



**ARBOR CREEK HOMEOWNERS ASSOCIATION**  
P.O. Box 647  
PLAINFIELD, ILLINOIS 60544

Record of Minutes

Date: April 2, 2016

Location: Plainfield Police Department

Submitted by: Jamie Gonzalez

---

Directors Present

- President: Grecca Gonzalez
- Vice President : Jack Kuna
- Treasurer: Dwain Burkemper
- Secretary: Jamie Gonzalez
- Director: Rachel Ricci

President Grecca Gonzalez called the meeting to order at 10:14am.

Board thanked everyone for joining the meeting and explained the last minute change in venue due to the Village not having a CSO available for the Village Hall.

Secretary Jamie Gonzalez read minutes from HOA meeting held on 3/25/15 and they were approved.

### **State of Affairs**

Board spoke on various topics:

- Roadwork at subdivision entrance is Gas Main work that is scheduled thru the month of April and mentioned the access at that entrance may be limited thru the month of April as well as Frontage road could be down to one lane at times.
- Speeding concerns on Hazelwood as well as Arbor Creek was mentioned as well as the need to take Make/Model of vehicle and Plate (if available) and send to Plainfield Police Department, enough complaints would warrant officer to area for monitoring.
- Dog waste and Dog Leash ordinance – It was reiterated that the HOA cannot do anything regarding residents who do not pick up dog waste or leash their dogs, but suggested residents call Plainfield Police to file complaints if owners are uncooperative.
- Walk path – Village of Plainfield is responsible for upkeep – if you notice down limbs/garbage/tall grass notify HOA board and we will call Village.
- Thefts – HOA Board reminded residents to be vigilant in summer months about locking cars as well as keeping garage doors closed to avoid potential thefts.
- Residents inquired about Frontage Rd road construction, Board responded they were told was part of traffic control measures prior to Bog Box Store where old Gas station Truck Stop used to be located; rumored to continue thru Summer months.
- Reminded residents of Arbor Creek FaceBook page as well as redesigned Neighborhood website.

- Reviewed importance of attendance at HOA meetings to impact change in subdivision, 66 members are needed to make change.

### **Neighborhood Common Ground Landscape**

- Board discussed need for ongoing beautification of Neighborhood grounds, Jack reviewed the final year contract with Fazio landscaping, noting that this year (2016) we would need to Mulch berm/Entryways as well as pods. Board also discussed need to beautify the pods as the damage from snow piles had impacted the Dwarf Lilac bushes. Potentially remove damaged bushes and plant grasses or hearty Perennials in spring. Also noted was treatment of all trees for bagworms as they have been identified on evergreen in Redwing Ct.
- Residents asked about solar lighting option for entryways. Board responded that they have investigated in the past and that the cost was very high, as was the risk of theft. It was decided to NOT move forward with further investigation of lighting at this time.
- Board mentioned potentially needing to replace entry way signage at all entrances due to rot. BOD to contact Management Company for Townhomes to try to coordinate replacing their sign as well.

### **Financials**

Dwain Reviewed Financials for the HOA current balance of \$31,307.94 was noted. A vote was motioned and approved for 2016 assessment and residents agreed to hold at \$150/Year.

Foreclosure status of the neighborhood was reviewed. Currently there are 5 homes in foreclosure, one going to Sheriff Sale on April 14<sup>th</sup>. For 2015 dues, all but 2 homes have been collected. Residents and BOD agreed to file Liens on delinquent properties.

### **Landscaping Changes to Covenants**

Final review of new language to be amended to HOA Covenants was reviewed. BOD will include in 2016 dues collection mailing asking residents to sign and return if they are in support. It was mentioned that the HOA needs 60% of Ownership of homes to agree to impact change to the Covenants. Residents in attendance agreed to help in garnering signatures if needed (language below).

*Nuisance Definition = existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the properties; nor shall any item be kept that emits foul or obnoxious odors that disturbs the peace, safety or comfort of the occupants of surrounding properties.*

#### **Front & Side Yard Landscaping Maintenance:**

- TOTAL Maximum lawn/driveway weed coverage of 20% would be acceptable.
- Dead trees, bushes or shrubs must be removed within 30 days with stumps removed if under 6" in diameter, all stumps larger than 6" must be cut to near ground level.
- Grass must be cut to shorter than 5" in length and must be maintained for appearance, again TOTAL Maximum weed coverage of 20% would be acceptable.
- Owners on extended absences must make arrangements for the continued maintenance of their landscaping and grass yards.
- No compost piles, including grass clipping compost is allowed in Arbor Creek Subdivision.
- No hardscape landscape materials nor brush or yard clippings are to be stored within the front or side yard of homeowner lot.
- All staging of home improvements (bags of mulch/concrete/timbers/brick... etc) must be contained neatly in rear yard.

**Property Maintenance:** Any damage to property, entry structure, mailbox, fencing, siding & lighting shall be repaired to like new condition within 30 days from date of damage unless arrangements have been made and approved by HOA board.

**Violation verbiage**

*Notice of Violations will be sent by U.S. Postal Service certified mail to the owner of record for subsequent violations or lack of compliance of the same rule. The notice will include the specifics of the alleged violation along with the fine amount to be remitted.*

*Fines will be assessed as follows:*

*a) first offense of a rule - Written Warning*

*b) If not remedied within 15 days, a second letter will be issued and \$50.00 fine, per offense, per month if not addressed within 30 day Period.*

*Liens may be pursued by Board on unpaid accounts of \$500 – Including foreclosure.*

**Community Garage Sale**

Residents suggested and Board approved a Community Garage Sale on June 4-6. Board will take out ads in Herald/Patch to promote and obtain proper Village permits if required.

**Election of Board of Directors**

President and all other Board members were also nominated and subsequently accepted another term on the HOA board. In 2016 Grecca agreed to forgo the \$1,200 Presidential stipend.

**NEXT STEPS**

Board will send out 2016 Homeowner dues notices, Garage Sale information & Covenant change documents to residents as soon as possible.

*Meeting Adjourned: 11:12am*