

Item #1:
Herons Landing Lake Michigan Water SSA

David Lothspeich

From: David Lothspeich
Sent: Monday, February 14, 2011 12:47 PM
To: David Lothspeich
Subject: Herons Landing Q&A
Attachments: 2010 07 19 Heron's Landing SSA financing plan - connection fees included (2).docx; Herons Landing Q&A Cover Letter 02142011.doc; Herons Landing water_questions_LGBoard_Rev2 QA 02112011 - FINAL.doc

Village President Rodriguez and Trustees,

Please refer to the attached "Herons Landing Q&A Cover Letter" and "Herons Landing water questions LG Board Rev2 QA 02112011 – Final" documents that will be mailed to all residents of Herons Landing today. The HOA and concerned residents received the Q&A document on Friday. Please let me know if you are planning to attend the HOA meeting scheduled for Wed, February 23 at 7:00 p.m. so that I can provide proper public notice if more than 2 members of the Village Board will be in attendance.

Thanks,
Dave

This email is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by collect telephone call and return the original copy to us at: 3110 RFD, Long Grove, IL 60047 by US mail. We will reimburse you for postage.

2/14/2011

David Lothspeich

From: David Lothspeich
Sent: Monday, February 14, 2011 12:51 PM
To: David Wolfe; Bill Mass
Cc: mr4159@gmail.com; 'Kolb, Peter'; 'victor.filippini@hklaw.com'
Subject: FW: Herons Landing Q&A
Attachments: 2010 07 19 Heron's Landing SSA financing plan - connection fees included (2).docx; Herons Landing Q&A Cover Letter 02142011.doc; Herons Landing water_questions_LGBoard_Rev2 QA 02112011 - FINAL.doc

David and Bill,

FYI, Please refer to the attached "Herons Landing Q&A Cover Letter" and "Herons Landing water questions LG Board Rev2 QA 02112011 – Final" documents that will be mailed to all residents of Herons Landing today.

The Village Board requested a copy of the petition that Herons Landing has based its' decision of support to proceed with filing for the SSA. If you could please provide a copy of the petition it would be greatly appreciated.

Lake County PW Director Peter Kolb and I will be in attendance at the February 23rd HOA meeting to assist with answering questions. Please let me know if there is anything that we should be aware of prior to the HOA meeting.

Thanks,
Dave

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2/14/2011



3110 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS 60047

February 14, 2011

Hérons Landing Residents,

Re: Proposed Herons Landing Special Service Area for Lake Michigan Water

Recognizing that the sixty (60) days from the close of the public hearing (January 11, 2011) are critical, the Village Board has offered the Village to act as the facilitator between the HOA and the residents in hopes of providing clear answers to their questions. In response, concerned residents of Herons Landing submitted the attached list of questions regarding the proposed Special Service Area (SSA) for Lake Michigan Water. While the Village and Lake County have discussed many of these questions with the Herons Landing HOA, the enclosed Q&A informational piece is being provided by the Village and Lake County to all Herons Landing residents in hopes of providing consistent information to all affected by the proposed SSA.

All Herons Landing Residents are encouraged to attend the Herons Landing HOA informational meeting on the proposed SSA at the Vernon Township Community Center (3050 N. Main Street, Buffalo Grove, IL) on Wednesday, February 23, 2011 at 7:00 p.m.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Lothspeich".

David Lothspeich
Village Manager
Village of Long Grove

1) Questions Re: Homeowner Options and Decision Authority.

(Q). Will we be allowed to keep our wells for external lawn watering and the fire suppression system, if we choose to connect to Lake Michigan water for internal water consumption? Will there be a formal commitment in perpetuity that we can keep our well? Who decides if this will be our option and when will that determination be made? see assurance we can keep our wells, from Wolfe e-mail of 11/9/10

(A). *The Lake County and Village Staff do not have objections to the continued use of the individual wells for the lawn irrigation and fire suppression system. The Countryside Fire Protection District has been informed of the project and has been requested to provide a response as to whether or not they have any objections. Ultimately, the provision of Lake Michigan Water to Herons Landing will require that the County and the Village enter into a formal intergovernmental agreement that is anticipated to include reference to the ability to keep the wells. However, until each Board approves the agreement Staff cannot guarantee that this scenario will be allowed. In addition, since Board's can modify existing agreements or adopting new regulations (and other regulatory agencies could adopt restrictions) that could affect this scenario neither Board can provide such a commitment in perpetuity. In general, these limitations apply to all the questions that you have raised since all the final answers will not be made until each Board has approved the intergovernmental agreement.*

(Q). Assuming we can't keep our well (or if a formal commitment cannot be provided that we will be able to keep our wells), how much will it cost us to water our lawns with municipal water? What will sewer costs be if we use municipal water to water our lawns? If we can't keep our well, and municipal water is used for the fire suppression system, will it need to be a separate second water line into the house? Are any of these specific infrastructure and ongoing costs included in the current project cost estimate that has been advertised to homeowners?

(A). *The water rates are set by the Lake County and are currently \$5.69/1,000 gallons and will increase to \$5.75/1,000 gallons effective May 1st. The sewer rates are set by Lake County and are currently \$3.23/1,000 gallons water used. Currently Herons Landing is served by Lake County sewer and without being served by a public water supply the rates are flat (not based upon or affected by water usage). The average water use in Lake County is 8,000 gallons per month and the average water use for larger house and lots similar to Heron's Landing is 12,000 to 15,000 gallons per month. Using the JAWA water for lawn irrigation typically increases water consumption/charges (and therefore sewer charges) 2 to 3 times the non-irrigation months.*

(Q). Will we be allowed to continue using our wells for ALL our water needs and NOT connect to Lake Michigan water at all? Who decides if this will be an option and when will that determination made? see assurance we can keep our wells, from Wolfe e-mail of 11/9/10. If we do have the option to NOT connect to Lake Michigan water, will we be able to have the water line (or lines, as the case may be) run to the house, penetrate the wall, and then be capped – so that the most onerous part of the infrastructure implementation is completed (since we'll be paying for this whether we use the water or not), and therefore will be available for the next homeowner who may want Lake Michigan water? More generally, how many and which government agencies are involved in this initiative, and which one (if any) has overall control and decision making authority?

- (A) *Although every property will pay their determined SSA taxes, it is anticipated that individual property owners will have the option of not connecting. The SSA costs include the installation of the service line to each home. While all properties will have a b-box shut off valve installed at their property lines, the service line will not be installed until the property owner decides to physically connect to the water system and abandon their well for domestic water use. If the property does not choose to connect at the time that the watermains are being installed, the property owner will be required to pay for the future installation of their service line and will not receive a credit for the cost of the service line. Again, ultimately the intergovernmental agreement will formalize the decision.*
- 2) **Cost Questions (costs not directly associated with a specific infrastructure question).**
- (Q) What's the total (not annual) expected cost and cost cap to a homeowner who doesn't pay for this project with upfront cash – that is, what's the breakout of the expected financing costs vs. underlying project costs? Assuming a homeowner elects to finance the obligation, will the homeowner be offered the ability to pay off the obligation prior to maturity? Assuming a homeowner elects to finance the obligation, if the house is sold before the end of the 30 year financing period (before the year 2041), how will the remaining SSA obligation be handled with the prospective buyer? Will the buyer have to assume the remaining SSA obligation?
- (A) *The Herons Landing HOA developed the cost estimates for the project. The HOA estimated the project cost of \$2,750,000 and financing costs of \$150,000. Property owners will have an opportunity to pre-pay their fair share of the cost of the project (\$27,118) excluding finance costs but once this deadline is past the ability to pre-pay will be eliminated. In order to successfully market the bonds for the SSA the financing period is anticipated to be fixed without the ability to “pre-pay”. The SSA taxes function the same as all other property taxes and run with the land, not the property owner. If a property owner sells prior to the end of the financing period, the subsequent property owner(s) will be required to assume and pay the remaining SSA obligation.*
- (Q) How will project cost overruns be handled, if they eat up the 15% contingency and cause the \$2500 annual cap to be exceeded - who's on the hook and how does it play out? What if interest rates skyrocket between time of estimation and time of funding, such that the annual cost exceeds the \$2,500 annual cap - who's on the hook and how does it play out? How was the financing rate of 6.5% determined? How have Illinois state solvency issues, and the attendant higher cost of IL debt issuance, affected project financing such as this? How long will the structuring and underwriting of the bond take, if the Long Grove Village board should approve the SSA?
- (A) *All costs associated with the project will be borne by the Herons Landing Residents as the benefitting properties. The maximum cost of the project under the SSA is limited to notice of public hearing which states a cost of \$2,500 per single family residence, which payment would not continue for more than 30 years. If the SSA is approved, the establishing ordinance would further limit the amounts charged through the SSA. The maximum is set by the annual cap and if interest rates increase the value of the construction would have to be adjusted not to exceed the annual cap. If the combination of the construction costs, interest rates, etc. exceeds the cap the property owners will be responsible for covering these costs. The proposed financing plan was developed by the HOA, including the determination of the 6.5% rate. Details on the likely rate in Illinois for this type of project would be determined by the market conditions at the time. The structuring and underwriting of the bond is dependent upon market conditions and the availability of interested investors as a result the timing may fluctuate greatly.*

3) Addressing Potential Community Concerns.

(Q) Are there any harmful contaminants in our water, or is it merely smelly (sulfur) and hard in its untreated, natural state? Have any Heron's Landing wells gone dry in the last 20 years? If so, to what depth were these wells dug? Is there a near term (next 10 to 20 years) concern that they might go dry? Have there been any issues regarding having adequate fire department protection as a result of not having hydrants in our neighborhood? How will municipal water for our fire suppression system affect house insurance costs?

(A) *The quantity and quality of water from wells can vary greatly from one property to the next. The Village is not aware of any harmful contaminants in the wells serving Herons Landing but the permitting and testing of all wells throughout the County is performed by the Lake County Health Department and therefore are better equipped to answer your questions re: water quality and quantity. There have been aquifer studies from surrounding counties that have varying conclusions but no such study has been completed for Lake County. The Illinois Geological Survey has begun evaluating the shallow aquifer throughout Lake County but this study is not yet complete. The Chicago Metropolitan Agency For Planning (CMAP) has been studying the water issue and materials are available on-line at <http://www.cmap.illinois.gov/water-2050>. The local fire district may have information regarding potential impacts on homeowner insurance rates.*

4. Recent IL Dept. Of Natural Resources Approval.

(Q) How does the recent approval by the Illinois Department of Natural Resources to allocate Lake Michigan water to Long Grove and other communities in the northwest suburbs, and the attendant potential creation of a North West Water Agency, affect these current deliberations? Why wouldn't you put this current Heron's Landing - Central Lake County JAWA project on hold, until a thorough evaluation of the relative merits of the two approaches (central Lake County JAWA vs. a Northwest JAWA) can be done and presented to homeowners? Aren't homeowners entitled to a thorough evaluation of this new alternative before we're locked into an SSA for this current one? Why is Heron's Landing the pioneer for this infrastructure project, subject to all the perils of being first and being a potential outlier if the rest of Long Grove later obtains water through a Northwest Agency? If the current proposed SSA is approved, and down the road, Long Grove as a whole approves an SSA for a Northwest JAWA based water project (through the Zion treatment plant), will Heron's Landing be burdened with two SSAs? Will you provide a formal commitment that we won't be so burdened?

(A) *Lake County and the Village are responding to the request from the Herons Landing HOA to establish a SSA to finance the providing of Lake Michigan Water. As such, the threshold question of why now is better addressed by the HOA. The Village's LM Allocation does not affect the request from Herons Landing. The County is proposing to serve Herons Landing as a customer of their system regardless of whether or not the Village has an allocation. If Long Grove Residents are provided water through Lake County, the County has agreed to consider allowing the Village to utilize its' allocation rather than the Counties. The proposed North West Water Agency has not yet been established and the member communities are exploring various possibilities including comparing estimated costs vs. Central Lake County JAWA. The preliminary estimates developed for the North West Water Agency are comparable to the Central Lake County JAWA. The Village of Long Grove is not a member of the North West Agency and their preliminary plans anticipated the main water line to come from the northwest portion of the Village and end near the middle of the Village. The proposed location of this conceptual water line would be located farther away from Herons Landing than the existing JAWA line and therefore would likely more expensive alternative.*

If Herons Landing is being provided Lake Michigan water, there would be no need to overlap the subdivision with another SSA for the provision of water. The intergovernmental agreement between the County and the Village may be an appropriate mechanism to address this concern.

5. Infrastructure Questions.

(Q) Will you distribute to homeowners a design map of Heron's Landing clearly showing the number and approximate location of holes each property will receive, and review this map at an informational meeting so homeowners can understand what they may be facing? What's the expected cost of the preparation of the location where the line comes into the house, and for final restoration of the landscaping of this hole and the holes for B-boxes and hydrants {see Wolfe email of 11/9/10, where he indicates this will be a homeowner expense that is not included in the project scope}? How was the internal plumbing cost determined for purposes of the project cost estimate, that is, how was the myriad of internal plumbing situations handled?

(A) *The HOA reported that they evaluated various alternatives and determined that the connection to the Lake County system was the most cost effective solution. Neither the Village nor the County have seen specific engineering plans for the water system and in discussions with the HOA the development of the specific plans would not commence until after the SSA is approved. If the project continues to proceed the HOA will need to make a commitment to develop engineering plans that will determine the specifics of the system design and construction. The projected costs were provided by the HOA and they are the appropriate group to respond to the questions of how the costs were developed. Lake County Public Works has developed a proposed schematic for the internal plumbing that would meet the requirements to maintain separate systems (well vs. Lake Michigan water) and allow for the irrigation and fire suppression systems to remain on the well. The Countryside Fire Protection District has been provided a copy of this schematic and their review has been requested. If the Fire District approves of the plans, then homeowners will have a model to provide their plumbers for construction estimates.*

6. Other Cost Questions.

(Q) How was the 800 gallons/month average water usage determined {see Wolfe email of 11/12/10}? What or who governs potential increases in the per gallon cost down the road? What has been the 10 year cost trend experience in neighborhoods with municipal water? How will usage of Lake Michigan water affect sewage utility costs? Please estimate assuming lawns are not watered with well water (see 1c, i above for the situation where the lawn is assumed to be watered using municipal water)? Why is the upfront amount so large (\$500 per household); with ~120 households, this will generate about \$60,000, well in excess of the \$10,000 commitment needed by Long Grove? How much "replenishment" of the escrow account is expected, for what reason, and will any excess be refunded?

(A) *The projected cost estimates were developed by the HOA. As such, questions relative to the dollar amounts collected and future expenses are more appropriately addressed to the HOA. Please refer to the water and sewer costs addressed in the previous answers.*

7. Additional Questions.

(Q) Has a Means Test been done to determine whether any houses actually have a water problem that can't be remediated with a home treatment system? Have alternatives to this expensive and invasive infrastructure project been explored, which might solve the issue for those folks who truly have a water problem, such that those who have a problem bear the full cost of solving that problem? Have you considered carving Heron's Landing into two or more sections according to the quality of the water – delineating areas with relatively good water that can be treated with a home system versus areas with water that is truly bad (sulfur smell) and perhaps cannot be readily treated, such that the SSA(s) would be imposed on only the “needy” section of Heron's Landing? If not, why haven't you considered this? If yes, what was the result of the consideration? What is a disinterested licensed appraiser's perspective (not a neighborhood realtor with potential bias) on the supposed benefit of municipal water on home values, versus the clear and obvious detriment to value resulting from burdening our homes with a 30 year SSA and associated extra annual tax cost (or paying cash up front)?

(A) *The Village and County are acting on behalf of the request from the HOA and the HOA is the appropriate body to respond to these questions.*

(Q) What is the Long Grove Board's standard (or legal obligation, if any) for quality/honesty assurance regarding vote tallies from a homeowner's association seeking to establish an SSA? Do you require an independent audit of the signed consents, do you obtain and review the originals of the signed consent form, or do you simply accept the word of the homeowner's association that a given number of affirmative votes was obtained – to launch a \$3 million invasive and contentious project? We would like to get clarity on the specific requirements for a homeowner vote to terminate the SSA proceedings: Does the question need to be asked a particular way? Does each registered voter/homeowner need to sign a separate form, or can they sign a petition? Do signatures need to be notarized? Is there anything else we need to be mindful of, so that we are sure to meet the requirements of the village? Please confirm that March 6 is date by which the signatures are required. To whom do we deliver the signatures? Any other guidance to help us do this the right way would be most appreciated.

(A) *The Village and County Board's are very much concerned with ensuring that their required processes are followed. Questions related to how the HOA has handled their requirements are between the HOA and the Residents and not the Village or County. That being said, the Village and County Board will listen to our residents concerns and incorporate all concerns as part of their deliberations. The Special Service Area Tax Law, 35 ILCS 200/27-5 et seq.*

<http://www.ilga.gov/legislation/ilcs/ilcs4.asp?DocName=003502000HArt%2E+27&ActID=596&ChapterID=8&SeqStart=81300000&SeqEnd=83500000>

Requirements for objections to a proposed SSA appear in Section 27-55. Please note that the public hearing on the SSA was concluded on 1/11/11.

-----Original Message-----

From: Kolb, Peter [mailto:PKolb@lakecountyil.gov]
Sent: Friday, February 18, 2011 1:53 PM
To: Bill Mass; David Wolfe (dwolfe@cbchi.com); David Lothspeich
Cc: Perna, Philip M.; White, Gordon P.; victor.filippini@hklaw.com
Subject: FW: Emailing: 2011.03.18 Heron's Landing SSA financing plan -
connection fees included.docx

Good afternoon everyone,

Attached for your information is a revised "Proposed Financing Plan" for the Herons Landing Subdivision SSA dated Feb. 18, 2011 that reflects the most recent cost estimate prepared by RHM&G. This preliminary cost estimate now includes the cost for interior plumbing modifications that would need to be included under a scenario where the existing wells remain in service. If the private wells remain in service to provide water for the fire suppression system and the lawn irrigation system then interior plumbing modifications of approximately \$2,100 need to be added to the project or paid for by each individual homeowner. We have reviewed this interior cost estimate with a local plumbing contractor and believe this is a realistic estimate. The Proposed Financing Plan has been amended to reflect the latest cost estimate in addition to the most recent water rate information, and the cost for abandonment of the well has been removed.

I know that the homeowners meeting is next Wednesday and I know that everyone wants to present the most complete and accurate information possible. I would recommend that this revised Financing Plan be used in the discussion.

One area we have not heard from is the projected bond rate. We have developed a calculation using 6.5% however this rate should be verified with the Village's financial advisor.

If there are any questions regarding this information please call me 847-377-7125 or Phil Perna 847-377-7124. Thanks

Peter E. Kolb, P.E.
Director
650 W. Winchester Rd.
Libertyville, Illinois 60048
Phone: 847.377.7500
Fax: 847.377.7173
pkolb@lakecountyil.gov

**PROPOSED FINANCING PLAN
HERON'S LANDING SUBDIVISION
Per Lot Basis Inc. Connection Fees
LONG GROVE SPECIAL SERVICE AREA WATER SYSTEM PROJECT
February 18, 2011**

Exhibit A

Estimated Project Costs:

Water Distribution System Construction-118 Lots including 1½" service lines, Engineering & 15% Contingency	\$2,454,000
LCPW connection fee, meter, inspection (\$1800 x 118)	\$212,400
CLCJAWA connection fee (\$2564 x 118)	\$302,552 -----
Subtotal Water System Cost:	\$2,968,952
Bond Issuance Cost (Village of Long Grove)	\$100,000
Legal Fees	\$50,000
Total Cost:	\$3,118,952
Necessary Bond Issuance	\$3,200,000

Estimated Property Tax Impact:

Number of Lots in SSA	118
Total Cost per Lot	\$27,118
Annual tax payment per lot (Based on 30 year bonds at 6.5%)	\$2,077

Additional Homeowners Expenses:

Monthly Water Service Charge: (Assumes 8,000 gallons/month average usage @ \$5.75 per 1000 gallon)	\$46.00
CLCJAWA Annual Property Tax Levy (Based on a \$500,000 home value, \$165,000 EAV, Tax rate of \$0.042/ \$100 EAV)	\$70

**Hérons Landing Subdivision
Long Grove, IL
Watermain Distribution System for 118 Lots
Connection to Lake County Public Works Department,
Vernon Hills Water System
Engineers Preliminary Opinion of Probable Costs**

Project No. 21102040

February 14, 2011

Item	Description	Quantity	Unit	Unit Cost	Extended Cost
1.	8" HDPE DR-11 Water Main (Installed by Horizontal Directional Drilling)	13,750	LF	\$75.00	\$1,031,250
2.	8" Valve in 5' Dia. Vault	20	EA	3,250.00	65,000
3.	Fire Hydrant and Valve Assembly	42	EA	3,200.00	134,400
4.	Tapping Valve in 5' Dia. Vault	1	EA	5,500.00	5,500
5.	1-1/2" Service Connection Type K (Near)	56	EA	1,000.00	56,000
6.	1-1/2" Service Connection Type K (Far)	62	EA	2,000.00	124,000
7.	Soil Borings	1	LS	5,000.00	5,000
8.	Erosion Control	1	LS	10,000.00	10,000
9.	1-1/2" Service from B-box to House	118	EA	2,900.00	342,200
10.	Internal Plumbing Modifications	118	EA	2,100.00	247,800
Subtotal					\$2,021,000
15% Contingency					303,000
Total Construction Cost					\$2,324,000
Engineering - Design, Permitting, & Construction Admin.					130,000
TOTAL COST FOR CONSTRUCTION AND ENGINEERING					\$2,454,000
	LCPWD Connection, Inspection & Meter Fees	118	EA	1,800.00	212,400
	CLCJAWA Connection Fee	118	EA	2,564.00	302,552
TOTAL PROJECT COST					\$2,968,952
Cost Per Lot (118 Lots)					\$25,200

NOTES:

1. Estimate is based on construction of the watermain in existing road/utility easements (i.e. no conflict with existing utilities) and adjacent to the road side ditch.
2. It is assumed there are no unusual sub-surface conditions. Soil Borings will be taken to confirm this assumption. Additional construction costs may be incurred if unstable soils or unfavorable ground water conditions are encountered.
3. Actual construction costs may vary. Historical unit costs have been used.
4. Water Service to Lots 30, 120, 121 & 122 is not included in the above estimate.



COUNTRYSIDE FIRE PROTECTION DISTRICT

JEFF STEINGART, CHIEF

FRANCIS L. WOLOWIC, PRESIDENT

DATE: February 15, 2011

TO: David Lothspeich, Village Administrator
Village of Long Grove

FROM: Jeff Steingart, Fire Chief 

RE: Herons Landing

We have reviewed the proposal to have residential fire suppression systems remain on the existing well and gravity tank. We anticipate keeping the existing sprinkler systems on the wells will NOT be a problem. However, new homes should be connected to the new water service.

We would also appreciate the opportunity to review the proposed new system plans for pump size, water storage capacity, main sizes and fire hydrant locations.

Please contact me if you have any questions.



Lawrence S. Kluge

RECEIVED

FEB 17 2011

VILLAGE OF LONG GROVE

5883 RFD
Long Grove, IL 60047
847.630.1818
SLK1818@aol.com

Village of Long Grove
3110 RFD
Long Grove, IL 60047
Attn: David Lothspeich

February 9, 2011

Re: Lake County Water

Dear David Lothspeich:

Attached please find a copy of the letter that I have sent to the Herons Landing Homeowners Association (HLHA) concerning the current issue of Lake County Water. After sending this enclosed letter I thought it would be of value and important to share a copy with you and the Board of Directors. I would appreciate if you would copy and share this letter with them.

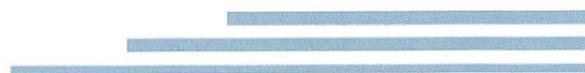
As you are well aware the establishment of an SSA for the purposes of bringing Lake County Water to the Herons Landing Community is extremely complicated. The issues surrounding this event are highly charged and very controversial. At this point I strongly believe that there is not adequate information for our community to make this important decision. It would make sense to me that the establishment of the SSA take place following a complete and detailed analysis. Following the results of this comprehensive review and analysis, the Herons Landing Community would obtain copies of the reports and a time would be set for a vote to take place either for or against this water project. Should the project be passed by the community it is then that the establishment of an SSA would take place. It appears to me that this is the obvious way the community should proceed and I would urge the Village Board under these unusual circumstances to delay your vote to establish the SSA. It is only needed if the Water Project (after all the information is available to the community) is passed that the establishment of the SSA would be required.

Once again I appreciate the opportunity to have met you and the Board at the last meeting and look forward to being of assistance during this critical process...

Sincerely,



Larry Kluge



Lawrence S. Kluge

5883 RFD
Long Grove, IL 60047
847.630.1818
SLK1818@aol.com

Hérons Landing Homeowners Association
318 Half Day Road #231
Buffalo Grove, IL 60089
Attn: Board of Directors

February 9, 2011

Re: Assessment and Lake County Water

Dear Board of Directors:

Recently, I had the privilege of attending a Long Grove Village Board meeting that took place last Tuesday, February 8, 2011. As we all know the discussions regarding the possibility of bringing Lake Michigan water into our community is controversial and highly charged. A great deal of information is required in order to make such an important and long lasting decision for both the present and future homeowners of Herons Landing. At the Village Board meeting and conversations with homeowners a great deal more information has come to my attention that requires a "**step-back**" and far more detailed analysis. This must take place before we could possibly make a decision on the formation of an SSA for the purposes of bringing Lake Michigan water into our community and the full magnitude and impact of this critical decision.

The establishment of an SSA is a far more serious event and one that requires a great deal more information before a final decision can be taken by the community. Experience with special services districts in other communities has demonstrated that in fact an SSA may be detrimental to the community.

Therefore, after careful deliberation I am enclosing a check in the amount of \$462.00 (four hundred and sixty-two dollars) that combined with the \$500.00 (five hundred dollars) you have already received will be full payment for the **approved assessment**. Following more detailed information concerning Lake County Water and the upcoming meetings that will be taking place, further assessments will be determined and taken care of accordingly.

Looking forward to assisting in obtaining all the facts required to make this important decision for our community...

Sincerely,

Larry Kluge

cc: Long Grove Board