



Arbor Creek HOA Meeting Minutes
June 27th, 2026
Plainfield Police Department
12 – homeowners present (Quorum met)

- Opening- The Pledge of Allegiance (suggested by Carol Baumann) at 10:05 AM
 - Rundown and written synopsis given out
 - Details of our Operating Expenses & Net Cash on hand
 - Explanation of the figures
 - ***Increase of HOA fees from \$165 to \$170; presented, voted and approved (unanimous)***
 - Houses for sale (2)
 - Sidebar/comments- last (2) sales were \$545K & \$575K
 - Latest home prices are rising, great news for all of the homeowners
 - Plainfield now ranks in the Top-10% of cities/villages to live in, in Illinois
- Steve- Landscaping & Grounds-
 - Dead trees and berms in need of attention, south end
 - Who is in charge of Frontage Road, HOA or village/township? Board to Call to township regarding trees in easement?
- Open Forum- Resident issues/concerns-
 - Overall, +/-90% of Arbor Creek looks good with people taking care of their homes/landscaping
 - Criticisms on “certain” homeowners not properly tending to their homes.
 - Solutions-
 - Ask kindly. Potential language and customs concerns?
 - Call(s) to village?
 - What is reasonable as far as appearance and grass height?
 - State of the trails on the west side; lots of water, potentially unsafe
 - Homeowner noted: Park District has been notified of trees along walking train needing attention where project stopped a couple years ago (dead trees along walking path)
 - Recent issues with a 3-4 week garage sale, making the neighborhood look somewhat untidy, albeit that it was temporary. The house is back to normal.
 - New fence at 23049 Arbor Creek; unapproved by the HOA but properly permitted by the village. My opinion as their neighbor; looks great, attractive wood, professionally installed
- Spec homes construction at the southeast end/status-
 - Length of time to build; over 1-year now
 - Issues with construction; pipes & foundation
 - Comment from resident; “they keep the area clean, low noise and overall friendliness” of the workers/owners
- Board Elections
 - Jeff Archambeault was unanimously voted to the HOA board replacing Rachel Ricci
 - We thank Rachel for her dedication and service to the neighborhood
- Meeting adjourned; 10:40 AM