

SWEPOA

Stilling Woods Estates Property Owners Association

P.O. Box 972 McHenry, IL, 60051
Web: www.stillingwoods.com

Board of Directors Meeting May 16, 2022

Board Members:

Present: Bob LoPresti-President, Pam Fullmer-Treasurer, Heather Story-Secretary, Mike Fullmer-Director

Absent: John Gonzales-Vice President

Also Present: Deborah David-Architectural Review Member

Proceedings:

- Call to Order: 6:33p.m. by LoPresti at Faith Presbyterian Church
- Approval minutes- no minutes. No meetings for 2 years

Resident Comments:

- 8 homeowners were present.
- Concerns of flooding in backyard from wetlands (not owned by Stilling Woods Homeowner) behind house. Will need to talk to Village to see what their next step is.
- Homeowner's address was combined with 2 other properties, in error. They were able to take care of this with the Tax Assessor.
- Question about no power to entrances on Lincoln. LoPresti has contacted Village of Lakemoor as well as sending an email to ComEd about cutting our power supply when they put up streetlight. ComEd is going to have to come out and probably put up a meter. We will find out the cost to have this done. One homeowner commented Lakemoor is putting up streetlights on Chapel Hill as well. Another homeowner discussed looking into solar power.
- Concerns about rubbish and leaves on an open lot were discussed.

Treasurer Report:

- \$12,586.79 account balance. 2022 bills paid to date total: \$1834.95 (\$1710 JB Landscaping, \$47.00 Website Maintenance, \$50 donation to the church for letting us use this room, \$27.95 Checks).
- 2022 Assessments: Fullmer reported there are 3 properties that are delinquent on their assessments. Late notices were sent out February 25 with a due date of March 25th. Late notices always inform residents that the Association has the right to lien their property if dues are not paid. Liens and next steps were discussed. One property owner is 3 years in arrears and is also mowing their grass once or twice per season. The problem is when we send notices to them, the letter comes back as undeliverable. The only address we have for them is the one from the Tax Assessor.
- If we stay at the low end of our budget, we may have about \$9,000 left over at the end of the year for entrance sign improvement.

Old Business/New Business:

- LoPresti has contacted a sign company to come out and look at our entrance signs for ideas and prices on improving them.
- Pine Trees at entrances are being watched for health and growth by Davey Tree. One on the Lincoln Rd. entrance is completely dead and is being removed. The others are being fertilized by Davey Tree. Homeowners talked about possibly not replacing trees and spending more on signs and possibly wrapping trees or putting wax substance on trees to protect them and planting seasonal flowers.
- We are excited to see what our new landscapers suggest and can do.
- Join our Facebook page at “stilling woods lakemoor”.
- We are trying to gather emails and phone numbers for all the homeowners.
- Zelle for Association payments were discussed.
- We would like to have a “business Monday” where our homeowners could advertise their businesses on our Facebook page.
- Trailers being in driveways for 72 hours came up so that homeowners could get their boats and campers etc... ready for the season. Homeowners were concerned that people may take advantage of this multiple times a year, so we agreed on 3 times per year.
- The Covenants and rules as well as Village of Lakemoor rules about livestock and burning came up. Here is a link to burning of materials:
https://codelibrary.amlegal.com/codes/lakemoor/latest/lakemoor_il/0-0-0-1173#JD_12.08
- Community garage sales and a community block party were discussed. One homeowner said they would spearhead a community garage sale. Lakemoor also has a community garage sale in which 3 of our residents took part in, one of which said they had big success with!
- The presence of Lakemoor Police in our community was discussed and we are very grateful for it!
- Manny Anaya replaced Pam Fullmer on the Architectural Committee.

Architectural Review/Entries:

- Approvals so far this year: Deck, entry walkway and windows, a new home build on Julia Way and a deck resurfacing.
- Solar panels were discussed.

Next meeting: TBD we liked having the meeting at the church because it is so close and convenient. The meeting will most likely be in November. We will contact the church again ASAP about the next meeting and will post it on the Stilling Woods website.

Adjournment:

- Motion by LoPresti to adjourn the meeting. Motion passed unanimously.

*Meeting adjourned at 7:28pm by President, Bob LoPresti
Minutes submitted by Treasurer, Pam Fullmer*