

## Heartland Circle Meeting Minutes

**Date 1/17/24**

**Location** Beecher Senior Center Yorkville, IL

**Roll call:** Angel Lael, Marianne Dolmyer, Keri Pesola, Diana Hayes, Bob Manger, Eldan Leschewski

**New Business** Re-election of Bob Manger as Director and Head of Control Committee. The vote took place and Bob was re-elected.

**Homeowner Concerns** One of the owners asked about where they can find meeting minutes and approval of the annual Budget. We directed her to the website, also provided hard copies of most recent minutes and annual budget to all in attendance.

**Grounds and landscaping** See attached report from Grounds committee.

**Architectural Committee** See attached report.

**Control Committee** See attached report.

**Website management** No News will be posting minutes from annual meeting.

**Financial Report** Discussed getting a new laptop to help the accounting process to be more streamlined. It was suggested to investigate utilizing QuickBooks online for better proficiency and homeowner contact. Budget reviewed see attached.

**Other Business** Presentation from Mary Maher-Bartalone from the Bristol Township Assessor's Office. Discussed the property tax annual assessment process and how our RE Taxes are determined. See attached handout.

**Adjourned** 9:22pm

**Next Meeting** March 19<sup>th</sup> Bob Mangers Home



# Grounds & Landscape

## 2024 HOA ANNUAL BOARD MEETING

Annual landscape maintenance is performed to preserve the subdivision's property values so we as owners can enjoy a consistent quality of neighborhood and lifestyle. Research has shown that the best-looking neighborhoods had the best re-sale values for their homes as well as a greater retention of homeowners and a greater return on investment.

### WHAT WE DID IN 2023 ~

- Weekly mowing – renewed another three-year contract with Hanson Landscaping.
- Three fertilizer and weed control applications with a focus on the areas that have been identified by our lawn care company – we saw another year of improvement on the weed front.
- Thank you to the homeowners for helping us ease our weed control challenges by continuing to follow the guidance we laid out in our “Open Letter to Heartland Circle Residents”; we appreciate everyone's assistance.
- \*\*\*Please be on the lookout this year regarding weed control guidance if needed. Weeds thrive in a drought due to their long root systems.\*\*\*
- Seasonal bi-monthly retention basin maintenance ~ renewed another three-year contract with Terrapin ~ Algae continues to be more controlled due to our retention basin buffers.
- Homeowners – Please refrain from blowing your grass clippings into the street – they are flowing into our retention basins. The West Retention Basin is the hardest hit by the clippings.
- Natural area stewardship and management of buffers surrounding retention basins / April – October
- Tree trimming along path between Spring and Omaha across from the enclave where we removed and trimmed trees in 2022.
- Pruned back weeds, shrubs, trees, etc. within the enclave along the path between Auburn and Grace.
- Pruned back both foliage walls behind the East & West Retention Basins.
- Removed dead trees and bushes behind 1352 Spring Street within the foliage wall.
- Trimmed common area trees on the path between Taus Circle and Kate as well as on Kate Drive.
- Added multiple garbage cans on both retention basins in hopes of minimizing garbage being left by residents fishing, etc. We have been cited for the trash by the city in our inspection!
- Sealcoated and crack filled all bike paths as well as removed/replaced several areas along the paths that needed attention.
- Mulched and edged tree rings along bike paths.



#### West Retention Basin:

- The West Retention Basin has experienced growth in 2023, but there is still work to be done.
- Replaced the current compressor with an appropriately sized compressor which fixed our issue with the diffusers.

#### East Retention Basin:

- The East Retention Basin is thriving, but there is still work to be done.
- Selective cattail removal was completed.
- Replaced the current compressor with an appropriately sized compressor which fixed our issue with the diffusers.

**\*\*Our goal for our retention basin maintenance is to preserve the intended purpose of our basins while still respecting the local wildlife and maintaining the aesthetics in a fiscally responsible way\*\***

- The subdivision received a Stormwater Management Facility Inspection on both retention basins from the City of Yorkville – We have been praised for our native detention buffers that we are cultivating, and the annual maintenance performed on our detention basins – We do, however, have additional work that is needed to be compliant with our retention buffer license. This work will be done in 2024.
- Performed yearly maintenance on retention basin compressors.

#### WHAT WE HAVE PLANNED FOR 2024 ~

- Weekly mowing – year two of our three-year contract with Hanson Landscaping.
- Three sprayed fertilizer and weed control applications with a focus on the areas that have been identified by our lawn care company.
- Seasonal bi-monthly retention basin maintenance – year two of our three-year contract with Terrapin.
- Natural area stewardship and management surrounding retention basins / April -October
- The subdivision received another Stormwater Management Facility Inspection on both retention basins from the City of Yorkville – Work will commence to bring our retention basins into compliance with our retention basin licenses.
- Sapling Removal on both retention basins.
- West Basin native plug installation.
- Retention basin maintenance on compressors.
- Dormant pruning of our common area trees.
- Add maps of neighborhood on the Heartland Circle website as well as our Facebook page that include bike paths as well as access points for the retention basins.
- Explore installing dog waste receptacles along bike paths.



January 17, 2024 HOA Annual Meeting 7pm

Beecher Senior Center

Architectural Report

A Home Approvals for 2023

1091 Auburn Dr. 10/04/2023 (There are now only 12 vacant lots left)

B Fences

1 Approvals (6)

C Pool fencing vs Covers

Per Illinois Law, if a qualified cover is used, an area fence is not required. All Pool request / Permits go through the City of Yorkville. They do not go through our HOA. If you are putting a fence around you're pool, you will need to complete a Fence Approval Request Form and send it to the HOA to be either Approved or Denied. All HOA Forms can be located at [heartland-circle.org](http://heartland-circle.org) along with any other documents

D Solar Panels

Solar panels do not need approval from the HOA. They are covered under the Federal Government as part of Green Energy and we can't stop or regulate them.

Thank You  
Marianne



January 17, 2024 HOA Annual Meeting at 7pm

Beecher Senior Center

Control Committee Report

A HOA Infractions

a Most Common Infractions

- 1 Garbage Cans / Grass Bags in front of the Garage or at the curb.
- 2 Per Policy / Procedure 5.03 (b) refuse in general not to accumulate outside including such things as grills, ladders, wheelbarrows or other unsightly items. This pertains to things that would be in clear view from the street.
- 3 All we ask is that they not be the first thing you see when driving by.

b Becoming Problems

- 1 Vehicles parked outside of the garage that, are not in daily use. This is covered in the Covenants Under 5.03 Prohibitions Of Certain Activities And Other Matters. ( Everyone should read this!! )

(f) Any motor vehicle parked outside of the garage must be currently licensed.

(g) No motor vehicle kept outside of the garage may be covered with any tarps or wraps.

(h) All motor vehicles kept outside of the garage must be in daily use. No motor vehicle may be stored outside of the garage.

I have had one that was unlicensed, two others disabled on jack stands for an extended period of time and one with a flat tire for an extended period of time.

- 2 Putting out grass bags and garbage cans early. Monday night Tuesday morning for Wednesday pickup. Per Policies / Procedures 5.03 (b) (3). Put out no earlier than 5pm the night prior to pickup and return no later than 11pm the day of pickup.
- 3 Brush pickup 5.03 (b) (4) All brush for pickup should not be placed by the curb more than 1 week prior to brush pickup date. See United City of Yorkville website for dates and further details.

B 2023 infractions consisted of:

1 First Observation	64	
2 Second Observation / First Warning	34	
3 Third Observation / Second Warning	14	
4 Forth Observation / \$50 Fine	6	No Vehicle Reg, Garbage Can/Grass Bag. Lot Maint
5 Fifth Observation / \$100 Fine	3	Garbage Can, Lot Maint
6 Sixth Observation / \$250 Fine	2	Lot Maint
7 Total Observations	123	



There are 262 lots in Heartland Circle with 12 of them still vacant. I only mention this to put in perspective the above observations. There were (59) different homes and (2) lots that made up the 123 observations. That means that there were 201 homes / lots that never had an observation or about 77%. Let me be clear that if someone is part of the above numbers, you are not a bad person or a bad neighbor, it's just an observation and nothing more.

C Explain how I enforce / resolve an infraction.

- 1 I prefer to follow our Policies / Procedures in reference to written documentation but I do realize that there are gray areas and on occasion a visit, phone call or email works better to resolve the issue at hand.
- 2 Give examples of how the process works, time frames, certified mail and calendar year etc.

D I know to some folks these violations may seem minor, but believe me the Broken Window Syndrome is a real fact of life. Problems start small and when not dealt with, they will escalate. This Board has been very open and democratic in discussions with homeowners and among ourselves, but in the end we work for (All) of you! We welcome any feedback you may have, good or bad.

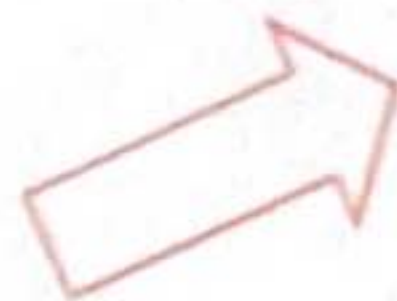
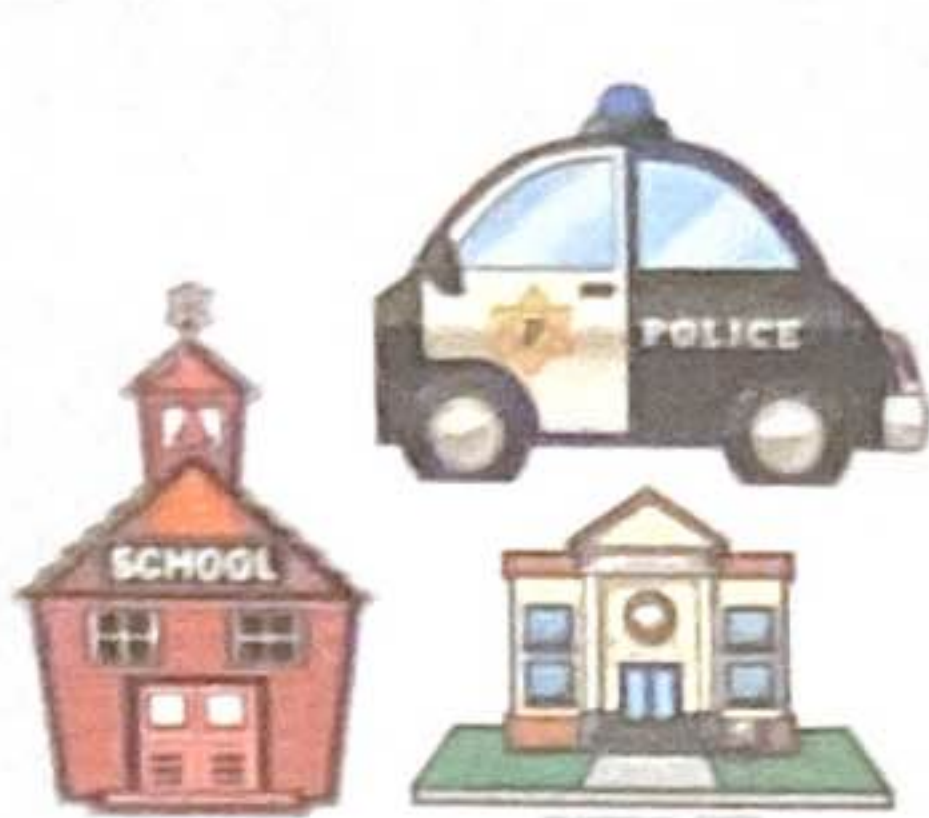
E I know some people would prefer a more private setting to discuss matters that concern them, so please feel free to contact any of us at a later date. You can go to [heartland-circle.org](http://heartland-circle.org) for contact information. I personally have given my home phone number too many homeowners to have a discussion about their concerns.

Thank You  
Bob



	Actual Budget 2022	Actual Budget 2023	Actual 2023	Proposed Budget 2024			Reserve Balance
<b>Income</b>							
Paid Assessment Letter	45,850.00	52,400.00	52,600.00	52,400.00		2022	97,132.78
PAL Letter Fees	725.00	725.00	500.00	700.00		Used in 2022	0.00
Late Fees Assessed 2023	1,313.00	1,200.00	1,700.00	1,700.00		EOY 2022	97,132.78
Late Fees Assessed Prior to 2023/24			850.00	850.00			
HOA Violation Fines	1,439.00	200.00	1,100.00	1,100.00		2023	97,132.78
Total Billed	49,327.00	54,525.00	56,750.00	56,750.00		Interest	1,298.77
Interest Income	141.00	300.00	1,298.77	900.00		Withdrawals	-25,000.00
<b>Total Income</b>	<b>49,468.00</b>	<b>54,825.00</b>	<b>58,048.77</b>	<b>57,650.00</b>		<b>EOY 2023</b>	<b>73,431.55</b>
Unpaid Assessments (billed in 2023)			-4,860.00				
Allowance for unpaid assessments 2024				-5,000.00			
Checking Balance at EOY carried over		4,314.00	6,167.08	6,167.08			
Budgetable Income		59,139.00	59,355.85	58,817.08			
<b>Expenses</b>							
<b>Common Area/Repair &amp; Maint</b>							
Hardscape - Trails	0.00	18,513.00	26,857.00	0.00			
Trees	7,050.00	6,100.00	3,275.00	2,000.00			
Landscape	23,854.00	23,568.00	29,855.20	25,000.00			
Ponds	7,816.00	14,290.00	20,873.38	18,000.00			
<b>Total Common Area/Repair &amp; Maint</b>	<b>38,720.00</b>	<b>62,471.00</b>	<b>80,860.58</b>	<b>45,000.00</b>			
<b>Legal &amp; Professional Fees</b>							
Professional Fees	1,514.00	250.00	10.00	250.00			
Room Rental	10.00	50.00	0.00	50.00			
Taxes - State and Federal	0.00	75.00	102.99	200.00			
<b>Total Legal &amp; Professional Fees</b>	<b>1,524.00</b>	<b>375.00</b>	<b>112.99</b>	<b>500.00</b>			
<b>Office</b>							
Outside Printers	0.00	0.00	0.00	0.00			
Computer/Update Programs	0.00	0.00	0.00	2,000.00			
Office Supplies	75.00	250.00	51.97	250.00			
Postage	294.00	300.00	185.41	300.00			
Postal Box Rental	166.00	175.00	176.00	185.00			
<b>Total Office</b>	<b>535.00</b>	<b>725.00</b>	<b>413.38</b>	<b>2,735.00</b>			
<b>Social Committee/Website</b>							
Community Events	180.00	200.00	150.00	200.00			
Website Domain	116.00	120.00	123.00	200.00			
<b>Total Social Committee/Website</b>	<b>296.00</b>	<b>320.00</b>	<b>273.00</b>	<b>400.00</b>			
<b>Miscellaneous Expenses</b>							
Insurance	2,777.00	2,900.00	3,182.00	3,500.00			
Utilities	1,302.00	1,300.00	1,097.57	1,300.00			
Misc. Expense	0.00	0.00	150.00	200.00			
<b>Total Miscellaneous Expenses</b>	<b>4,079.00</b>	<b>4,200.00</b>	<b>4,429.57</b>	<b>5,000.00</b>			
<b>Total Expenses</b>	<b>45,154.00</b>	<b>68,091.00</b>	<b>86,089.52</b>	<b>53,635.00</b>			
<b>Net Operating Income</b>	<b>4,314.00</b>	<b>-8,952.00</b>	<b>-26,733.67</b>	<b>5,182.08</b>			
Net Operating Income		-8,952.00	-26,733.67	5,182.08			
To/From Reserve		10,000.00	25,000.00	-5,000.00			
Positive Budget		<b>1,048.00</b>	<b>-1,733.67</b>	<b>182.08</b>			





Our homes and businesses form the tax base from which taxes are derived to fund local governments and services.  
**The property tax cycle starts here.**

All this money distributed to the taxing bodies provide services to the local citizens. Then the tax cycle starts all over again for the next year.

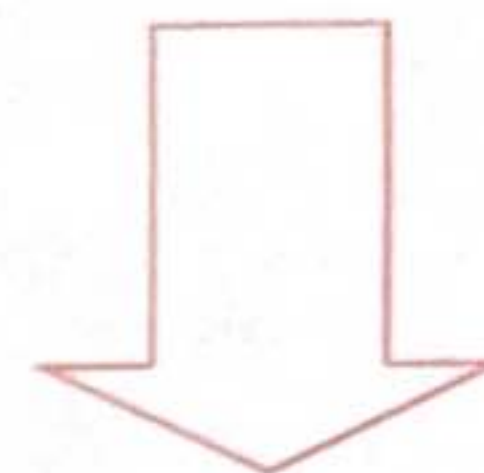


In August of each year, the Township Assessor turns in the assessed value (1/3 of market value) of every home & business to the Kendall County Supervisor of Assessments.



The county Treasurer collects the money from all the tax payers and distributes the money to the taxing bodies.

## Illinois Property Tax Cycle



In September of each year, you will receive your assessment (1/3 of market value) from the Kendall County supervisor of assessments. Once you get your assessment notice, you have 30 days to file an appeal if you feel your assessment is too high or unfair.



You will receive your tax bill in May. This is your final chance to correct your assessment, but **ONLY** if there is a factual error about your property (i.e. incorrect square footage). Call our office right away if there is a factual error that would affect your market value.



After a few months of finalizing, revising, and totaling all of the assessments, final figures are submitted to taxing bodies so that they may figure out the new tax rates. This process wraps up around April; tax rates are published in early May.

