

Cuba Township

28000 W. Cuba Road
Barrington, IL 60010

Presorted
Standard
U.S. Postage
Paid
Permit No.
12

ERCWSS POSTAL CUSTOMER

Cuba Township email: cubatownship@comcast.net
Office phone: 847-381-1924
Office fax: 847-381-1322
Assessor phone: 847-381-1120
Assessor fax: 847-381-0837
Road District phone: 847-381-7793
Road District fax: 847-381-7994

We're on the web-
WWW.CUBATOWNSHIP.COM

Officials

David F. Nelson, Supervisor

Priscilla H. Rose, Clerk

Rebecca M. Tonigan, Assessor

Thomas W. Gooch, Hwy. Commissioner

Donald F. Griffith, Trustee

Richard J. Kosner, Trustee

Arthur L. Rice III, Trustee

Roberta A. Svacha, Trustee

Clerk, *PRISCILLA H. ROSE*

The next election is the presidential election on Tuesday, November 4, 2008. If you have moved or changed your name since the last election, you will need to re-register to vote. Voter registration is available at the Township office to any Illinois resident 18 years of age or older, Monday through Friday, 9 – 3:30 pm. Two forms of identification are required, one must have your current address. Summer is a good time to have college students register to vote or change their school addresses to receive an absentee ballot for the November election. This can be done by completing the “Temporarily Absent Student Voter” form available at the Township office.

The following is important information relevant to this upcoming election.

VOTER REGISTRATION CLOSES October 7, 2008

EARLY VOTING BEGINS AT THE TOWNSHIP OFFICE Monday, October 13, 2008

EARLY VOTING ENDS Thursday, October 30, 2008

IN PERSON ABSENTEE VOTING BEGINS Friday, October 31, 2008

IN PERSON ABSENTEE VOTING ENDS Monday, November 3, 2008

ELECTION DAY Tuesday, November 4, 2008

VOTER REGISTRATION RE-OPENS Thursday, November 6, 2008

Election judges are always needed to serve at the polls on election day. Teens, aged 17 years and older, are eligible to serve in this capacity. For more information regarding serving as an election judge, or any election related questions, please contact the Lake County Clerk's office at (847) 377-2317 or refer to the website www.co.lake.il.us/cntyclk/elections.

Cuba News

Summer 2008

Supervisor, *DAVID F. NELSON*

CUBA TOWNSHIP RESPONDS TO CN ACQUISITION OF E, J, E RAILROAD

Most Cuba Township residents, I'm sure, are now familiar with the proposed acquisition by Canadian National Railroad of the E, J & E rail line. This situation represents one of the most serious disruptions to our community that has been encountered.

To date, a coalition of local governments, *Barrington Communities Against CN Rail Congestion*, has been formed to pool resources, both financial and professional, to combat the acquisition. One of the front-runners in opposition to the acquisition, the Barrington coalition has now been joined by a larger group, TRAC, *The Regional Answer to CN*, to form an even broader spectrum of support.

Although initially, the consensus was that the acquisition was a "done deal", progress has been made and the voice of the coalition has been heard loud and clear by both CN and our legislators. Currently, all options for mitigation and/or cessation of the acquisition are being considered by the coalition.

In my 30 plus years of local public service, the CN situation is the most serious obstacle to life in the Barrington community that I have encountered. I spend a portion of every day dealing with the situation -either in the way of meetings with coalition members, phone calls, or attending meetings. There are 4 train crossings in Cuba Township— Northwest Highway, Lake Zurich Road, Route 59 and Main Street. With the exception of Lake Zurich Road, these points are highly traveled; all crossings would suffer insurmountable delays due to increased train traffic at these points. The impact of the increased train traffic would have disastrous effects on travel throughout Barrington.

While this situation has many adverse ramifications to the Barrington area, the effects in the broadest sense are exponential when considering all of the communities along the rail line. From Waukegan to Gary, Indiana will be effected in ways similar to the impact which will be felt locally.

By late summer, the draft of the Environmental Impact Study should be released. Once the study is released, there will be a series of public hearings. We are hopeful that Barrington will be a hearing site. Local testimony to the adverse nature of the acquisition will be crucial at that time.

Visit www.fightrailcongestion.com to register for email alerts regarding the situation. Additionally, the website contains contact information for our legislators—please contact them so that they know their constituents are concerned and want support from them.

Please know that I am on the frontline monitoring the situation and your Cuba Township tax dollars being spent on a resolution to this situation. I am always available to speak with you on the subject—please feel free to contact me at the Township office by phone at (847) 381-1924 or email at cubatownship@comcast.net.

Township board meetings are held the second Thursday of each month at 7:00 pm at the Township office, 28000 W. Cuba Road, Barrington. All meetings are open to the public

Office hours—
Monday—Friday
9:00am—3:30 pm



PASSPORT SERVICES OFFERED AT THE TOWNSHIP OFFICE

Cuba Township is an authorized passport acceptance facility. By appointment only, the office staff can accept your completed passport application and take your photo. Processing takes approximately 6 weeks. Please refer to www.travel.state.gov for the fees charged, required documents and any other questions you may have about the application. You may also call the Township at (847) 381-1924 for more information and to make an appointment.

Assessor, *REBECCA M. TONIGAN*

Everyday there is news about the “declining” and “troubled” real estate market. So, I wasn’t surprised recently when a taxpayer asked when he could expect his taxes to go down, since home values were obviously going down. The sad truth is, they probably won’t. If market prices decline (and, so far, that isn’t apparent in all segments of the market), assessments may go down, but generally tax bills will not. Why? Because taxes are based on spending and if spending doesn’t go down, taxes won’t go down.

This fact is the least transparent part of the property tax process and one that many elected officials either do not understand or do not want to admit. Instead, the truth that spending creates the tax bill is clouded by statements similar to the one I recently read in the Village of Libertyville’s 2007 Annual Report, where the administration took credit for the declining tax rate - “...the Village Board consistently works to lower the Village tax rate.” SIMPLY NOT TRUE! The tax rate is nothing more than a calculation that is made by the county and the village does not control it.

To understand why, we have to look again at the basic tax rate formula:

$$\frac{\text{LEVY}}{\text{ASSESSED VALUE}} = \text{TAX RATE}$$

The **LEVY** is the amount of tax dollars that your taxing body requests-

The **ASSESSED VALUE** is the total of the assessments in the taxing district-

The **TAX RATE** is nothing more than a calculation;

the result of dividing the **LEVY** by the **ASSESSED VALUE**.

Taxes go up because LEVIES go up. ASSESSED VALUES and TAX RATES are just the TOOLS used to divide up the total tax burden created by the combined LEVIES of our local taxing bodies.

Here’s an example of how it works-

Our taxing body requests \$100,000 (the LEVY) and total assessments are 2,000,000.

The tax rate is .0500 (\$100,000 divided by 2,000,000).

If your assessment is 10,000, then your taxes will be 10,000 X .05 or **\$500**.

Now, going back to the question above, “If property values go down, won’t my taxes go down?” Let’s see...

Our taxing body is still requesting \$100,000 (the LEVY), but total assessments are 1,800,000, **down 10%**.

The tax rate now is .0556 (\$100,000 divided by 1,800,000).

If your assessment is 9,000 (down 10%), then your taxes will be 9,000 X .0556, **STILL \$500**.

Taxes didn’t change - even though assessments went down - because the LEVY didn’t change.

The LEVY drives the tax bill!

And, what happens if the levy increases but my assessment goes down?

The LEVY is \$110,000, **10% more**, and assessments are 1,800,000, **down 10%**.

The tax rate is .0611 (\$110,000 divided by 1,800,000).

If your assessment is 9,000 (down 10%), then your tax bill will be 9,000 x .0611 or **\$550**.

Up 10% like the LEVY, not down 10% like your assessment.

The LEVY drives the tax bill!

Generally, taxes do not go up because of increasing assessments and they will not go down with falling property values. On an individual basis, if the assessments in one area of the township go down and all the others go up, the declining area may see some relief in their taxes – the tax burden has been redistributed. And if one area of the market appreciates while most of the market is stagnant, the appreciating area may see taxes increase while the others stay the same – the tax burden has been redistributed. But, if assessments all decrease by a similar amount, say 10%, there will be absolutely no change in your tax bill - unless the levy changes.

LEVIES go up because local government spending goes up and taxes go up because LEVIES go up - even when assessments go down. Assessments and tax rates do not create the tax burden and they do not change the tax burden; they only distribute the tax burden that is created by the levies.

The services we want from our schools and local governmental bodies are not free; we pay for them with our property taxes. And when we see a downturn in the economy and housing market and find ourselves having to cut back in our own lives, we want our taxing bodies to do the same. It is up to each of us, as voters and taxpayers, to question how much money is needed by our taxing bodies to operate, because...

The only way to control taxes is to control local government spending.

THE FOLLOWING ARE SOME STATISTICS RELATED TO THE TAX BILL CHANGES FROM 2006 TO 2007

These changes occurred because of the general reassessment of Cuba Township properties.

There are 7,864 residential properties in Cuba Township

5,258 properties TAXES either WENT DOWN or STAYED THE SAME

1,554 properties went up between 2% and 20%

1,052 properties went up more than 20%

The properties that went up more than 20% were greatly under-assessed and needed to be increased so the tax burden would be equally distributed amongst all Cuba Township properties. This was completed for the 2007 tax year. This year there are a few neighborhoods that need to be ‘tweaked’ because of minor problems.

2008 Assessments

Because of Illinois Department of Revenue statutes, sales ratio studies are performed on all properties within a township. The sales used are for the 3 years prior to the assessment year, in this case, 2005, 2006 and 2007. Based on the sales in Cuba Township, I have been advised by the Lake County Chief Assessment Officer that if no changes are made in Cuba Township by the Assessor, all properties will have an additional 5.32% factor added to each. As the Township Assessor, I have no control over this factor; this figure is determined by the Illinois Department of Revenue and the Lake County Chief County Assessment Officer. Hopefully with the few changes that need to be made in certain neighborhoods, this factor will go down.

The “**blue assessment cards**” will be mailed sometime in August. If you feel your assessment is too high or incorrect, please call our office at (847) 381-1120 to make an appointment to discuss the issue. You will need to visit the Lake County website of www.co.lake.il.us to obtain comparative information for your appeal. You have 30 days to appeal to Lake County Board of Review, but we try to take care of as many appeals as possible in our office so we can all avoid travel to Waukegan. Please do not contact us about your assessment until you receive the “blue card” unless you can document a mistake that is reflected on your property record card.

I hope you all have a great spring and summer.

Sincerely,

Rebecca M. Tonigan, CIAO

Highway Commissioner, *THOMAS W. GOOCH*

It was the winter that was, wasn't it?

Thankfully it's over and we're all tending gardens and lawns, playing golf and otherwise enjoying the wonderful place we call Cuba Township. It was a tough winter for your Road District, the equipment suffered as did the staff. In case you didn't know, almost all salt supplies were exhausted in the Chicago land area by January 31. From that point on we began using a mixture of sand with what salt we had left. When the big snows came in February we used this mix and "liquid supermix" to clear roads. After the big storm we were at bare asphalt 36 hours after the storm ended on all our roads. Out of a 48 hour period we worked steadily for over 30 hours. I'm justly proud of my crews here and you should be also... everyone, including me, as always, plowed snow without more than a few hours of sleep here and there. But it could have been worse, read these comments:

" We recall of one lady going to the Northside School as a girl holding a hot potato in each hand in her pocket and walking on the frozen snow drifts right over fences.It was not uncommon for the train due here at 7 p.m., when facing a northwest gale in sub-zero weather, and unable to keep up steam, to get stalled on Deer Grove hill. They waited, then, for Tommy Dolan, piloting the 8 o'clock, to push them over the hill into Barrington.....On January 20, 1943 it was 15 below zero with plenty of wind and drifting snow. There was twenty inches of snow in two weeks. It stayed below zero a few days; school was closed at least one day(only one day? Kids take notice!) and there was only 20% of the rural mail delivered on the 17th. Dr. Shearer had to walk the railroad track to make a call on a patient at Deer Grove. Bundled in a fur coat and fur mittens he made it there and back.....

I guess we don't have it so bad after all. These comments came from " A History of Barrington" by Arnett C. Lines. It was written many years ago, but is available at the local library and on line at <http://www.barringtonarealibrary.org/LocalHistory>. Our Township Historian, Barbara L. Benson has also written " They builded better then they knew" another fascinating work on the Barrington of years past. If you're new to the area and developing the love of community we all share here at the Township, you might want to check'em out.

Everything costs too much

Isn't that the truth. Here at the Road District so much of the material we buy is petroleum based or related that we are suffering some huge price increases without comparable revenue increases. Asphalt prices are up almost 40% from a year ago. The net result is that we have to cut back on the road re-paving program. There is no way we can handle it without spreading it out into next year, but every year we will keep at it as best we can. We did develop the concept of a joint program with our intergovernmental partners, The Villages of Lake Barrington, North Barrington and Tower Lakes and jointly bid for paving this year. Your Township Road District ,under my direction, is the lead agency and administrator of this contract. Due to its size, we have been able to reduce our unit prices as well as the soft costs in engineering and other areas which results in some good cost savings for all of us.

You may have noticed some grayish white areas on the roads. We began using a "spray patcher" this year after doing some test patches three years ago. The test areas held up well so we bought the equipment for this year. It reduces the cost of pot hole patching by better than 50%. It needs a crew of two instead of four and does it twice as fast as the old fashioned way. This is state of the art technology and is saving you money every day. In larger areas of failing roads we will be doing some paving in house in order to save money.

We are utilizing a college student work force this summer as a cost saving tool as well. They take care of the right of way mowing and work on the storm water pipe crew and paving crews. They work hard, build muscle and are generally too exhausted to go out at night. . . their parents appreciate that. I really like this program as it gives back to the community. We give preference to Cuba Township residents and then the rest of Barrington. Every year we have a few openings due to graduating students. So if you have someone interested in a summer of hard work and reasonably decent pay...call me for next year.

The roads took a real beating last winter and we are doing a lot of in the road work, replacing collapsing culverts and other drainage related structures. Sometimes I have to close an entire road while we do it. Believe me, I try to avoid that as much as possible and I do apologize for any inconvenience. **Please Please Please** slow down when you enter our work zones.

We asked for and are receiving increased speed enforcement on Cuba and Old Barrington Roads due to neighborhood complaints, so beeeeeeee careful.....

We continue to deliver mulch. This is a program I'm very proud of starting as I think it really gives something back to the taxpayer at minimal cost. You can order on line at www.cubaroads.com. This is landscape quality mulch, ground fine for more rapid decomposition.

Other matters

As I said, money is tight. We are becoming very aggressive in soliciting grants and reimbursements from every source. I recently completed a course on grant writing and am donating my lawyering skills to write grant applications wherever we can find the opportunity. We are having some success also! FEMA has agreed to reimburse us over \$50,000.00 in expenses from the winter storms and I'm told we are going to get some money from the State for other purposes. We continue to search out opportunities in order to maintain and enhance our level of services.

Don't forget, I also started a recycling program here. During the summer months and through October we take old tires, paint and used oil. Year round, we accept computers and small appliances. We are here from 7 to 3 Monday through Friday. Come see us! Next newsletter I'll tell you about some other services we are developing to hold costs down by in house warranty maintenance and repair services for other municipalities.

Enjoy the summer!

RULES OF THE ROAD CLASS

In conjunction with Secretary of State Jesse White, Cuba Township is pleased to offer the Rules of the Road course. The class is designed as a review for anyone needing to take the written portion of the drivers' examination.

Wednesday, August 20, 2008
9:30 am—11:30 am
Cuba Township office
28000 W. Cuba Road
Barrington

Please call the Township office at (847) 381-1924 for more information or to make a reservation. The class is offered at no charge, but reservations are required.

The Cuba Township food pantry is always in need of your donations of non-perishable food items. We are fortunate to receive many donations near the winter holidays, but as hunger knows no season, food is needed year-round. Your donations can be brought to the office Monday through Friday 9 am to 3:30pm. Refer to www.cubatonwship.com and click on "food pantry" for a "wish list" for the pantry.

Gas card certificates and gift cards to local grocery stores are greatly needed. \$10 denominations are appreciated.

The Cuba Cares fund is a not-for-profit for the benefit of the Cuba Township food pantry and Cuba Township residents in need of limited financial assistance. No Township tax dollars are used to finance or run the program. Your tax deductible donation can be mailed to *Cuba Cares* in c/o of Cuba Township 28000 W. Cuba Road, Barrington, 60010.

Your excess garden produce can also be dropped off at the office. The produce is shared with our food pantry recipients.

Please feel free to call the office at (847) 381-1924 with questions regarding any of the above information.

