU KNOW we have hired a new landscaping company? Midwestern Landscape Concepts has been doing a great job for us in 2024. We will include quarterly updates in newsletters about the status of the landscaping. Are you interested in learning more or helping out? Contact a BRPOA board member - there’s plenty to help with!

The FAQ column is open to residents of Brighton Ridge. The Board invites you to send any information you would like highlighted. Please send your FAQ to dlorthe@yahoo.com.

YOUTH SERVICES LIST

Please review the Youth Job List to make sure your information is up-to-date. If you need to add information or are not actively available to work, please contact Danielle Rothe at dlorthe@yahoo.com

Addison Black (16)	BS	331-702-1037	728 Cardigan Court
Braeden Black (14)	BS DW PS	818-674-8311	728 Cardigan Court
Kenzie Black (11)	MH	818-674-8311	728 Cardigan Court
Sydney Campfield (15)	BS PS DW HS MH	630-601-9775	751 Torrington
Addilyn Candrian (12)	BS PS DW	331-701-8883	1401 Durness Court
Jeremy Cox (15)	BS SS DW YW	630-803-9115	905 Eddystone
Talia Cox (13)	BS DW MH	630-803-9115	905 Eddystone
Chase Davis (15)	BS PS HS MH	312-805-1139	801 Cardiff
Trey Davis (15)	BS PS HS MH	312-805-1139	801 Cardiff
Gavin Dieterle (16)	LM DW HS	630-450-2458	1031 Sheringham
Quinn Dieterle (14)	BS DW PS HS MH	630-334-3732	1031 Sheringham
Kayden Eckman (12)	BS DW PS	309-310-1882	808 Cardiff Road
Kaylie Hill (13)	BS DW MH	630-470-7543	787 Torrington
Emma Jakubowski (17)	BS PS DW LM HS	630-853-3119	809 W. Bailey Road
Kira Jakubowski (14)	BS PS DW LM HS	331-244-9955	809 W. Bailey Road
Max Paukstis (15)	BS LM SS DW PS HS MH YW	630-649-1651	909 Eddystone
Brianna Rados (16)	BS DW PS MH	630-442-8102	849 Cardiff Road
Raina Rados (13)	BS DW PS MH	630-802-4873	849 Cardiff Road
Stella Sanders (18)	BS DW PS HS MH	630-881-6356	917 Eddystone

BS - Babysitting • LM - Lawn Mowing • SS - Snow Shoveling
 DW - Dog Walking • PS - Petting Sitting • HS - House Sitting
 MH - Mother’s Helper • YW - Yard Work

Brighton Ridge has a Facebook page... look us up!

Stay in the Know!

We have a private Facebook group comprised of only Brighton Ridge residents so we can all communicate in a closed forum.

Members must be explicitly added to the Brighton Ridge group.

Contact Jessica Dieterle in joining the Facebook closed group at:

jessicadieterle@gmail.com

See trash blowing around?

Pick it up & discard appropriately!

**BRIGHTON RIDGE PROPERTY OWNERS ASSOCIATION
2025 ANNUAL MEETING PROXY**

Property Address: _____

Property Owner's Signature(s):

X _____ X _____

Know all by these present that the undersigned member of the BRIGHTON RIDGE PROPERTY OWNERS ASSOCIATION, an Illinois not-for-profit corporation, does hereby constitute and appoint

* _____
(Insert the name of one of the following board members to vote your proxy:
Todd Schlewitt, Vinton Trowbridge, Diane Alberson, Jason Black, or Rich Rados)

**NOTE: Diane Alberson, Jason Black, and Rich Rados will be serving year 2 of their term.
Todd Schlewitt will be seeking re-election for an additional 2-year term.
Vinton Trowbridge will be stepping down, -Open Board position will be elected for 2 year term-nominees will be advertised by Feb 3rd, 2025**

The attorney and proxy of the undersigned, with full power of substitution and for and on behalf and in the name, place and stead of the undersigned, to attend the Annual Meeting of the Members to be held at 7:00 pm on the 3rd of February, 2025 at **Good Shepherd Lutheran Church**, and any adjournment or adjournments thereof, and thereat to vote in the name of the undersigned, or which the undersigned may be entitled to vote, upon such business which will properly come before said meeting, the election of members of the Board of Directors, as fully as the undersigned might or could do if personally present, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof, and hereby revoking any proxy or proxies heretofore given by the undersigned to vote and act at such meeting.

**In witness whereof, the undersigned has executed this proxy
on this _____ day of _____, 20____.**

If you would be willing to be on the ballot for Brighton Ridge Board, or if you would be willing to serve on a committee, please indicate below and submit it along with this proxy or talk with a Board Member.

Name _____

Address _____

Phone _____ Email _____

___ Interested in running for the Board

___ Willing to serve on a committee

Please return the proxy before the Annual Meeting:

- **EMAIL:** dianealberson@gmail.com
- **DROP OFF:** sealed box at the front door of 725 Cardigan Court or 900 Eddystone Circle, Naperville, IL 60565



RIDE ASSIST
NAPERVILLE

Volunteers Needed

Ride Assist Naperville is a nonprofit whose mission is to keep seniors connected by providing affordable and dependable transportation to medical appointments



We need help with:

- Volunteers to drive Naperville senior citizens to their medical appointments and back home
- We have over 550 registered senior riders
- We urgently need new drivers to help fill the need in our community

How It Works

1. Fill out an application
2. RAN does a background check
3. You attend a two-hour training session
4. You choose the rides that fit your schedule

This is extremely flexible and rewarding!
Please give back to people in YOUR community.

Contact us to start volunteering:
info@rideassistnaperville.org

(331) 330-2257

www.RideAssistNaperville.org



Julia Corkey *Vickie* Schoenfeld

ARE YOU THINKING ABOUT SELLING?



We're here to help YOU

Team Elite Realtors



4 Reasons to SELL your home during the holidays

- ❄ Buyers who look for homes during the holidays are serious and ready to buy now
- ❄ Sellers have less competition during the holiday season
- ❄ Houses show better when decorated for the holidays
- ❄ Some Buyers must buy before the end of the year for tax reasons or company relocations

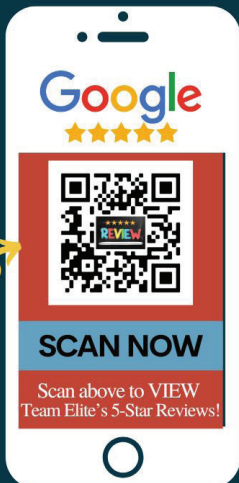
Happy Holidays from Our Home to Yours!

1-630-286-9777



I'm a 17 year resident of Brighton Ridge & a Licensed Realtor for 19 years!
Let me help you with all your real estate needs, Vickie

Team Elite's 5-Star Reviews!





SNOW BIG DEAL

December Discounts That Sleigh!



WINDOWS

Make your home comfortable with new windows, for as low as **\$99/month***



DOORS

Improve your home's security and functionality with a new entry door, for just **\$79/month***



SIDING

Upgrade your home's curb appeal with new siding, customized in your choice of design, colors and textures, for just **\$199/month***



Call **630.354.0947**
& GET YOUR FREE ESTIMATE TODAY!

OR VISIT OUR **NAPERVILLE SHOWROOM**
127 AMBASSADOR DR., SUITE 159
NAPERVILLE, IL 60540



PLEASE MENTION **OPAL12** WHEN YOU CALL OR VISIT OUR WEBSITE.

OPALEXTERIORS.COM

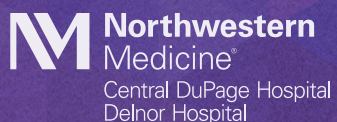
*8.99% 9-YR LOANS CREDIT AND LOANS PROVIDED BY REGIONS BANK, MEMBER FDIC, (650 S. MAIN ST., SUITE 1000, SALT LAKE CITY, UT 84101) ON APPROVED CREDIT. FOR A LIMITED TIME. 8.99% FIXED APR, SUBJECT TO CHANGE. MINIMUM LOAN AMOUNTS APPLY. INTEREST STARTS ACCRUING WHEN FUNDS ARE DISBURSED. REPAYMENT TERM IS 108 MONTHS. ACTUAL LOAN TERM MAY BE SHORTER IF LESS THAN THE FULL APPROVED AMOUNT OF CREDIT IS USED. FIRST MONTHLY LOAN PAYMENT DUE 30 DAYS AFTER FUNDS ARE DISBURSED. 108 MONTHLY PAYMENTS OF \$13.54 PER \$1,000 BORROWED. THE MINIMUM MONTHLY PAYMENT WILL BE NO LESS THAN \$50.00.



COMPLETE PEDIATRIC CARE FOR THE ONES YOU LOVE THE MOST

When it comes to your child's health, you want better options. Through our unique partnership, Lurie Children's at Northwestern Medicine Central DuPage Hospital and Northwestern Medicine Delnor Hospital offers specialized pediatric care close to where you live and work. From routine checkups to the most complex medical conditions, we provide access to more than 150 board-certified Lurie Children's pediatric specialists. And, the Pediatric Emergency Department at Central DuPage Hospital is uniquely designed, combining a kid-friendly environment with state-of-the-art technologies and care provided by board-certified pediatric emergency medicine physicians ready for life's unexpected emergencies.

Learn more about Lurie Children's most comprehensive clinical partnership and our world-class care at nm.org/luriechildrens or scan the QR code.



Ann & Robert H. Lurie Children's Hospital of Chicago at Northwestern Medicine Central DuPage Hospital and Northwestern Medicine Delnor Hospital is a collaborative program between Northwestern Memorial HealthCare and Lurie Children's and its affiliated physician groups. The physicians participating in this program are neither agents nor employees of Northwestern Medicine Central DuPage Hospital or Northwestern Medicine Delnor Hospital.

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BRIGHTON RIDGE HOMEOWNERS ASSOCIATION



LIST WITH

SUE & CHERYL

YOU DESERVE EXCELLENCE

