

BRECKENRIDGE

Estates

THE BUGLE

Newsletter of the Breckenridge Estates Homeowners Association

From the President

October | 2023

As we head into the fall fun season filled with traditions, family, and lots of activities, I wanted to take the time to share some seasons tidings with all of you in Breckenridge and take a moment to share some of the great things we've been working toward on your behalf.

Many of you are new to this community, and many more have been wonderful patrons of our beautiful community for years and even decades. To all of you, thank you for making this a great place to raise our families and live comfortably among friends. The board that you see now consisting of myself, Jeff Oitker, Nabeel Aldrees, Rob Anstine, and Brett Meurer, stand on the traditions and selflessness of Scott Barenbrugge, Michael Zdonek, John Chamberlain, Molly Sorenson, and many others before us who have helped shape and mold this community into what it is today. Three years ago we undertook a very substantial change to engage with MC Property Management, and through Stacy Donnelly we have seen a great many improvements in our day-to-day operations and the smooth running of this HOA as well. To Stacy, we owe a special thank you.

We've also done so much more over the past several years, including an extensive renovation of the clubhouse, locker rooms, and guard house. We've been able to purchase extremely durable deck furniture for the pool, bringing the experience of our families who use the pool up to a very high standard. Throughout the neighborhood we've endeavored to upkeep the grounds to the same high standard as well and have undertaken projects to beautify and maintain the grounds throughout.

As many of you are also aware, we have finally been able to develop the lands that Diriliten Homes had purchased in Breckenridge decades ago, and for which back assessments were owed totaling nearly \$180,000. Through a deal with MI Home, Diriliten agreed to sell, and pay back assessments, so that we can finally have those properties incorporated into the community as they were always intended to be. As the former treasurer, it was a personal goal of mine to reconcile assessments as paid in full because that is how we sustain this beautiful community. As of last night's board meeting, I am proud to say that we've settled all outstanding dues down to \$450! On the budget that we maintain, and that you see on page 2 in this newsletter (2024 Proposed Budget), that is a remarkable feat, and I thank everyone for participating in making that happen. In addition, allowing a specific number of outside members has enabled us to keep your assessments at \$850, as they have been for 4 years now, and will remain so through 2024 in spite of burgeoning costs to upkeep the pool and grounds. While we may not be able to hold that line the following year, I feel a certain sense of pride in keeping assessments stable so far.

Our work is not done though. We still have plans to renovate the Monuments throughout the entryways to Breckenridge. This is no small task, and we're soliciting plans from various vendors to see what avenue warrants the best outcome with the most reasonable price. We are constantly looking to maintain and improve our tennis courts with the recent addition of Pickleball, and the potential resurfacing of the courts in the next couple of years. We also recognize that some very large expenses regarding pool and grounds maintenance could be coming over the next decade and we're working hard toward building our reserves to reduce or eliminate the need for any special assessment to do so.

From all of us on the board, we thank you for your patronage and support as we cultivate this community. We implore you to reach out to us with ideas, and willingness to help, on community engagement, beautification, or other improvements you'd like to see. Thank you all, and a very Happy Holidays to everyone. Yours truly, Mark Sagen

www.breckenridgeestates.org



*Breckenridge
Estates
Homeowners
Association*

Proposed
2024 Budget



	Annual Budget '23	Proposed Budget '24
INCOME		
4500 Assessment	233,750	236,300
4523 Swim Team Non-Res Memberships	400	4,500
4524 H.O. Violation	-	-
4525 Swim Memberships	122,500	122,500
4526 Guest Fees	6,000	4,000
4528 Tennis Income	-	-
4537 Clubhouse Rental Fees	7,000	8,000
4538 Late Fees	1,500	1,500
4540 Unit Legal Fee	-	-
4545 Interest Income	400	5,000
4550 Miscellaneous Income	25	150
4565 Credit Card Fees	700	700
4610 Unit Owner Expense	-	-
TOTAL INCOME	372,275	382,650
EXPENSE		
Administrative		
7120 Accounting / Audit	3,300	3,500
7130 Legal	2,500	2,500
7140 Management Fee	23,100	24,750
7150 Insurance	8,500	12,000
7155 Federal Inc Taxes	4,000	15,000
7156 State Inc Taxes	1,000	5,000
7185 Postage	900	900
7190 Printing	1,000	1,000
7195 Administration	7,000	7,000
7200 Social Expense	3,500	3,500
7201 Holiday Decorations	5,000	5,000
7730 Recording Secretary	1,200	1,200
7740 Website	2,000	2,000
7750 Miscellaneous	500	1,000
7755 Credit Card Fee	700	700
TOTAL Administrative	64,200	85,050
Clubhouse		
5120 Clubhouse Janitorial *	500	500
5125 Clubhouse Repairs & Maintenance	4,000	5,000
5130 Tennis Court R&M	2,500	3,500
TOTAL Clubhouse	7,000	9,000
Grounds		
5272 Landscaping Contract	23,520	24,244
5278 Snow Removal	4,500	5,000
5279 Landscape Improvements	9,000	10,000
5280 Pond Maintenance	4,000	4,000
5282 Pond Shoreline	1,225	2,000
5284 Irrigation	300	1,500
TOTAL Grounds	42,545	46,744
Pool		
6100 Pool Contract	97,944	120,000
6110 Pool R&M	25,000	30,000
6120 Pool Permits	500	500
TOTAL Pool	123,444	150,500
Repairs & Maintenance		
5164 HVAC	3,000	3,000
5166 Pest Control	2,000	2,000
5171 Electrical Repairs	3,000	4,000
5172 Fire Alarms	2,000	2,000
5183 Plumbing	5,000	5,000
TOTAL Repairs & Maintenance	15,000	16,000
Reserve Transfers		
9510 General Reserve	72,386	30,856
9515 Interest Reserve	200	-
TOTAL Reserve Transfers	72,586	30,856
Utilities		
5460 Electric	16,000	13,000
5462 Gas	9,500	9,500
5463 Water/Sewer	14,000	14,000
5465 Scavenger	3,000	3,000
5466 Phone/Internet/Cable	5,000	5,000
TOTAL Utilities	47,500	44,500
TOTAL EXPENSES	372,275	382,650



The HAPPY Gardener

It's time for a fall CONTAINER REFRESH!

The Growing Place

Are you ready for cooler evenings and a new splash of color? Plants in containers have been feeling the summer heat and humidity. Planters from May and June often look overgrown and tired this time of year. Here are some tips for freshening up those front porches and back decks with fall splendor.

EASY AS 1-2-3

Assess what you like and don't like about your container gardens right now. Maybe you have a beautiful grass, but the filler petunias are spent and the coleus is overgrown. You don't have to replace every plant if some still look good and are tolerant of cooler fall temperatures.

Pull out the plants you wish to replace. Use garden tools if the roots are entwined. Loosen the existing soil and roots, filling in fresh potting soil as needed.

Add your favorite fall flowers! All plants in the annuals department this time of year are cold-tolerant and will last until frost. Pansies, ornamental cabbage and kale can even handle a light snow. Include a perennial, such as heuchera, pulmonaria or hosta for

a unique twist. Water them in and continue to water as needed.

THRILLER, FILLER, SPILLER

The Growing Place Naperville and Aurora locations offer a wide variety of fall annuals that do well in cooler weather.

Remember to have a focal point plant placed in the center or back of the pot. Consider celosia, kale, or annual grasses for Thrillers. Filler plants are added to provide eye-catching color and texture. Marigolds, rudbeckia, pansies, ornamental peppers, 4" mums, and cabbages all come to mind.

Soften the container edge with Spillers such as ivy, lysmachia, calibrachoa, or wire vine.

MUMS & NATURAL ACCENTS

Our mums are grown in 4", 8" and 10" containers as well as hanging baskets. Mums can be set alongside containers, bales of hay, cornstalks, pumpkins, and gourds for a fall display.

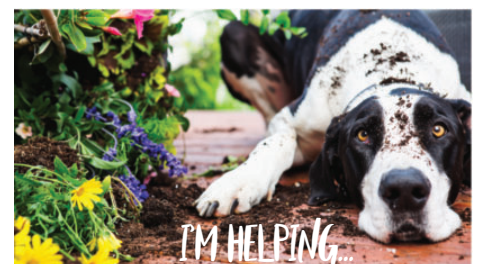
The 8" and 10" mums will fit into most emptied containers you may

already have at home. The 4" mums work best when planted with other fall annuals in a container.

Pumpkins and gourds can fill in holes and add a festive touch once outdoor temps are more steadily cooler. Birch branches, natural accents such as bell grass, cattails, and other preserved fall botanicals are additional options for containers.

Container gardening is a statement honoring what nature has in store each season. Draw eyes to your front porch or back patio this fall with fresh, cold tolerant plants to last until frost.

When you're ready to change your container over to winter greens, sticks, and berries or bows, visit us again and we will help you choose the accents that match your decorating style.





Pet Tales

By the Naperville Area Humane Society
1620 W. Diehl Road | Naperville | 630-420-8989

*Thank you for supporting
our homeless friends!*

ONE DAY CAMPS

Through crafts, games, and activities children ages 8-11 will explore how we care for our animals at The Naperville Area Humane Society and how to be safe around all animals. Each camp will have specific lessons tailored to the holiday on which it is held and will educate and entertain each camper!

INFORMATION:

- Designed for children ages 8-11 to participate in during school holidays
- Each class is held from 9 am - 12 pm at The Naperville Area Humane Society
- Registration fee is \$75 per student.

ONE DAY CAMPS FOR 2023-2024:

November 18, 2023 : Happy Barksgiving Fall Camp
December 9, 2023 : Happy Holidays Winter Camp
January 15, 2024 : Martin Luther King Holiday Camp
February 19, 2024 : Presidents' Day Camp

EXOTIC ANIMALS

The Exotic Animals Program offers children ages 8-12 the opportunity to learn about a specific exotic animal each week through lessons and activities. They will also have time to interact with a dog and cat each week.

INFORMATION:

- Designed for children ages 8-12
- Classes meet on Thursdays at the Naperville Area Humane Society from 4 - 5 pm for three weeks.
- Registration fee is \$50 per student

SESSIONS FOR 2023-2024 SCHOOL YEAR:

Fall 2023:

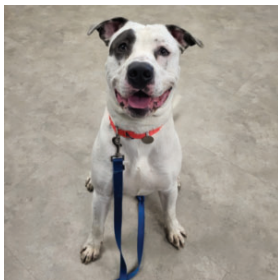
Session 1: November 9, 16, 30, 2023
Session 2: December 7, 14, 21, 2023

Spring 2024:

April 4, 11, 18, 2024
April 25, May 2, 9, 2024

www.naperhumane.org

Adorable Adoptable Pets of the Month...



KINGSTON | Male | Large Breed Mix | 1 Year | 70 Lbs. | Adoption fee: Generous Donor

Medium Energy, Sweet, Loving, Strong, Outgoing, People Friendly (kids ≥13 years because of his size), Experience With Bully Breeds Required, Must Be Only Dog

Greetings from Kingston. If you're a fan of vintage comedies, you may be thinking I look a lot like Petey, the dog with the black circle around his eye from the Little Rascals. I understand he was a big star back in the day. But the only starring role I'm interested in is being the best ever canine companion to my forever person/family. My life hasn't always been easy, and it was a lucky day when NAHS rescued me from an overcrowded animal control facility. Now I've discovered the joy of a comfortable dog bed, regular meals, and toys to keep me entertained when none of the volunteers are around to play and cuddle with me (who says I'm not a lap dog?). I also enjoy spending time outdoors and do well on walks/hikes and dog outings. If you've had a bully breed before (a requirement for my adoption), then you already know I'm a strong dog who sometimes has a mind of his own. But if you commit to working with me using positive reinforcement techniques (praise and treats), I'll catch on quickly. I hope my story inspires you to come to the shelter to visit me. I'm so looking forward to meeting you and to all of the adventures we could have together!
Love and licks, Kingston



BUNNY | Female | Est. DOB 7/30/21 | Adoption fee: Generous Donor

I'm a petite, sophisticated little gem with beautiful green eyes that will watch your every move. I'm a little independent, but will check in to get some head rubs and treats. I'll sit near you and will let you brush my black, satin fur a little - it's new to me so ease into it, please. No belly rubs for me, but we can spend our time playing! I like laser light, feathers, and strings. I'd love a cat tower to climb if you don't mind. I have an independent streak, so it's probably best that I'm not around young children. Only cat-savvy kids who can respect my boundaries, please. If you want a beautiful, sleek girl like me, come get me! I am in a foster home!



OCTOBER 20 & 21 - ALL HALLOWS EVE - 6:30 TO 10 PM

Monsters, witches, and werewolves have escaped their homes on the pages of your favorite Halloween stories and are running loose on the grounds of Naper Settlement! Families with kids 16 and under will enjoy a line-up of Halloween-themed outdoor activities and performances. Naper Settlement, 523 S Webster St. More information at www.napersettlement.org/285/All-Hallows-Eve.

After Dark Event Brite page <https://www.eventbrite.com/e/rotary-after-dark-halloween-spooktacular-third-annual-trivia-night-tickets-709619349577?utm-campaign=social&utm-content=attendeeshare&utm-medium=discovery&utm-term=listing&utm-source=wsa&aff=ebdsshwebmobile>. Again, all proceeds from this event will benefit Rotary Charities.

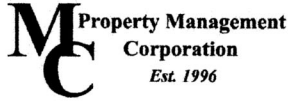
OCTOBER 27 & 28 - HOWLIN' AT THE MOON - 5 TO 10 PM

Enjoy thrilling performances and attractions at this Halloween bash for adults (21+). Howl along to live music, feast your fangs on delicious local cuisine at the Food Truck Graveyard, and quench your undying thirst in the BOOze Bar. Take a stroll through the Moonlight Market to purchase eerie and bizarre items, wander through the Dark Art Gallery, and participate in a costume contest. Guests are encouraged to come dressed in costumes. Howlin' at the Moon is for adults twenty-one years of age and older only. Naper Settlement, 523 S Webster St. More information at www.napersettlement.org/627/Howlin-at-the-Moon.

OCTOBER 26 - 6 PM - HALLOWEEN SPOOKTACULAR - Rotary

Club of Naperville After Dark again will present Halloween Spooktacular—its Third Annual Trivia Night. This year's event will benefit Gigi's Playhouse and other Rotary Charities. This 2023 Spooktacular will be held at the Judd Kendall VFW Post 3873, located at 908 Jackson Avenue. Doors open at 6 PM, and two hours of enlightening games to test knowledge and data considered to be of little value will begin at 6:30 PM. The cost is \$35 per person or \$225 for a table of eight. Players also are encouraged to dress up themselves and their tables for Halloween. A cash bar will be available. Players are welcome to bring their own food and snacks. Registration is now in progress for Rotary After Dark. Register by visiting the Rotary-

Calling all costumed characters, ghouls, goblins, witches, and super heroes! Come to Downtown Naperville on 10/29 to enjoy a great morning filled with fun and surprises (both candy and non-candy goodies)! Dozens of downtown businesses will be open early (at 10 am) and will be handing out Halloween surprises! Check in at Top Fashion on the corner of Main Street and Jackson Avenue for a treat and a printed map of participating businesses (while supplies last). Enjoy this fun fall day with your family!



"Focused on Service For Over 25 Years"

MC Property Management Corporation
 Stacy Donnelly - Property Manager
 Email: stacy@mcpmc.com
 14224 McCarthy Road
 Lemont, IL. 60439

Rev 02/2021

ARCHITECTURAL IMPROVEMENT/MODIFICATION APPLICATION

Owner Name: _____ Date: _____

Address: _____ Phone: _____

Email: _____

May we email you with questions or a decision, for faster response time? YES NO

General Description of Improvement/Modification

Location (if applicable) _____

Dimensions (if applicable) _____

Construction Material (if applicable) _____

Supplier/Contractor _____ Approx. Cost _____

REQUIRED DOCUMENTATION: The following documentation MUST be provided for consideration

- Certificate of insurance from your outside contractor, showing coverage for liability and workers compensation
- Scope of work / specifications / proposal from your contractor
- A photograph of any existing element to be changed (i.e. windows, door, etc.)
- A drawing, sketch, picture and/or brochure of the proposed improvement/modification location and product to be installed, as applicable

As of the approval date of this improvement/modification, I accept full responsibility for the upkeep, maintenance, and replacement of the improvement/modification and do hereby hold the Association harmless against all claims. Should this improvement/ modification be maintained in improper condition, in accordance with the Rules and Regulations and/or Declaration, the Association reserves their right to remove said improvement/modification and all associated costs to be billed back to the homeowner.

Additionally, I understand that commercial signs are not permitted by the Association; I agree to instruct any contractor working at/on my unit not to place any signs on or around the property, and will not accept any reimbursement from the contractor for allowing them to post a commercial sign. Should a sign or signs be posted, I understand that a Notice of Violation may be issued and/or fines may be assessed by the Association.

X
Signature of Homeowner _____ Date _____

.....
FOR INTERNAL USE ONLY

Date Received: _____ APPROVED / DISAPPROVED

Signature of Management, On Behalf of the Board of Directors	_____	Date	_____
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REASON FOR DISAPPROVAL:

SPECIAL CONDITIONS OF APPROVAL:

NEW PRODUCTS MUST MATCH THE EXISTING IN SIZE, COLOR AND STYLE.



**Naperville is a Safe Community...
It's not a Crime-Free Community!**

9PM ROUTINE

In Naperville we are fortunate to live in one of the safest communities in America, but we don't live in a crime-free community. In the first 6 months of 2023, 80% of our residential motor vehicle burglaries and 87% percent of residential burglaries were no-force, meaning they were happening to unlocked cars and residences.

Remove the OPPORTUNITY

- Lock your vehicle (even if parked in the garage).
- Close your garage door.
- Lock your doors and windows.
- Use exterior lighting from dusk until dawn.

Other crime prevention strategies include situational awareness, utilizing the 9 PM Routine and recognizing the red flags and common denominators of frauds and scams. Trusting your instincts and reporting suspicious people and incidents to 911 are also useful in preventing crime. Learn more ways to safeguard your family, home and community by visiting www.naperville.il.us/asafernaper.



SCAM ALERT - Text Messages

There have been several reports of a scam recently where someone gets a legitimate looking text message appearing to be from a bank. The text asks if you made a specific purchase and instructs you to call a specific number if you did not make the transaction.

When you call the number provided in the text message, "Customer Service" will typically already know your name and account number, making the conversation seem believable, and ask you a few additional questions.

The "customer service" agent will then tell you they "are going to cancel your card and send you a new one" and ask you to confirm your pin before a new card can be issued. They even email you a legitimate looking "confirmation" notifying you that your card/account has been cancelled.

You're left thinking everything is taken care of while the scammer clears out your account because they now have your pin.

PLEASE REMEMBER

- Don't use a phone number provided in an unsolicited text or email. Instead, call your bank directly using a verified phone number located on a past bill or the company's main website.
- Do not give personal or banking information over the phone (especially social security # or PIN).
- Be suspicious whenever you receive a call or text from a bank employee. Scammers can "spoof" numbers so your caller ID will display an actual bank number, and they can even send you email with letterhead and logos from your bank.

FRAUDULENT TEXT EXAMPLE

Bank/Of/America (Did you use your card for \$332.10 @ Infobae In Tucson,AZ On 9/4/2023 . Reply Y if recognized. If NOT Use: 866) 918-██████ To Get Help. Quote Case



Simple Fall Things to Consider

- 1** **Empty outdoor container pots** or bring them inside and put away the outdoor furniture. Once nighttime temperatures sink below 50 degrees, it's time for your tender container plants to move indoors for the season. To prevent your patio furniture from fading, staining or rusting, protect it by covering it with outdoor-rated patio furniture covers or storing them inside your garage or basement.
- 2** **Plant fall flowers.** Replace your annuals with vibrant mums or other colorful flowers.
- 3** **Plant bulbs in your landscape bed.** Nothing says spring is coming like colorful tulips, daffodils, crocuses, irises, and hyacinths, but if you want to enjoy these beauties in your spring garden, you need to plant bulbs in the fall. As a general rule, you can plant spring-blooming bulbs throughout autumn until the ground freezes.
- 4** **Paint your entry door.** Before the weather turns colder and it's time for holiday visitors to come knocking, take some time to paint the trim. Clean the trim, let it dry, and then apply exterior paint. Two coats should be enough to protect the trim and keep it looking fresh for a year or more, depending on the weather and how busy your household is. Remember if you are changing the color of your trim (not keeping the same color), please submit a Modifications Request.
- 5** **Reseed the lawn.** Want your lawn to look its best come springtime? Then sow grass seed in early through mid-fall. Reseeding the lawn in cold-winter areas provides a head start on spring. As the weather warms up, the grass will germinate, crowd out weeds, and develop a strong root system before the high heat of summer.
- 6** **Inspect your roof.** Winter can be hard on your roof, when rain, snow, freezing temperatures, and high winds all take their toll. That's why fall is the best time to make sure your roof is up to the challenge and complete any necessary repairs before cold weather sets in. Most hire a professional for this service.
- 7** **Plant a tree.** As they say, the best time to plant a tree was 20 years ago, and the second-best time is now. If "now" happens to be autumn, you're in luck! The cooler temperatures and moisture help the tree establish roots before the hot and stressful summer weather. To ensure success, mulch your newly planted tree to keep the roots insulated. Water regularly if there's not enough rain, but don't fertilize until spring. Avoid heavy pruning, other than trimming away any broken branches. And if a severe cold snap is in the forecast, wrap a blanket or piece of burlap over the tree for a little extra protection while it gets established. As always, a new tree, a tree replacement or any kind of landscape shrubs or change in the landscape beds requires a submittal of a Modifications Request.
- 8** **Clean your gutters.** Protect your home from damage by removing leaves, sticks, and other debris from gutters now, and consider installing a leaf guard to keep your gutters clean with very little effort.
- 9** **Trim your trees.** It's easier to identify dead limbs before your trees drop their leaves, so early fall is a good time to trim back dead branches. Consult master gardeners at local nurseries or horticulturalists with the University of Illinois Extension before embarking. One exception: You may need to hire an arborist to remove deadfall or trim limbs close to your home or power lines that could cause problems in a winter storm. Trimming your trees now is more than an aesthetic choice—doing so can protect your home from damage. In freezing conditions, dead limbs can become heavy with ice and break off, ending up on your roof or lawn, or posing a safety issue for family and passersby alike.
- 10** **Add exterior landscape lighting or refresh with new outdoor lamps.** With the sun setting earlier in the colder months, outdoor lighting is more important than ever. Adding additional landscape lights for walkways and landscape beds creates a warm, inviting glow to your home. New porch and garage door lights are another easy way to refresh your home's curb appeal. Both require submittal of a Modifications Request.

REMEMBER!

If replacing your roof, adding or updating exterior lighting, planting or replacing trees or shrubs/landscape beds, changing the exterior paint color of your siding, front door or trim, or making any changes or improvements to the exterior of your home or yards, please submit a Modifications Request Form our property manager.

**EXTERIOR WORK CAN ONLY BEGIN
AFTER RECEIVING APPROVAL.**

Thank you!



CAROLINE SENETAR

"YOUR BRECKENRIDGE SPECIALIST"

Caroline has personally LISTED or SOLD over 700 HOMES in Breckenridge, Knoch Knolls and Brookwood Trace!

SOLD



2336 Wilmington Court
BROOKWOOD TRACE

SOLD



919 Leverenz
BROOKWOOD TRACE

SOLD



2507 Nottingham
BROOKWOOD TRACE

SOLD



2712 Gleneagles
BROOKWOOD TRACE

SOLD



520 Gateshead
BROOKWOOD TRACE

SOLD



2607 Newport
KNOCH KNOLLS

SOLD



376 Gateshead
KNOCH KNOLLS

SOLD



2704 Tiffany Court
KNOCH KNOLLS

SOLD



403 Knoch Knolls
KNOCH KOLLS

SOLD



440 DuPahze
KNOCH KNOLLS

SOLD



555 Roxbury
CEDAR GLEN

SOLD



602 Hempstead
CEDAR GLEN

SOLD



2246 Gleneagles
CEDAR GLEN

SOLD



2755 Breckenridge Lane
BRECKENRIDGE

SOLD



2312 Hartford Ct.
OLD SAWMILL

Caroline has SPONSORED Knoch Knolls & our Community events for the LAST 30 YEARS!

630-726-2260

#1 LISTING AGENT in BRECKENRIDGE

#1 AGENT in ALL of 60565

#1 AGENT at RE/MAX of Naperville

(Source: MLS Infosparks 12/22)

CAROLINE SENETAR

"Your Breckenridge Specialist"

RE/MAX of Naperville

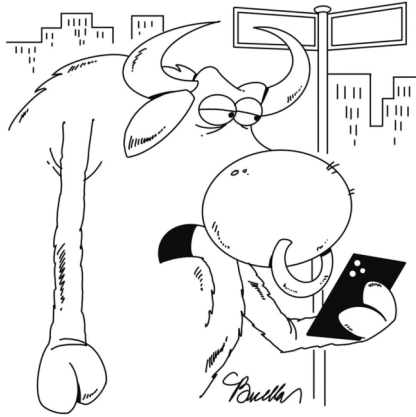
senetarcj@aol.com

630-726-2260



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amy@allegranaperville.com or call

312-343-3413

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NEWSLETTER ARTICLES & CLASSIFIED AD

DEADLINE

20th of each month

Submit newsletter articles and classified ads (no charge for Breckenridge residents) by email to editor Jan Foster at fosterpbs@outlook.com.

"The appearance of an advertisement in this newsletter should not be interpreted as an endorsement of the product, service or provider in the advertisement. The Association or Allegra Marketing Print Mail is not responsible nor liable for the content of any advertisement published, herein."

INFORMATION GUIDE Board Members

Mark Sagen	President	marksagen@hotmail.com
Brett Meurer	Vice President	brett.meurer@gmail.com
Jeff Oitker	Secretary	oitkerjf@gmail.com
Rob Anstine	Treasurer	ranstine@gmail.com
Nabeel Aldrees	Director	

www.breckenridgeestates.org

Email | breckenridgeofnaperville@hotmail.com

Breckenridge Committee Chairperson

Landscape Chairperson	Leigh Ann Haller	
Breakers Swim Team	Regan Anstine	
Social Committee	VACANT	
Pool & Tennis	Clubhouse	630-420-2535

Property Management

MC Property Management Corporation
14224 McCarthy Road, Lemont, IL 60439
Main Office 630-985-2500 | Office Fax 630-985-2583
Property Manager | Stacy Donnelly, CAM
stacy@mcpmc.com (Preferred method of contact)

Block Captains

VACANT	2503-2512 Swandyke Ct., 904, 908, 920, 924 Gateshead, 804-812 Leverenz Rd. (15 homes)	
VACANT	2603-2636 Regency Ct. (13 homes)	
Vivian Williamson	703-736 Gateshead Dr. (16 homes)	416-7450
Ruth Kotek	703-728 Colorado Ct. (14 homes)	ruth.kotek@gmail.com
Pam Prosser	707-736 DeLasalle Ct. (13 homes)	416-0744
Val Ito	707-716 Lindholm Ct., 2723 Wendy (7 homes)	961-3343
VACANT	2603-2624 Wendy Dr. (9 homes)	
VACANT	2703-2752 Wendy Dr. (excluding 2723 Wendy Dr. (22 homes)	
VACANT	2812-2855 Breckenridge Ln. (16 homes)	
VACANT	2739-2768 Breckenridge Ln. (16 homes)	
Jeff Oitker	2704-2736 Breckenridge Ln.	oitkerjf@gmail.com (12 homes)
VACANT	2603-2636 Breckenridge Ln. (17 homes)	
VACANT	703-732 Mesa Dr. (14 homes)	
Hale Landes	2731-2804 Cheyenne Dr., 2803 & 2772 Breckenridge Ln. (12 homes)	357-8202
VACANT	2707-2724 Cheyenne Dr. (6 homes)	
Carol Zeidlhack	559-636 DeLasalle Ave. (15 homes)	416-2570
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