

PVHA Annual Meeting
April 9, 2024, at Village Hall

Agenda:

1 Attendance: 38 residents, PVHA Board Members: Dave Morefield, Lauren Bugner, Susie Nustra and Linda Shelton-Carty

2 President's Remarks:

- **General Comments:**
 - The HOA is financially super solvent.
 - The Board reduced the number of houses that were delinquent for multiple years down to six.
 - Dues collected go back into the community; need to keep a fund on hand for repairs, things that need to be done.
 - We have been able to keep the dues the same.
 - Landscaping company has kept the costs the same for this year, so staying with that company.
 - We are self-governing as an HOA. We don't have a management company, which would charge a lot more, meaning our dues would be much higher than they are.
 - This Board started a welcome for new neighbors with a gift card and providing information about the neighborhood.
 - We post info on both NextDoor and Facebook, and we encourage PVHA residents to use our FB. Mary H. is very good with our FB, and protective of not letting outsiders get on it.
 - We also post information on the website for all neighbors to see.
- **Water Drainage Issues**
 - Drainage has been an issue since Dave has lived in PVHA. The problems stem from land to the south, which is owned by the Pritzker family or trust. Nothing is done with it, and water, mud and rocks flow from that field into PVHA.
 - The Village laid out a plan several years ago to put an underlayment in the easements, which are 10 feet wide, to "reswale" them and reduce erosion. That meant the Village would remove walls, trees, fences and pools within the easement. Homeowners would be responsible for putting them back in. That proposal was rejected due

to the cost to the homeowners. Now the money for that project is gone.

- The Board can't control the flooding, it is responsible for the islands in the cul-de-sacs, entrances and general unkempt lots.
- Collectively, residents can go to the Village to see if there's a better solution.
- Some residents shared that they met with the Mayor, Village engineer and others after the large amount of water accumulation following a February storm. They reviewed the drainage plan from the 80s. The Village also rerouted a pipe, which helped, they fixed some of the silt issues at the bridges and cleared street-level drains. Those who live at the lower end of the PVHA thought the pumps failed at the pond, but they are working. The retention pond doesn't resolve the neighborhood's drainage issues, its purpose is to hold the water until it can go into the river, preventing more flooding downstream.
- Long Hill, Kings Way and Middle to Kings Way – there are 3 areas that are the worst. The issues are real for those on the lower side of PVHA.
- February 27 was bad. The residents asked the mayor to advocate. The Village said they are willing to revisit the negotiations with the Pritzker family about the farmland.
- The neighborhood was built in the 80s, and that's the date of the flood plan as well.
- **Ask of our residents:**
 - There's a large, 5-foot-wide grate under the street. If that is blocked, call the Village. The streets department will come out to fix it when it's safe.
 - If you have a swale in your backyard, please keep it in the best shape at each homeowner's cost to be good stewards and look out for each other.
 - If you have a fence in the swale, please raise them to keep the water flowing properly.
 - We need you to talk with your neighbors. There may be some hard conversations.
 - The Village will come out and assess so you can learn what you can do to keep water flowing and minimize damage.

- Introduce yourself to your neighbors.
- **Yard and Home Maintenance**
 - Complaints about yard and home maintenance are becoming more common.
 - Please talk to your neighbors first.
 - If that doesn't work, the Board will send a letter or fine, depending on if there have been issues before.
 - If the fine isn't paid, and the fines escalate with each violation, the Board can lien the homeowners.
 - Please keep up your yard and home maintenance.
- **Paint, Pool, Shed Approvals**
 - **Paint**
 - Send a note to the Board email (Board@pvha.info) **before** the work starts. Very responsive. Dave checks the email box frequently.
 - Will save expensive rework. The Board has needed to send a certified letter to stop work when the color of a house was not pre-approved.
 - Dave does a Google search to see if the nearby homes are the same color.
 - Can't be the same color as next door (either side) or across the street.
 - **Above ground pools**
 - We have to allow them, but the Board has a say in siting and landscaping.
 - **Sheds**
 - Have become an issue.
 - Can't be in the side yard.
 - CC&Rs say they have to be no more than 100 square feet, must be in the backyard and of the same materials (cedar siding and shingles) and paint color as the house.
 - Greenhouse is ok, as long as it is not a permanent structure.
 - **Fences**
 - CC&Rs say fences must be of natural materials, meaning wood, wrought iron or stone.

- Height is up to the Village and depends on where you live. If your house is on a corner, the Village has height restrictions.
 - A neighbor put up a vinyl fence, which was not approved. Dave looked at it, and it looks nice, so let it go. Vinyl has improved over the years.
- **Garbage Cans**
 - Must not be seen from the street.
 - Can't be on the side of the house, unless fully screened, or in front of the garage.
 - Must be in the garage or backyard, or behind a fence.
- **Treasurer's Report**
 - Has been cleaning up and updating records.
 - Down to 9 houses with unpaid dues if we include the prior year's dues.
 - Bank balance at the end of March, \$61,421.91.
 - Reviewed 2024-25 Budget (included separately) –
 - Keep \$30,000 in savings year-round.
 - Took some away from Events, since doing fewer of them this year.
 - Reduced the block party budget, as it wasn't being used, but increased the reimbursement up to \$20 per PVHA household in attendance to try to encourage use. Reimbursement is for food and non-alcoholic drinks. Need to include receipts. There's a form on the website.
 - Last year the big project was replacing the entrance signs.
 - Main expenses each year are watering, maintaining the cul-de-sacs and electrical at the main entrances.
 - Need to address the ongoing electric issues at the main entrances this year. Holiday lights kept going out.
 - We reduced the holiday lights budget to \$2,500, after feedback during last year's annual meeting.
 - We also have a storage unit and need to move from a 5x5 to a 10x10, so PVHA items don't need to be stored in people's garages. Need to find time for volunteers to make the move.
 - Mary H. and Kristen F. consolidated quite a bit of old items that are no longer used. We hire more of the catering done now instead of relying on volunteers to buy and store food.

- Question asked about the dues information and couldn't find it. Most notices were emailed, if had the email, but some were mailed. Susie said she just needed the check but can also do it through QuickBooks if you got the email.
- **Events Committee**
 - Reducing the number of events this year to two—at the beginning and end of the summer to keep dues at the same level and reduce the number of volunteers needed during the year.
 - The Park District is becoming stricter about using the park for 2 events per year, as well as requiring permits and insurance guarantees.
 - The committee also had feedback that more people wanted to help but can only do it on the day of the event.
 - Will put out a call for help for the day of, to involve more people.
 - We have had some abuse at events, with people taking more than one per person.
 - Committee Leadership
 - The current committee, Mary H., Kristen F. and Linda S-C. will retire at the end of this year and will need a new one for next year.
 - Have tried to make the planning process streamlined and easier. The committee members used to do more work and preparation, which was not sustainable, like going to Costco, buying ice cream and keeping it in home freezers, then taking coolers to the park—so went to the ice cream truck, it's an easier process and now there are connections with vendors.
 - We have narrowed the events and are making them better to be good, quality events.
 - 2024 Event Dates
 - Garage Sale, May 17-19
 - Traffic was good that weekend last year.
 - Everyone is in charge of their own garage.
 - Will have banners at the entrances.
 - Recommended to the person running the sale to put up signs to direct traffic to Long Hill.
 - Summer Kick-off, Saturday, June 15, 1-3 p.m. at Kings Park
 - DJ (same as Fall Fest)
 - Face Painter (same as Fall Fest)

- Ice Cream Truck
- Ravinia Night, either August 17 or 24
 - Looking at 2 different bands.
 - Want more people to attend Ravinia Night.
 - A resident asked if we could do it after the kids go back to school.
 - Looking at Kona Ice, food truck and band, will depend on the budget after we get the band.
- **New Business**
 - CC&Rs Modifications/Updates
 - They are antiquated, some don't apply or are missing.
 - Alternative Roofing
 - Insurance for cedar roofs keeps going up and few companies will insure.
 - Synthetic roofing has improved, but to allow it, we have to change it in the CC&Rs.
 - The Board put out a survey for all 381 households through email, Facebook and our website.
 - 197 people responded, 153 of those said yes to allowing synthetic roofing.
 - **We need 75% of 381 owners to respond "yes" to change the CC&Rs.**
 - It's an uphill process, would need help to collect proxy votes, going around the neighborhood.
 - **Proposed changes**
 - Alternative roofing
 - Alternative fencing
 - Timely removal of holiday decorations, which is a big source of complaints to the Board.
 - No air conditioner units hanging out of windows in the front of the house, also a source of complaints.
 - **Discussion**
 - Several people suggested setting up a subcommittee, or subcommittees, to manage it—knocking on doors, picking the topics, getting block captains, designating person on each street to share information with neighbors. Those interested should reach out to the Board and the Board will also ask for volunteers.

- What's the timeframe? Within the fiscal year, would aim to be done before winter.
 - If we allow synthetic roofing, it will have to look like cedar shingles, and the homeowner would have to submit a cutsheet and samples for approval before work is done.
 - Perhaps create a list of preferred vendors. That's difficult because vendors come and go.
 - Need samples at events to show people. The modern stuff is much better than previously, like the house that did it without permission.
 - Have to be specific about what's changing.
 - The CC&Rs specifically cover things like trash and overgrown lawns. Not specific about lawn ornaments, those are different to different people.
 - Question about condition of homes. The Village has ordinances about rundown homes through Code Enforcement.
 - The Board has no control over solar panels because a state law allows them, the Board does have a say over where they're placed. They have to be at the back of the house.
 - The CC&Rs define what the Board has control over. For example, satellite dishes were banned when they were huge. They're smaller, but few people use them because of streaming.
 - Questions about a newsletter or directory of people. The directory idea was scrapped years ago because it was being sold to solicitors. The newsletter is an idea to consider.
 - Question about making the annual meeting virtual or hybrid. There was a large cost to holding them virtually during the pandemic.
 - Could we meet more than once a year? People are interested. Board will consider twice a year meetings.
 - Board meets monthly, others can join those meetings.
- **Election of Officers**
 - Current officers standing for re-election, approved by voice vote.
 - Dave Morefield, President
 - Lauren Bugner, Vice President
 - Susie Nustra, Treasurer
 - Linda Shelton-Carty, Secretary
 - **Further Discussion**

- Mary H. keeps our Facebook group drama free.
 - Works hard to only let in residents.
 - Checks addresses, names, tax records.
 - People use fraudulent addresses to try to get in.
 - Very protective.
- What's going on at O'Plaine and Belvidere?
 - The state of Illinois is doing the work to create 2 left turn lanes each way onto O'Plaine, as well as widening and improving that intersection.

Adjourned at 8:23 p.m.