



## MEMORANDUM

**To:** ALL RESIDENTS & STAFF  
**From:** ANDREW DUJON, President/Chief Executive Officer  
**RE:** Campus Occupancy, Rate Increase, & More  
**Date:** July 9, 2026

Good afternoon,

I hope this finds you all doing well.

I am excited to share that we have seen tremendous growth in our occupancy over the last few months. Back in April, we had over 30 units unreserved. As of today, there are 18 unreserved units in the Oaks, but there are 8 that have potential new resident opportunities. At Lakeside, there is only 1 unreserved unit available. We are currently on pace to bring the Oaks occupancy rate to approximately 93% by the end of September, and Lakeside will be approximately 98% occupied. The current industry average for IL occupancy is 91%.

Springwater is once again at 100% occupancy, and the Bridgewater is at 94%. While you may not need either of these locations right now, I encourage you to plan ahead by getting on the wait list for when/if the time comes. This is typically a "need-driven" service, and unfortunately, the need typically arises much faster than you expect.

The pickleball courts are progressing nicely. We have noticed a space constraint at the current gate locations so we will move the gates to the ends of the courts, closer to the covered structures.

The engineers were out yesterday to review the geo-web wall. It will be 2-3 weeks to receive a written report and recommendations. We will update you on the next steps once we can review their recommendations.

As a friendly reminder, if you walk your pet on campus, please clean up after them immediately. Picking up pet waste helps keep our community clean, safe, and enjoyable for everyone.

Residents walking along the Lakeside paths are encouraged to use caution, especially near the lake's sidewalks during evening hours. We have received reports of water moccasins in the area around dusk. Please be aware of your surroundings, keep pets on a leash, and avoid approaching any wildlife. If you see a snake in a common area, please notify Security.

If you need an updated staff directory, the most current version is available on the Resident Portal. You may also request a printed copy from Ashley at the Lodge front desk, Deborah at the Grand front desk, or Emma at the Executive Office Center.

We are actively preparing the FY2027 budget. We have not locked in the rate increase yet; however, let me state again: it will not be in double digits. Have a wonderful day!