



March 5, 2024

Re: Loch Lomond Property Owners Association - Mundelein, IL 60060

2024 Annual Assessment Notice

Dear Loch Lomond Homeowners,

The Association is now accepting payment of assessments from residents for the 2024 year. Residents who wish to contribute toward the maintenance and upkeep of the Lake and Beaches may submit payment either electronically, or via check using the return envelope enclosed. Please note that, at this time, payment of assessments is not required.

The Association will use funds collected toward the upkeep and maintenance of the Lake and Beaches, as well as other expenditures similar to years past. Please see the attached benefits flyer, which details many of the things that for which your assessments will be used. Simply put, assessments are necessary and critical to both maintaining the Lake and Beaches, as well as to provide the amenities you and your fellow residents have come to expect and enjoy.

The Association asks for \$350.00 in Assessments per household, but households are free to contribute more than that. Payments prior to March 31, 2024 will be used to fund our spring lake management contracts for weed management and aquatic plant harvesting. The Resident Portal can be accessed via [LochLomondLake.com](https://lochlomondlake.com).

To pay by mail, please make checks out to Loch Lomond Property Owners Association. A return envelope is enclosed, addressed to our management company, The Pineapple Brand Company.

To pay electronically, you may pay through the resident portal (fees may apply for credit cards). To access the resident portal or create an account, click on the "Resident Portal" option under the "Portal and Forms" tab at the top of our website, <https://lochlomondlake.com/>.

Please stay alert for an upcoming Board Meeting – we will be holding one just as soon as we are able. We understand your interest in attending the meeting, and we are working to make this happen quickly.

Should you have any questions, please contact The Pineapple Brand Co. at llpoa@pineapplebrand.com.

Sincerely,

LLPOA Board

P.S. We are also working to provide a "Gifts in Kind" option for those interested in volunteering or offering other needed materials.





What are my LLPOA dues used for?

For less than a dollar a day, your dues cover these benefits and more:

Beach Benefits

- ✓ Cleanliness and maintenance of beaches and amenities such as toilets, sheds, changing rooms, showers, benches, picnic tables, playground equipment, etc.
- ✓ Landscaping and tree trimming
- ✓ Regular repair/replacement of fishing piers, swimming piers, swimming and diving rafts, boat storage racks, and launch areas
- ✓ North Beach playground, beach, pier, fishing, and pooch paddle.
- ✓ South Beach playground, volleyball net, basketball court, beach, fishing pier, swimming pier, diving, and picnic equipment
- ✓ Regular events like Loch Fest, boat parade, Easter egg hunt, and more at low or no cost to homeowners and families

Lake Management Benefits

- ✓ Spraying to avoid potentially dangerous algae and annoying weeds
- ✓ Fish stocking for good fishing
- ✓ Care of lake inlets
- ✓ Regular water quality and clarity testing
- ✓ Weed removal, aeration, etc. to protect our best community resource for years to come

Common Area Benefits

- ✓ Landscaping and maintenance, such as mowing common areas and tree trimming along the dam path
- ✓ Cultivation of a clean and healthy eco environment throughout our neighborhood
- ✓ Seal coating of the path by the dam for walkers, runners, and bikers
- ✓ Upkeep of fencing to protect safety
- ✓ Regular inspection of the dam for structural integrity and efficacy—Remember, the dam is what gives us our lake to begin with!

General Benefits

- ✓ Management company and administration to provide (not an exhaustive list) accounting and reporting, invoicing and payment of LLPOA invoices, assist in Annual Audit, negotiate and administer 3rd party contracts, periodic inspections, easy ways to pay dues, boat sticker and storage fees, distribution of newsletters, and maintenance of the LLPOA website.
- ✓ Insurance to protect our association

