

# spring acres hills digest

Springacreshillshoa.com

Winter 2006 ~ Happy New Year

Quarterly Newsletter

## Board of Directors

**President**  
Paul Lanspa

**Vice President**  
Vikki Giacalone

**Treasurer**  
Sherry Dobson

**Secretary**  
Don Erickson

**Director**  
Mike Cranston

**Property Manager**  
Don Rage  
847-742-5555

**Editor**  
Sherry Dobson



## General Meeting

**Monday**  
**February 13th**  
**7:00pm**  
**Firehouse #3**  
**Sleepy Hollow Road**

## Annual Election

**Thursday**  
**March 2nd**  
**7:00pm**  
**Liberty Elementary**  
**Miller Road**

## The HOA Needs You! written by Paul Lanspa

At our annual homeowners' meeting on March 2<sup>nd</sup>, 2006 – we will be holding an election for our Homeowners' Association Board of Directors (BOD). This year there are three terms expiring and up for election for a two-year term.

### **So what's the Board all about?**

Let's start with some background: The Spring Acres Hills Homeowners' Association is an Illinois Not for Profit Corporation, formed on July 19, 1994 by the original developer of Spring Acres Hills. The Association was formed, "...to promote and protect the cooperative and aesthetic aspects of the Property and is established for the purpose of enhancing and perfecting the value, desirability and attractiveness thereof." Each year we have to file a status report with the Illinois Secretary of State to maintain our Not for Profit status, and provide updates of who sits on the Board. In short, the Association is governed by two documents – our Declaration of Covenants and the Illinois Not for Profit Corporation Act. Is it critical you know these documents inside-and-out? No, but if you join the Board, it's good stuff to know – as there are definite limits on what can and should be done by the Board.

When Board elections are held, the new Board members determine who will fill each position; no one is elected for a specific position, such as President. There are five positions, which can change annually: President, Vice President, Treasurer, Secretary, and Director. While each member has a different title, their powers are virtually the same. The only distinction on any of the positions is President, who serves as the Executive Officer, and therefore is the only Board member who can sign any agreements – which are few and far between. Enough with the legal stuff...?

### **Did you ever wonder what it's like to be on the Board?**

Finally, the real point of this article - I wanted to give our neighbors some insight into what it's like to be part of the Board of Directors (BOD). From my perspective, the best part about being on the Board is getting to meet my neighbors, understand what's important to them, and work to make our neighborhood as nice as possible. It's fun to help plan neighborhood events, doing things like this article, or keeping our web site up to date. I cannot say enough about what great neighbors we have. They want to be involved, and make their homes and our community as nice as possible.

Is the Board all fun? No, unfortunately being on the Board is not all fun; sorry, there is actual work involved. The most challenging part of being on the Board is handling issues when neighbors forget that being on the Board is a voluntary gig. In the three years I have been on this HOA board, and two years on a previous one, we've had some heated, confrontational discussions with neighbors. While that's tough to handle personally, I try to remind myself that folks are challenging the Board as a whole, or the concept of having an Association, but hopefully not me personally. It is most difficult dealing with situations once we have to get lawyers involved, which has always been our absolute last-ditch attempt to deal with an issue.

...continued on page two



# Local Beat...The Scoop...Communiqué



From time to time, the Board is asked specific questions related to parking within our Neighborhood. In order to clear up any confusion, listed below are the Village regulations as well as the rules within the Declaration of Covenants.

Village Parking Regulations, per their website <http://vil.carpentersville.il/us/codcnf.htm>

Parking or storing of any mobile home, manufactured housing, trailer coach or house is not permitted on any property;

Parking or storage of any camping, travel, utility, or transport trailer is not permitted in a front yard of Residential property, including on any portion of pavement or a driveway;

Parking or storing any Class "D" or greater weight class vehicle on any property or in any portion of a Building in a residential zoning district is prohibited;

Parking any vehicle is not allowed on an unapproved and/or unpaved surface

Spring Acres Hills HOA Parking Regulations, per section 5-3 and amendment 4-D, Declaration of Covenants:

"No commercial vehicle (as the same is defined by Chapter 95 1/2 of the Illinois Revised Statutes, S1-114), mobile home or trailer shall be parked on any lot unless such vehicle shall be wholly contained within a fully enclosed garage attached to the residence." and "No part of any lot shall be used for storage use, including storage of recreational vehicles or overnight parking of mobile homes, trailers, trucks, vans buses, commercial vehicles, snowmobiles or boats...further excepting temporary parking of such vehicles for no more than forty-eight (48) hours."

Continued from page one "The HOA Needs You!"...

**So what's it take to be a great Board member?**

From my experience on our Board and previously, the folks who have been most successful are those with the following traits:

- ◇ Remembering that being on the Board means you are there to serve the community, not the other way around
- ◇ A positive attitude – this will go a long way in making you a success
- ◇ Honesty and Integrity in both words and actions – this one is important
- ◇ Having a "thick skin" – if you can't roll with the punches, then you may get frustrated
- ◇ The ability to not take everything so seriously! This is not life and death stuff, we're just trying to maintain the neighborhood and keep things nice
- ◇ Willingness to pitch-in and do whatever is necessary to help promote the community and the HOA

If you are interested in being a part of the Board of Directors, I strongly encourage you to attend our annual meeting. In the meantime, if you have specific questions about the HOA, the Board, or anything else I am always available, as well as our Vice President - Vikki Giacalone. I can be contacted in the evenings at 847-836-8584, and Vikki at 847-836-1575.

## Architgetural Quick Reference Guide

<b>Items which require an approval from the Homeowners' Association (and) require a permit to be issued by the Village prior to starting any work</b>
Decks Patios Fences Sidewalks on private property (walks in the public right-of-way are replaced by the Village) Driveways / driveway aprons Room additions / building modifications Replacement of siding / gutters / soffit / fascia In-ground swimming pools Roof replacement/ shingle overlays Whole house construction plans

<b>Items which DO NOT require an approval from the Homeowners' Association, (but still) require a permit to be issued by the Village prior to starting any work</b>
Air conditioners (whole house units) In-ground lawn sprinkler systems

<b>Items which are prohibited by our Declarations of Covenants and can not be approved by the Homeowners' Association</b>
Above-ground swimming pools Sheds Detached Garages Air conditioners (window units)

An Architectural Improvement application can be downloaded from our web site. Once that application is received and reviewed – if it is approved, we will send you a letter. It is important you take that approval letter with you to the Village when applying for your building permit. In the event your proposed project is not approved, we will make contact with you to work out an acceptable option that works for you and the HOA.

If you have any further questions you may contact our Property Manager, Don Rage of Rage Property Management, 847-742-5555. Questions concerning the Village permit process and/or what documentation the Village will require to issue a permit – can be directed to the Village of Carpentersville Community Development Department. They can be reached at 847-551-3478.

### \* Update: Newsletter Advertising \*

In the last edition, we reported that the Board was under way in the development of Advertising Guidelines. At the October general meeting, the Board listened to input from the residents and then voted to table the discussion due to several concerns raised from residents. Concerns included what risk the association might be held liable from actions by contractors who might advertise as well as if monies collected exceeded the cost of printing & mailing the newsletter, how would that affect our Not for Profit status? There was no clear opinion that the risk and effort to allow advertising was worth the money it would bring in. Lastly, for reference, homeowner's out-of-pocket expense is \$0.59 per quarter. The writing & editing is voluntary.

### Home Stretch...

The sidewalk from Sleepy Hollow to Oak Knoll Road will be installed at the end of March, according to Neumann Homes' Engineer, Dave Riendeau. Once temperatures remain above 40 degrees, typically the second week in April, construction will begin on phase two of Miller Road, Oak Knoll East to City limits, as well as the final layer of asphalt on phase one.

Additionally, 18 driveways are to be torn up and replaced within Section 6, also beginning in early April. The landscaping will be attended to as well and all work should be completed simultaneously. Yahoo!



# NOTEWORTHY



“Laughter is good for thinking because when people laugh, it is easier for them to admit new ideas into their minds.”

Tenzin Gyatso, the 14th Dalai Lama



## Friendly Reminder

Holiday decorations should be removed by the end of January per the Village.

## 3rd Annual Picnic...

Enclosed you will find a survey developed by the 2006 Picnic Committee concerning this year's event, and they ask that you to take a few moments to complete. They received ideas and feedback after last year's picnic, but comments were limited to those neighbors who were able to attend. The committee is open to any suggestions our community may have to make this year's picnic the best ever. If you have any questions, please contact one of the Committee members.



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Katryste Lanspa (847) 836-8584  
Debbie Lowen (847) 783-0577  
Cindy Wiggins (847) 836-3286  
Judy Wille (847) 428-5183

## Important Dates to Remember

January 31st—Annual Assessments due

February 13th—General HOA Meeting

March 2nd—Annual HOA Election Meeting

May 19th & 20th—Neighborhood Garage Sale

**Are you interested in writing an article for our Newsletter? Or maybe you have an idea of something you'd like to share with your neighbors? Please email [dobsonsherry@hotmail.com](mailto:dobsonsherry@hotmail.com) with your suggestions. Thank You!!**

CUSD300—Remember to cast your vote on Tuesday, March 21st regarding the proposed Tax Referendum. Check out the District's School Advisory Committee website for info: <http://www.connect300cac.org/>

# spring acres hills

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1450 Plymouth Lane  
Elgin, IL 60123

Mailing  
Address  
Goes  
Here