

10/26/2022

Fellow Residents,

As 2022 comes to an end, the Board wanted to give a brief update on some of the key items accomplished this year.

- **Assessment Collection:** We were able to collect all past due assessments owed totaling \$9,750. With the exception of the foreclosure on Lot #6, we are now current on all assessments.
- **Foreclosure on Lot #6:** We unanimously approved foreclosure on the Geisler property. The judgement is for \$18,740 (past due assessments, interest, maintenance) plus all legal fees incurred. It should come to a conclusion in the first quarter of 2023. We will continue to keep you informed on the status.
- **Tree Replacements:** Replaced 8 trees and 3 shrubs in our common areas.
- **Sidewalk Repairs:** Replaced 31 cracked sidewalk blocks, and leveled 105 blocks by mud-jacking.
- **Covenants/Bylaws:** Based on legal advice, the Board voted unanimously to have our POA be governed by the Illinois Common Interest Community Association Act (ICICAA). The main reasons for this change is it places our POA on stronger legal footing and creates much greater transparency and rights for all members. This allows us to update our Bylaws and Covenants to align them with the ICICAA and to get rid of the outdated developer language etc. The changes are only removing the outdated language and adding language required for the governance under the ICICAA. As of 1/1/2023, we will have the updated documents in place and be under the ICICAA.
- **Compliance with our Covenants/Bylaws:** The Board unanimously approved a Compliance Process to ensure we keep and continually maintain the standards of our beautiful neighborhood. It is outlined on our POA's website. It enables future Boards & ARBs to have a process to enforce our standards.
- **Member Mailing List/Community Directory:** Thanks for all of your input which enabled us to now have an accurate mailing list. This is critical for our ongoing communication. If there are any changes needed, please email us at HOAfoxcreek@gmail.com. In addition, we created and mailed a Community Directory to those members who wanted to be listed and have a copy.

- **Welcoming Committee:** Established a Welcoming Committee to meet all new residents joining our neighborhood.
- **Website Updates:** All the year's communications and meeting minutes are on the site. In addition to the Covenants/Bylaws, we have also added our Compliance Guidelines, the ARB Purpose/Responsibilities, General Rules, our Building Standards, the Annual Assessment Timeline/Collection Process, and the Annual Board Nomination/Election Process. Our goal is to have our website encompass all the essential information for our residents.
- **Document Retention:** Maintaining a hard copy of all financial records for this past year. We also established an organized electronic repository for all POA related documents as required by State law.
- **New Landscaping Contract:** Conducted a bidding process for a new 2 year landscaping contract. Awarded the contract to Cornerstone Landscaping.

At the beginning of 2022, the Board committed to maintaining the beauty and property values for all our neighbors. We believe our actions have lived up to our commitment.

As always, please feel free to contact us with any issues or concerns (HOAfoxcreek@gmail.com).

Sincerely,

Your Fox Creek Board,

Jim McKelvie - President

Tom Bihun - Vice President

Terri Jacobsen - Treasurer

Dustin Ackman - Director

Jerry Brauer - Secretary