

spring acres hills digest

Springacreshillshoa.com

Autumn 2006

Quarterly Newsletter



In July of this year, per the direction of our residents, we conducted our first **Community Survey**. A summary of results is listed below and additional comments are posted on the website for your review. Thank you to all who participated.

Total Surveys Received:	118
Total Surveys Sent:	228
Response Rate to Survey:	51.75%

Board of Directors

President
Paul Lanspa

Vice President
Sherry Dobson

Treasurer
Sean Ramsey

Secretary
Juan Juarez

Director
Adam Ruiz

Property Manager
Don Rage
847-742-5555

Editors
Sherry Dobson

Question 1 - Increase Assessments?

No Increase	99	83.90%
\$25 / year for up to 5 years	4	3.39%
\$50 / year for up to 5 years	7	5.93%
\$75 / year for up to 5 years	2	1.69%
\$100 / year for up to 5 years	6	5.08%

Question 2 - Installing Bench at Sleepy Hollow Pond?

Yes	16	13.56%
No	101	85.59%

Question 3 - Landscaping Cul-de-sac Islands?

Yes	74	62.71%
No	43	36.44%

Question 4 - Landscaping Perimeter of Development?

Yes - just clean-up and mulch	50	42.37%
Yes - clean-up/mulch and add landscaping	27	22.88%
Other - Clean-up perimeter and add more at monuments only	1	0.85%
No	40	33.90%

Question 5 - Build a Gazebo/Pavilion in Park?

Yes	30	25.42%
No	88	74.58%

Question 6 - New/Improved Entry Monuments?

Yes	56	47.46%
No	61	51.69%

Question 7 - Illuminate Entry Monuments?

Yes	22	18.64%
No	93	78.81%

Question 8 - Temporary Signs for Meetings/Events?

Yes	11	9.32%
No	105	88.98%

Question 9 - Plan other Community Events?

Yes	59	50.00%
No	55	46.61%

Important Dates

HOA Meeting
January 24, 2007

Annual Assessments
due January 31, 2007

Annual Election
March 2007



Local Beat...The Scoop...Communiqué



Approved HOA General Meeting Minutes, July 2006

Resident Open Forum—the following questions were raised from the audience:

1. How frequently does the property manager drive through and inspect the development? Don Rage responded that he drives through at least once every other week.
2. The same homeowner posed another question concerning a perceived violation and questioned why it had not been addressed. Paul Lanspa explained that if they wanted to file a written complaint, to please do so but the Board can not publicly discuss enforcement actions against any homeowners.
3. A question was posed to the Board concerning the pond on the old Parson property. This pond does not belong to the HOA so we have no knowledge of any upkeep.
4. A question was posed to the Board concerning the status of the landscaping of cul-de-sac islands, and the type of plants that would be used. Sherry Dobson explained we have had difficulty getting plans prepared to share with homeowners – but the board was still pursuing this.

Topics the Board discussed:

Neighborhood Watch

Only 2 homeowners responded to our offer to coordinate a Neighborhood Watch program.

1. It was explained that a Block Captain is needed to cover their specific area of the neighborhood.
2. The Board agreed they would attempt to set-up another meeting with the Police to have them explain what would be necessary to get the program started.
3. It was further explained the program could not be coordinated as a single neighborhood-wide effort, and would have to be established on a block-by-block basis.
4. The question arose whether we could just purchase Neighborhood Watch signs.

Pond Maintenance – Sherry Dobson confirmed that Aquatic Weed Technology would refund 50%, or \$438, of our annual fee because they had not provided services up to this point for the Sleepy Hollow pond, the only pond that we are authorized to treat chemically per the Army Corps of Engineers.

Miller Road/Unit 6 – Neumann continues to work on several issues such as:

1. The power pole at the Parsons & Miller Rd entrance being too far above grade. Update: Contract in place with Com Ed and monies have been paid. Awaiting Com Ed's availability to replace with new pole.
2. Removing the large boulders along Miller Rd. Update: Done
3. Tree pruning and replacement along the perimeter and within section 6. Update: Perimeter done, section 6 is almost complete. Once all work is done including other minor items, the Village should be accepting, and the 15 month Maintenance Bond will begin.

Management Report

Concerning Doherty Property—

1. Don reports that the Village is requiring Mr. Doherty to place a sidewalk along the Northern edge of his new lots, although the sidewalk doesn't go anywhere.
2. Mr. Doherty offered assistance in procuring equipment and manpower to complete the cul-de-sac islands.
3. Still trying to work out the details of moving the Oak Knoll entrance sign – again Mr. Doherty has offered his assistance in completing this.
4. Lot 231 – still attempting to get a certificate of error finalized so that we can get a rebate of the taxes paid on this lot (detention basin). This issue is a result of the land not being titled and deeded correctly to the HOA