

WATER'S EDGE HOMEOWNERS ASSOCIATION
22624 Deer Path Lane
Plainfield, IL 60544

May 2020 – Board of Directors Report

I. 2019 Summary Report

- Planted 20 trees, 10 spruce and 10 maple, between the East Pond and Rt. 126
- Supported an interactive website for homeowners
- Planted spring bulbs at the main entrance
- Continued providing well-maintained ponds
- Established a Block Party Committee
- Improved holiday lighting display
- Created a Quick Pay option to streamline annual dues payments
- Monitored security camera system
- Generated a list of recommended service providers
- Worked with Village personnel on the replacement of parkway trees on common areas
- Developed a Variance application form and guidelines

ANNUAL MEETING POSTPONED
UNTIL FURTHER NOTICE

2. Financial Report

OPERATING INCOME

Dues: \$400 X 47 Homes	\$18,800
Year-End Balance (December 2019)	\$8639
Total	\$27,439

EXPENSES

ITEM	2019 BUDGET	2019 EXPENSE	2020 BUDGET
Attorney Covenant Review	500	0	500
Electricity (COMED)	550	480	500
Lawn Maintenance/Beautification	8000	7060	8000
Office Supplies/Postage	100	80	80
Outreach Committee (See discussion item)			0
Pond Maintenance	\$5550	5550	5550
Pond Shoreline Erosion Prevention/Repair (See discussion item)	0	0	7000
Private Property Signage	300	0	300
Property Insurance	920	920	920
Security Camera	500	0	500
Social Funding (See discussion item)			0
State Filing Fee	10	10	10
Tree Installation East Pond	7500	7160	0
Website	180	200	200
TOTAL	\$24,110	\$21,460	23560

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3. Director Positions (5 positions)

Frank Riyal, Jane Ellingsworth, Peggy Kneipp, and Greg/Laura Tezic have agreed to continue their volunteer positions with the Association. One position remains open. Interested homeowners should contact a Director.

4. Ongoing Actions/Proposals

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- B. **Annual Meeting** – In consideration of the safety of residents, the meeting has been postponed.
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- D. **Block Party 2020.** The tentative Block Party Committee includes Gretchen Johnson (Deer Path West), Sheri Ann Pesce (Deer Path East), Dan Robb (Fox Trail), and Greg Tazic (Hunt Club). Personal interest and responsibilities may alter the committee, and all residents are welcome to assist and share ideas.
- E. **Front Entrance Beautification.** The front bed by the entrance sign was mulched and several bushes were replaced. We opted to not plant annuals as the maintenance and watering is prohibitive. Bulbs were planted in the fall for a spring display. Seasonal displays continue to be provided. A fall weed and feed application was applied to plants in the median strip. In the spring, the condition of the median strip bushes will be assessed to determine whether they need to be replaced or treated. Additional flowering displays will be investigated.
- F. **Pond Drains** – All drains were cleaned and dressed.
- G. **Pond Safety** – During winter months, residents are cautioned to stay off the ice. The thickness cannot be insured. Parents are encouraged to reinforce safety precautions with their children, and expected to supervise children when near the water.
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- O. **Tree Installation** – 20 trees were planted between the East Pond and Rt. 126: 10 spruce and 10 maple.
- P. **Trees (Parkway)** – Replacement of parkway trees on common subdivision grounds was completed fall 2019. Village crews trimmed all parkway trees in January 2019. Homeowners that believe their parkway tree needs to be removed/replaced can contact the Plainfield Public Works Department at 815-4336-3577 or email publicworks@goplainfield.com.
- Q. **Variance Application Form** – Homeowners seeking approval for a property modification from the WEHOA Covenants/Bylaws need to submit an application. The form and guidelines are available on the website, and a copy will be provided to homeowners via email or US mail.
- R. **Quick Pay Option** – A *quick pay* option has been added to streamline the payment of annual dues.
- S. **Website** – **Don't miss out on on-going information.** Sign up for the community website: watersedgeplainfield.org. All association meeting minutes will be distributed via email or US mail (generally once or twice a year). You can stay up to date regarding road closures, construction projects, neighborhood concerns, and community/village events, as well as immediate access to WEHOA covenants, bylaws, variance request guidelines/form, recommended contractors, previous meeting minutes, and links to local resources. Send an email to watersdedgeplainfield@gmail.com from your preferred email communication to request an invitation.

5. Open Forum/Future Discussions

- A. **Pond Shoreline Erosion Repair/Prevention** – Considerable erosion is occurring on both ponds. The cost to repair and prevent future erosion could be substantial. The most common solution appears to be the use of riprap (a foundation of stones/concrete) to maintain the shoreline. The Board intends to seek professional guidance and estimates for this task. How much should the Association budget in 2020 for this project which could be a multi-year endeavor?
- B. **Social Funding** – Should the Association budget funds for a block party? If yes, how much? From the Bylaws, the use of funds is for: *promoting the recreation, health, safety and welfare of the residents*. Online research: Many HOA's provide a budget of 2 – 5%. Some titles used: Social Activities Committee and Community Enhancement Committee. Funding alcohol is frowned upon.
- C. **Discounts or Reduced Fees** – Should the Association provide a discount or reduced annual fee for homeowners that pay using the QuickPay service? Online research: All homeowners must be equally assessed. Discounts or reduced fees does not appear to be permissible.

WATER'S EDGE HOMEOWNERS ASSOCIATION
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- D. Outreach Committee** – Should the Association use funds to send condolence cards/flowers in the case of a death of a resident? What about for other major life events such as a birth, marriage, or illness? Who decides how funds are used? Online research: Some HOA's do this, but most indicate this is not an acceptable use of HOA funds. All expenses of the association must be directly tied to a line item in the budget. Many HOA's have a private collection, and a few indicated they use fund-raising activities (i.e., garage sale, bake sale) to support this effort.
- E. Additional Items** – Should you have something you wish to discuss or a comment, please email those issues to watersedgeplainfield@gmail.com or call/text 815-733-8114.