

# *Spring Acres Hills Homeowners' Association*

## **BOARD OF DIRECTORS MEETING JANUARY 16, 2008**

**CALL TO ORDER:** The regular meeting of the Spring Acres Hills Homeowners' Association Board of Directors was held Wednesday, January 16, 2008, at Fire Station #3, Carpentersville, Illinois. Paul Lanspa called the meeting to order at 7:34 P.M., upon achieving a quorum and following the Homeowners' Forum.

**ROLL CALL:** Dennis Dobson  
Tamara Hill  
Juan Juarez  
Paul Lanspa  
Sean Ramsey - absent

Don Rage - Property Manager

**APPROVAL OF THE MINUTES:** The October 17, 2007 meeting minutes were approved upon a motion duly made by Dennis Dobson, seconded by Tamara Hill and unanimously carried. Complete sets of minutes will be posted to the HOA website.

**Annual assessments** - Approximately 129 annual assessments have already been paid.

**Controlled burn permit** - With respect to the controlled burn permit that has been discussed at the two prior meetings, Steve Roeslein, a SAH resident and Carpentersville Assistant Fire Chief, has submitted a request for a controlled burn permit for all of the ponds in the subdivision. Because SAH is not a taxing body, we are not eligible for an annual permit; the permit request submitted will allow for burns between March 1 and May 31, 2008.

**TREASURER'S REPORT:** Dennis Dobson provided a listing of current assets and liabilities.

### **OLD BUSINESS:**

**Pond maintenance** – Dennis Dobson stated that he has consulted with some SAH residents who have experience with pond maintenance, either personally or professionally, and who have offered him some advice/suggestions for cleaning up the Pine Woods pond, in particular. Dennis expects to incorporate some of their suggestions this spring, when the new aerator is installed into the Pine Woods pond and the existing aerators are replaced in the other two ponds. Note: the Board built money into the 2008 budget for the new Pine Woods aerator and Dennis is still researching the best unit and most competitive price.

### **Neighborhood security issues and the HOA's role in the Neighborhood**

**Watch:** Tami Hill called several security companies and consultants to explain the recent vandalism problems that have plagued the neighborhood and to explore the security options available to us. She discussed camera surveillance

# *Spring Acres Hills Homeowners' Association*

systems with two consultants by telephone and met personally with a third, who explored the neighborhood and focused directly on the three subdivision entrances. The general consensus of all three consultants is that a camera surveillance system at our entrances would be too problematic and too costly to be worth our while. Specific problems they noted include: no electrical power source near the entrances to power the camera(s), the need for a weatherproof or indoor location proximate to the camera to house the monitor and recorder, need for a mounting location near the entrance and at a proper height/ distance to capture a small target such as a license plate number, cost to bury cables should a nearby resident agree to house the recorder/monitor in his or her home, and the need for a costly night/day camera with specialized lighting controls that can filter headlights and still capture a license plate. One consultant quoted a baseline price for a 4-camera surveillance system with monitor and recorder as \$5,000, plus additional costs for cable burying and power connection; cost would also vary based upon the size of the hard drive that would hold the recorded images. In the end, all three consultants stated honestly that they do not feel that a camera system is a viable option, at least placed at our community entrances, for the neighborhood as a whole. Following some discussion, the Board determined this to be a high investment with a potentially low rate of return and declined to pursue purchasing such a system with HOA funds. In the alternative, Don Rage suggested that we petition the Village for brighter streetlights, though this raises the risk of homeowner complaints about the affect of those lights on their living conditions. One of the consultants also suggested that the Board inform residents of the deterrent effect of outdoor lighting at night, particularly motion detectors, which can be placed on the house exterior or in the yard. The same consultant, from Total Security Pros/SpySource, also offers free consultations for homeowner groups and Neighborhood Watch committees; they would meet with our organization to discuss overall crime deterrent strategies and products available to our homeowners that may both increase the security of residents' homes and also that of the surrounding homes. His suggestion was that if even just a few residents personally invest in multi-camera systems for their own homes and yards, it would increase the likelihood of catching conclusive evidence when a vandal strikes.

## **NEW BUSINESS:**

**Village Code Enforcement:** Christina Santos and Craig Martin from the Village Code Enforcement Department identified common code violations they have observed in our neighborhood. The most common violation in our community is construction without a permit. They provided a document that identifies all construction and renovation projects requiring a permit from the Village; this document will be posted on the HOA website. All permits should be posted in the window and should remain up until the work is completed. If a contractor tells a resident that he/she will get the permit, the homeowner should ask to see it before work begins; frequently, the contractor will not actually get the permit and the homeowner is the one held responsible for this failure. With respect to Village-provided garbage cans, they are not to be visible from the street. Other violations in our neighborhood include the parking of trailers, campers and boats

# *Spring Acres Hills Homeowners' Association*

in the driveway. Village rules permit the disposal of one bulk item, excluding appliances, in the weekly garbage pickup; residents need to purchase garbage stickers from the Village in order to have their bulk item removed. Dogs must always be on a leash, even if on a homeowners' property, unless the yard is fenced or has an invisible fence. Dog owners must clean up after their dog and dog waste can not be disposed of in any sewer/street grate. Christina noted that most such violations have been corrected expeditiously upon her request.

**Note:** At the request of Village Community Development Director, Cindy McCammack, Code Enforcement Officers will be reaching out to each HOA annually to report current trends.

**Garage sale date** – The 2007 neighborhood garage sale was the first or second weekend in June. This year, we plan to coordinate with Kimball Farms, a neighboring subdivision, and hold our garage sale on the same weekend. This should give us greater exposure and more traffic. Don Rage will contact Kimball Farms' HOA to determine the date for their 2008 sale and will notify the Board of that date as soon as it is available. Residents will be notified of the final date by mail and the HOA quarterly newsletter.

**Annual meeting date** – Traditionally, the annual meeting of the HOA Board of Directors is held in March. The goal is to schedule the meeting around area schools' spring break to avoid conflict. Paul Lanspa will check with Liberty Elementary for dates available for their meeting room in March. The date will be posted on the HOA website and residents will also be notified by mail.

**ADJOURNMENT:** Dennis Dobson moved to adjourn the meeting at 8:16 P.M. The motion was seconded by Tami Hill and unanimously carried.

Respectfully Submitted

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Tamara Hill - Secretary