

<u>SUBJECT</u>	<u>RESPONSIBILITY</u>	<u>WHAT TO DO</u>
BALCONY REPAIR/REPLACE	OWNER	LBS VARIANCE APPROVAL NEEDED~PRIVATE CONTRACTOR
BALCONY STAIN	OWNER	CONDO VI BOARD
DECK REPAIR/REPLACE	OWNER	LBS VARIANCE APPROVAL NEEDED~PRIVATE CONTRACTOR
DECK STAIN	OWNER	PRIVATE CONTRACTOR
DOORS, REPLACEMENT & REPAIR	OWNER	LBS VARIANCE APPROVAL NEEDED~PRIVATE CONTRACTOR
DOORS, FRONT, PAINTING	OWNER	LBS VARIANCE APPROVAL NEEDED~PRIVATE CONTRACTOR
DRAIN PAN 2ND FLOOR - CARRIAGE HOME	OWNER	REQUIRED ~ PRIVATE CONTRACTOR
DRIVEWAY REPAIRS	CONDO VI	CONDO VI BOARD
ELECTRIC OUTSIDE BULB	OWNER	NOTIFY MGT. OFFICE ~ CONDO BOARD
ELECTRIC OUTSIDE FIXTURE	CONDO VI	CONDO VI BOARD
ELECTRIC TO OUTSIDE METER	COMMONWEALTH ED.	COMMONWEALTH EDISON
ELECTRICAL OUTSIDE OUTLETS	OWNER	PRIVATE CONTRACTOR
ELECTRICAL WIRING INSIDE	OWNER	PRIVATE CONTRACTOR
FENCE COURTYARD REPAIR/STAIN	CONDO VI**	CONDO VI BOARD
FENCE GATE/POST REPAIR	OWNER	PRIVATE CONTRACTOR
FENCE PRIVACY REPAIR/STAIN	CONDO VI	CONDO VI BOARD
FIRE PLACE & FLUE	OWNER	DO NOT USE PRESSED LOGS~PRIVATE CONTRACTOR
GARAGE DOOR OPENER	OWNER	PRIVATE CONTRACTOR
GARAGE DOOR, OVERHEAD	OWNER	PRIVATE CONTRACTOR
GARAGE DOOR, PEDESTRIAN	CONDO VI	SCHEDULE OR NOTIFY CONDO VI BOARD
GUTTERS, CLEAN	LBS MAINTENANCE	NOTIFY MGT. OFFICE
GUTTERS, MINOR REPAIR	LBS MAINTENANCE	NOTIFY MGT. OFFICE
GUTTERS, REPLACE	CONDO VI	CONDO VI BOARD
HANDRAILS REPAIR/STAIN	CONDO VI	CONDO VI BOARD
HEAT & AC AND OUTSIDE "BASE"	OWNER	PRIVATE CONTRACTOR
PATIO REPAIR/REPLACE	OWNER	LBS VARIANCE APPROVAL NEEDED~CONTRACTOR
PLUMBING REPAIR	OWNER	PRIVATE CONTRACTOR
ROADS	LBS PUBLIC WORKS	NOTIFY MGT. OFFICE
ROOF, MINOR REPAIR	CONDO VI	CONDO VI BOARD
ROOF, REPLACE	CONDO VI	CONDO VI BOARD
SEWAGE BACKUP	LBS PUBLIC WORKS	NOTIFY MGT. OFFICE/PUBLIC SAFETY AFTER HRS.
SIDEWALKS	LBS MAINTENANCE	NOTIFY MGT. OFFICE & CONDO BOARD
SIDING, MINOR REPAIR	CONDO VI	CONDO VI BOARD
SIDING, MINOR REPLACEMENT	CONDO VI	CONDO VI BOARD
SIDING, STAIN & MAJOR REPLACEMENT	CONDO VI	CONDO VI BOARD
SNOW REMOVAL- ALL BUT DRIVEWAYS	OWNER	INDIVIDUAL HOMEOWNER

SNOW REMOVAL-DRIVEWAYS	LBS PUBLIC WORKS	NOTIFY MGT. OFFICE	
STOOP-ENTRY REPAIR	CONDO VI	CONDO VI BOARD	
SUMP PUMP	LBS MAINTENANCE	NOTIFY MGT. OFFICE/PUBLIC SAFETY AFTER HRS.	
SUMP PUMP BATTERY BACK UP	OWNER	OPTIONAL~ PRIVATE CONTRACTOR	
TV CABLE	COMCAST	COMCAST	
WATER FAUCET OUTSIDE - CARRIAGE HOME	CONDO VI	CONDO BOARD	
WATER FAUCET OUTSIDE - TOWNHOUSE HOME	OWNER	PRIVATE CONTRACTOR	
WATER FILTRATION	OWNER	PRIVATE CONTRACTOR	
WATER HEATER	OWNER	PRIVATE CONTRACTOR	
WATER, INSIDE SHUT OFF	OWNER	MAKE SURE YOU KNOW WHERE THEY ARE LOCATED	
WATER, OUTSIDE SHUT OFF	LBS MAINTENANCE	NOTIFY MGT. OFFICE/PUBLIC SAFETY AFTER HRS.	
WATER SHUT-OFF, SINK/TOILET	OWNER	MAKE SURE YOU KNOW WHERE THEY ARE LOCATED	
WATER LEAKS, 1ST FLOOR CARRIAGE HOME CEILING	LBS MAINTENANCE	NOTIFY MGT. OFFICE/PUBLIC SAFETY AFTER HRS.	
WATER SOFTENER	OWNER	PRIVATE CONTRACTOR	
WINDOWS	OWNER	LBS VARIANCE APPROVAL NEEDED~CONTRACTOR	
** DAMAGE TO FENCE CAUSED BY DIRT AND PLANTINGS UP AGAINST FENCES WILL BE THE OWNERS RESPONSIBILITY			
<u>IMPORTANT PHONE NUMBERS</u>		<u>Phone</u>	
LBS MANAGEMENT OFFICE		847-382-1660	
PUBLIC SAFETY (MAIN GATE)		847-381-6515	
COM EDISON		800-334-7661	
COMCAST CABLE		800-594-1234	
WASTE MANAGEMENT-SPECIAL PICKUP		800-447-1066	
<u>Board Members Condo 6</u>		<u>Phone</u>	
Ed Murphy	President	382-6154	
Anne McCormick		842-9262	
Bob Lindsey		387-2028	
Don Andler		382-1445	
Joe Salemi		842-8457	
John Rader		382-1595	
Mary Ellen Rohner		382-5528	
<p>* THESE ARE ONLY A GENERAL GUIDELINES TO SOME COMMON MAINTENANCE AND SERVICE PROCEDURES. IT IS NOT A GUIDE TO THE RULES AND REGULATIONS FOUND IN YOUR BLUE HOMEOWNERS GUIDE. WHEN IN DOUBT, CALL FIRST.</p>			