

Across THE BOARD

lms lieberman management services

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24-HOUR

EMERGENCY NUMBERS

312.202.9300

847.459.0000

LEARN MORE AT

LiebermanManagement.com

PROPERTY QUOTE NEEDED?

Contact us at

rfp@lmsnet.com

call us at the numbers

listed above

COMMENTS, QUESTIONS, SUGGESTIONS?

Email us at

acrosstheboard@lmsnet.com

**ALL THE BOARDS ARE DOING IT!
BEST PRACTICES AND GREAT IDEAS TO GET IT DONE.**

By Judy Ziner, CPM, CAM, Vice President of Operations

Spring has finally decided to make an appearance in Chicago. The days are longer, snowbirds have returned, taxes are filed and project season is underway. Board Members and Managers are working together to accomplish budgeted goals and other initiatives.

What best practices have successful Boards adopted to be more productive? We asked some of you, and the following responses were enlightening:

- ⇒ We run the Board meeting like a business meeting. Open forum is timed, and we adhere to the agenda and make decisions. Our meetings last about an hour.
- ⇒ We utilize Commissions with specific expertise to do much of the legwork and advise the Board.
- ⇒ We moved our meetings to 8 AM and get so much more accomplished.
- ⇒ We take advantage of the new rules allowing for closed meetings to discuss litigation, employee matters, violations, contracts and legal consultations. (Note: closed sessions do not require Homeowner notice, but all votes must be taken in a noticed, open meeting.)
- ⇒ We delegate routine and budgeted matters to our Property Manager – that’s why they are hired.
- ⇒ We insist on respect and civility by our Board Members and Homeowners.
- ⇒ We recognize good work by our Board Members and staff at every meeting.
- ⇒ We use technology and allow Board Members to call or Skype in to meetings. We have gone electronic with our monthly Board reports to save paper, expense and time.

Boards are willing to “mix things up” to become more efficient. Some have changed meeting times to morning, noontime or five p.m. to eliminate the late night meetings that so many members find conflict with other commitments. Designating a single point of contact, typically the Board President, for the Property Manager provides clear direction.

LMS works hard to keep Board Members informed and equipped to make the best decisions for their communities. Resources, training, Board bootcamps and orientations are published on our website and YouTube, and these resources are useful for new Board Members as well as a good refresher for seasoned veterans. Check them out if you haven’t already.

If you have questions or concerns, we can help. LMS has a team of experts available to assist your Association or Corporation. Best of luck this season and, as always, we appreciate your dedication and support.

847.459.0000 Elk Grove Village
312.202.9300 Chicago
LiebermanManagement.com



SEE SOMETHING? SAY SOMETHING!

You may have heard the quote, “If You See Something, Say Something.” This motto is part of an initiative by the Department of Homeland Security (DHS) that urges us all to be responsible for the safety of our communities. Similarly, your attention to unsafe conditions in your Association helps your Property Manager and maintenance services keep on top of issues that need to be fixed. Call or email LMS if you see:

- Tripping hazards such as torn carpeting, broken concrete or steps
- Things that may drop on passers-by such as dangling gutters or broken tree branches
- Burned-out lights in common areas
- Damaged fencing
- Broken locks in secured area
- Pets roaming around without their owners
- Suspicious activity in your community

In addition, it's important that all residents living in a Co-Op or Community Association are familiar with their declaration, rules and regulations, proprietary lease or occupancy agreement. These are legally binding rules and regulations that each homeowner agrees to when he or she purchases a unit within the Association. They play a crucial role in keeping the community running smoothly. Since your Property Manager cannot be everywhere within the community on a 24/7 basis, it is crucial that residents are familiar with the rules and report infractions for the good of the community. If you see criminal activity, though, the first call should be to the police. Rest assured that you can remain anonymous when reporting.

FACEBOOK PHOTO CONTEST SUMMER 2018

Snap a Pic, Get “Likes” and Win!

We love your community – and we know you're attached to it too. Lieberman Management Services wants to see what you love about your Association or Corporation. Beautiful landscaping, rooftop views, architectural details – we want to see it all!

LMS is running a Facebook photo contest July 30 – August 31 and we want YOU to participate. Simply grab a camera, take a creative picture, and send it to us. At the end of each week, we'll post all the photos we receive, and the one with the most Facebook “likes” wins a \$20 gift card. This means five opportunities to win! And at the end of the contest, the four winning photos will be judged on creativity, quality and expressiveness by an LMS panel. They will choose who wins a \$200 cash prize, a special article written about the community, and prominent placement in future publications.

CHICAGO WELCOMES FAMOUS NEIGHBORS



Photo Credit: Larry Rassin

This spring, residents at 3500 Lake Shore Drive, a cooperative managed by Lieberman Management Services, noticed an unusual pair of nesting birds on a high terrace. After some investigation, they determined the birds were a pair of endangered Peregrine Falcons – birds who like to nest in high rocky ledges. These two were incubating four eggs in a large flowerpot on an east-facing terrace.

The owners contacted the Chicago Peregrine Program managed by the Field Museum, who were able to determine that this pair were actually the Belmont Peregrines, so-called because of a nesting site they used from 2014-2017.

The nesting area becomes a protected Illinois site where the museum group will monitor the hatching of the chicks over six to eight weeks. Then, Mom and Dad teach their chicks to hunt and fly (called fledging). Even more exciting, this bird family was showcased in the BBC special “*Super-Fast Falcon*”, a wonderful program about flight that includes footage of Chicago's Belmont Peregrines taken by Luke Massey. For U.S. fans, PBS will be running a version next fall.



Photo Credit: Mary Hennin

TAX APPEALS STEP-BY-STEP

By **Lauren Elliott, Attorney with Elliott & Associates Attorneys, P.C.,**
and **Angela Duea, LMS Communications Manager**

In Illinois, real estate is taxed on its market value. The higher the market value, the higher the tax. And the lower the market value, the lower the tax. You know this from Part One of our series, which explains:

- How a real estate tax bill is calculated, and
- How your property is assessed (and specifically, how the assessor determines the value of a condominium unit)

In this Part Two, you can learn:

- How the real estate tax appeal process works in Cook County, and
- How long the appeals process takes

Step One: Contesting an Assessment

The process begins with the Assessor valuing the property for tax purposes. The value is called the assessment. At least every three years, property in Illinois is reassessed; this is called a triennial re-assessment.

Taxpayers have the right to contest their assessment by filing a real estate tax appeal. Condominium owners frequently appeal on the basis that sales in the building have been lower than the market value of the assessment, or that the assessment is not uniform with other units of the same common area percent, or because of vacancy due to a catastrophic event.

If a taxpayer wins his appeal, the tax bill he receives in the future will be smaller than the bill he would have received had no appeal been filed. If the tax bill has already been paid, the taxpayer will receive a tax refund.

Chicago is assessed this year. In this reassessment year, the Assessor will mail a notice to the taxpayer indicating the proposed new assessment. Assessment notices are released by township. Below is a tentative mailing schedule for reassessment townships:

Rogers Park	4/16/2018
Lake View	4/30/2018
West	8/24/2018
Hyde Park	6/18/2018
Lake	7/27/2018
Jefferson	7/05/2018
North Chicago	9/14/2018
South Chicago	10/5/2018

Step Two: The Appeal Decision

There are 38 townships in Cook County, and between January and October, the Assessor typically opens 4 to 5

townships for appeals each month. Each township has a 30-day period each year for taxpayers to file appeals. Listed above are only the Chicago reassessment townships.

Appeals in non-reassessment years are rare and often at the recommendation of your attorney.

Step Three: Appealing the Assessor's Decision

After the Assessor renders his decisions, the taxpayer will have a second opportunity to appeal, this time to the Board of Review of Cook County. The Board generally takes about 90 to 120 days to conduct hearings and render decisions on appeals filed to the Board of Review. Again, appeals are accepted by filing deadline and filing deadlines are issued by township. The Board will open each township for 30 days.

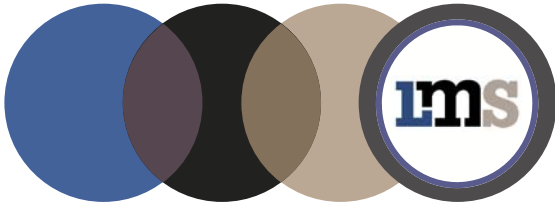
The Board does not usually open until August 1st of each year, so the first filing deadlines occur around that time. Then, later in the appeal season, the Board tends to open a township for filing about 30-days after the Assessor renders his decisions. The Board typically takes 2 to 3 months to complete hearings and render decisions for all appeals in a township.

Step Four: Filing a Final Appeal

After the Board of Review renders its decisions, the taxpayer will have a final opportunity to file an appeal to either (1) the Property Tax Appeal Board (PTAB), or (2) the Circuit Court of Cook County. Taxpayers generally decide to continue the appeal by weighing the strength of the evidence and the amount of the potential tax savings against the costs of further appeal and the risk of an increase in taxes. Typically, 10% or less of all appeals carry on to PTAB, and even less are appealed to the Court.

Successful appeals to the Assessor or Board of Review will cause the next 2nd installment tax bill (before exemptions) to be smaller than it would have been had no appeal been filed. Appeals to PTAB or Court are always resolved after the tax bill is issued. As a result, if you win those appeals, you will receive a tax refund.

Appeals to PTAB must be filed within 30-days of the Board of Review's final decision for the township. Appeals to the Court must be filed within five and a half months after the second installment tax bill is due. Appeals to PTAB often take one to three years to resolve. Some cases, however, are settled and resolved quickly – in 12 to 18 months. Others proceed to trial and take more time to resolve. Court cases are usually resolved 18 to 24 months after they have been filed, but highly contested cases could take longer.



25 Northwest Point Boulevard | Suite 330 | Elk Grove Village IL 60007
230 West Monroe Street | Suite 1550 | Chicago IL 60606

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CONCEALED CARRY / GUN FREE ZONE

While the debate about gun laws has gained nationwide prominence, Board Members may wonder whether they should be addressing the topic within their communities. Some communities have implemented gun restrictions successfully, but the issue can become complicated, and people are passionate about their gun law positions.

For these reasons, some Boards have decided to leave well enough alone. If your Board wishes to regulate gun carrying, here four items you should include in your resolution, from Association law experts at Kovitz Shifrin Nesbit:

1. Residents of the Association are permitted to possess firearms in their units consistent with statutes and ordinances of the State of Illinois.

2. Residents and guests of residents of the Association are permitted to carry, in a concealed fashion, firearms for ingress and egress to/from units at the Association.
3. Firearms are otherwise specifically prohibited at the Association meetings or any other formal Association gathering anywhere in the building or common areas.
4. Upon adoption of this rule, a sign incorporating the foregoing shall be placed conspicuously at each entrance to the building.

For complete wording of a firearms resolution, contact your Property Manager.

NEW COMMUNITIES

We would like to welcome the following communities!

LINCOLN PARK 2550 HOA
Chicago



SOMERSET OF CRYSTAL LAKE
Crystal Lake

