

2017 Trail View Neighborhood Association Invoice

Neighbors,

Please complete the below information and return with your 2017 association dues by September 8. Prompt payment is appreciated. Please contact any member of the Board of Trustees with questions or concerns. Meeting minutes are provided on the other side of this invoice.

Your Board of Trustees,

2016-2017 HOA Board

Jamie Vrabel, President
Abbie Enlund, Vice President
Kim Harken, Secretary
Emily Gibbs, Treasurer

2017-2018 HOA Board

Open, President
Abbie Enlund, Vice President
Open, Secretary
Emily Gibbs, Treasurer

Please make checks payable to Trail View HOA. Payments can be sent to Trail View Neighborhood Association, 3808 W. Wood Trail Ct, Dunlap, IL 61525 or 10725 Trail View Drive, Dunlap, IL 61525

2017 Dues: \$75.00

Date Due: September 8, 2017

Please update any contact information below. If your check does not reflect the property address, please make sure that is noted on the check memo line.

Name: _____

Address: _____

Email: _____ Phone: _____

Additional Information: _____

I'm interested in serving as a board member or on committees:

Yes _____ No

**** * Per Section II, Article 1 of the subdivision restrictions, participation on the Homeowners Association is mandatory for all homeowners and all properties must pay dues.**

Trail View Neighborhood Association – 2017 Annual Meeting

Tuesday, July 25, 2017, 6 p.m.

15 property owners, 1 proxy vote

Review of Financials -

Balance	\$2,192.66	(2016 Annual Meeting)
2016 HOA Dues	\$5,950.00	
HOA Maintenance	-\$2,657.00	
HOA Sponsored Activities	-\$128.09	
HOA Insurance	-\$760.00	
HOA Operations	-\$74.89	
Balance	\$4,522.68	(July 25, 2017)

Attorney Update:

After discussion at 2016 Annual Meeting, the Board worked with an attorney to review bylaws and provide recommendations. The board recommended bringing the attorney on retainer. Majority vote supportive. The group also discussed potential actions to homeowners who are not paying their dues. A majority vote supported ensuring all members are accountable for paying dues (process outlined in restrictions/bylaws is liens).

Updates and Announcement:

The board shared the numerous topics brought up by homeowners over the year. These include yard maintenance, speeding, fireworks, picking up after pets, Next Door, front entrance maintenance and lighting.

*** Please remember – our neighborhood Facebook community is intended for information sharing and building a positive community. Please help us promote a strong community by keeping the content informative and positive!*

Election of Officer:

The President and Secretary positions were up for nomination. No individuals have stepped up to take on these positions. We are seeking individuals interested. Contact Jamie Vrabel or Kim Harken to learn more or express interest.

2017 Dues:

The board recommended maintaining the \$75 annual dues to build a savings, cover attorney retainer and potentially update the front entrance landscaping. A majority vote supported.

Open Discussion:

- A homeowner is interested in adding solar panels to their property and has recommended we consider learning more on the various options and potential amend restrictions to specify types allowed, etc.
- HOA has money for social events—if you're interested in starting any events, please reach out to a board member
- Ongoing complaint from several neighbors around a specific home's yard maintenance and the impact on nearby neighbors
- Please talk to your children about looking out for vehicles on the road. A few reporting children running out in front of cars
- The group highlighted that everyone needs to get involved to make an impact – calling the park district to ask about expanding the trail, speeding issues, etc.
- A homeowner will look into cost/options to add reflectors around the front entrance to make it more visible

<EMAIL NOTE>

To: Trail View Estates Homeowners
RE: 2017 Annual Meeting / Dues Invoice

Attached are the meeting minutes from our July 26 HOA meeting and dues invoices. The attached document and invoice will be mailed to all homeowners. A few items for everyone's attention:

- **Open Officer Positions** – We have two open positions – President and Secretary! We need new individuals to take board positions. The current board has been in their positions for a few years and are ready for other individuals to take on responsibilities.
*** We must have an HOA board. If we don't have homeowner volunteering for HOA board, the board duties can be turned over to a property management company. This will result in significantly higher annual dues, no social budget and limited ability to update and enforce restrictions.*
- **Prompt Payment of Dues** – Membership / payment of dues is mandatory per the subdivision restrictions. Prompt payment continues to be an issue. There was a lot of discussion at the annual meeting and the consensus of the group to hold all property owners accountable in paying their mandatory dues (via liens).
*** Late payment also continues to be an issue. There are options to use a company to manage dues payment – this comes with an additional cost that will result in an increase in dues. Please help make this process easy for the HOA board– pay promptly!*

If you're interested on taking on any of these positions or forming committees for social activities, landscaping, etc. please reach out to any board member.

Join the conversations on Facebook – **Trail View Neighborhood Association – Dunlap, IL**

**** The community is intended to promote a positive community – please do not use this group as a complaint board!**