



Welcome to the Fair Oaks Homeowners Association Annual Meeting

July 9, 2023

www.fairoaksonline.org



Board of Directors

- Eric Malmstead President
- Cinnamon Covert Vice-President
- Mike Stuart Treasurer
- Keith Detmer Secretary
- Derrick Tindall Trustee
- Vacant Trustee

Red indicates term ending on 8/31/23



Meeting Agenda



- Introduction of Board Members
- Financial Status of Association
- 2022-23 Year in Review
- 2023 Dates to Remember
- Nomination of new board members
- Front entrance surveillance proposal
- Proposed amendments to the Covenants & Restrictions
- Tree Removal at Entrance
- Resident feedback / Q & A

Financial Status of Association

- Balance as of August 31, 2022: \$6,054.89
- Income: \$2,747.26
- Expenses: \$4,701.45
- Current Balance: \$4,100.70
- Dues Payment Deadline: August 31, 2023
(\$67.50 made out to Fair Oaks Homeowners Assoc, Inc.
or pay online @ www.fairoaksonline.org)
 - Checks can be dropped off at Fair Oaks HOA Treasurer Mike Stuart's address (104 Fairington) or mailed to the Fair Oaks HOA P.O. Box.



**P.O. Box 382
Troy, IL 62294**

Association Monthly Expenses

| FAIROAKS HOMEOWNERS ASSOCIATION | | | | | | 2022-2023 | | | | | | | | YTD |
|-------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| BEG CASH BALANCE | \$ 6,054.89 | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | JANUARY | FEBRUARY | MARCH | APRIL | MAY | JUNE | JULY | AUGUST | TOTALS |
| | | 6,054.89 | 6,199.77 | 6,296.80 | 6,648.57 | 6,248.07 | 5,963.14 | 5,931.78 | 5,889.93 | 5,102.54 | 4,498.12 | 4,100.70 | 4,100.70 | 6,054.89 |
| Paypal | | 599.22 | \$332.90 | 466.06 | 66.58 | | | | | | | | | 1464.76 |
| INCOME | | \$ 675.00 | \$ 337.50 | \$ 270.00 | | | | | | | | | | 1282.5 |
| TOTAL INCOME | | \$ 1,274.22 | \$ 670.40 | \$ 736.06 | \$ 66.58 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,747.26 |
| EXPENSE ACCOUNTS | | | | | | | | | | | | | | |
| Website | | | | | | 252.00 | | | | | | | | 252 |
| Office Supplies | | | | 65.00 | 66.18 | | | | | | | | | 131.18 |
| Tool Maintenance / Supplies | | | | | | | | | | | | | | 0 |
| Mowing / Lawn Care | | \$ 292.00 | 364.00 | 292.00 | | | | | 72.00 | 364.00 | 292.00 | | | 1676 |
| Printing | | | | | | | | | | | | | | 0 |
| PO Box | | | 182.00 | | | | | | | | | | | 182 |
| Post Office | | | | | | | | | | | | | | 0 |
| Ameren | | 27.34 | 27.37 | 27.29 | 27.47 | 32.93 | 31.36 | 30.85 | 30.13 | 29.46 | 30.42 | | | 294.62 |
| Christmas Decorating Contest | | | | | 75.00 | | | | | | | | | 75 |
| Christmas Decorations | | | | | 298.43 | | | | | | | | | 298.43 |
| Welcoming Supplies | | | | | | | | | | | | | | 0 |
| Front entrance repair | | | | | | | | | 685.26 | 210.96 | | | | 896.22 |
| Light Fixtures | | | | | | | | | | | | | | 0 |
| street party | | | | | | | | | | | | | | 0 |
| VFW | | | | | | | | | | | 75.00 | | | 75 |
| Street Signs | | | | | | | | | | | | | | 0 |
| Insurance | | \$ 810.00 | | | | | | | | | | | | 810 |
| Not for Profit Annual Report filing | | | | | | | | 11.00 | | | | | | 11 |
| TOTALMONTHLY EXPENSES | | \$ 1,129.34 | \$ 573.37 | \$ 384.29 | \$ 467.08 | \$ 284.93 | \$ 31.36 | \$ 41.85 | \$ 787.39 | \$ 604.42 | \$ 397.42 | \$ - | \$ - | \$ 4,701.45 |
| ENDING BALANCE | \$ 6,015.66 | \$ 6,199.77 | \$ 6,296.80 | \$ 6,648.57 | \$ 6,248.07 | \$ 5,963.14 | \$ 5,931.78 | \$ 5,889.93 | \$ 5,102.54 | \$ 4,498.12 | \$ 4,100.70 | \$ 4,100.70 | \$ 4,100.70 | \$ 4,100.70 |

Notes on Financials

100% of homeowners are paid on dues for current fiscal year

Mowing and Lawn Care = \$1,676

New landscaping installed at front entrance = \$896.22

New Christmas lights at front entrance = \$298.43

This will save the HOA money each year versus paying to have the entrance decorated by a contractor

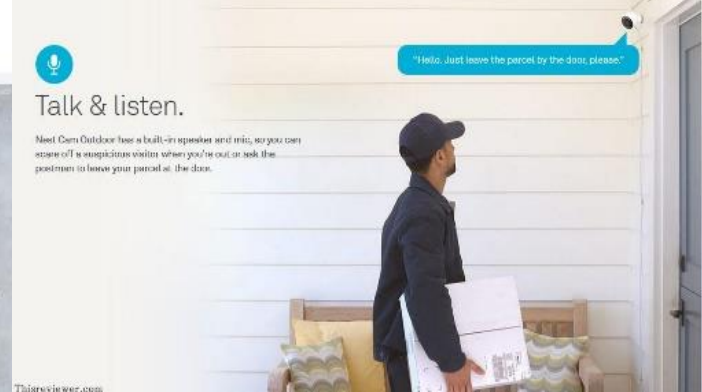
Need a volunteer to meet with Mike Stuart (Treasurer) to audit records of the homeowner's association

2022/2023 Activities

- Newsletters: 3 / Board Meetings: 7
 - Please make sure to check with Keith Detmer to ensure we have the correct name & email for your address!
- Front entrance & street posts decorated over the holidays
- Annual holiday decorating contest held Friday, December 16
- Board proposal for homeowners to receive waiver of dues for personal installation of an outdoor video surveillance system
- New landscaping installed at front entrance sign
- Enforcement of Covenants & Restrictions throughout the year

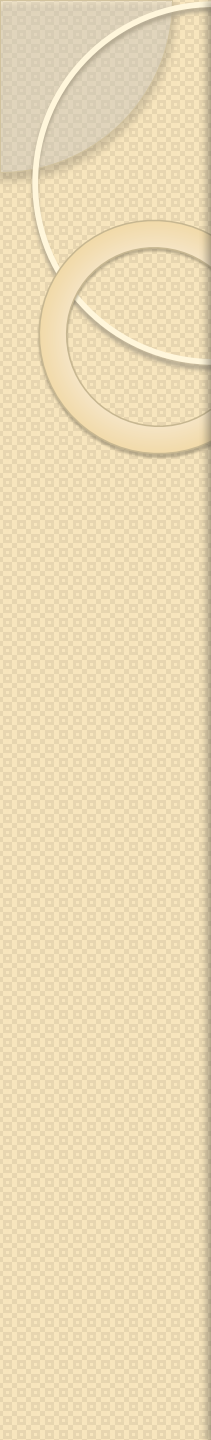
2023 Dates to Remember

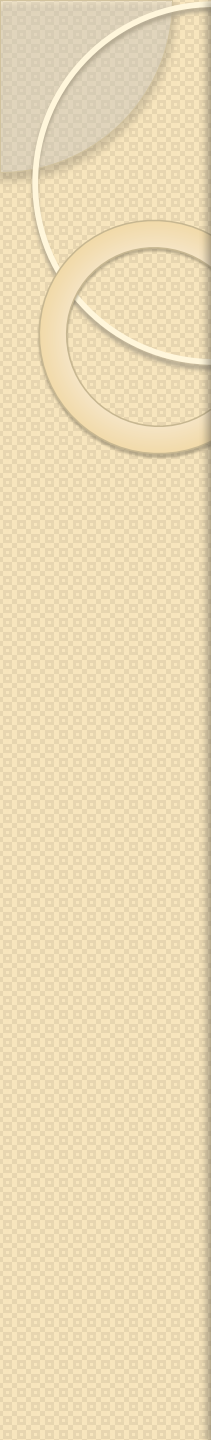
- 2023 Annual Meeting July 9, 2023
- Deadline for nominating new board members & submitting proposed amendments for the By-Laws and the Covenants & Restrictions (3 weeks after Annual Meeting) July 30, 2023
- Ballot forms to members August 1-6, 2023
- Completed ballots due (5 weeks after Annual Meeting) August 13, 2023
- End of Fiscal Year - Dues of \$67.50 for the upcoming 2023/2024 Fiscal Year are due August 31, 2023
- Beginning of New Fiscal Year September 1, 2023



The Homeowners Association is offering a promotion from now until the end of August.

- If you install an outdoor video surveillance system with a recording device, the Fair Oaks HOA will waive your annual dues for the 2023-2024 fiscal year (9/1/23—8/31/24)
- If you already have an outdoor video surveillance system installed, you are also eligible given you have not already had your dues waived for a previous year.
- This is a one time waiver of annual dues.

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- In order to qualify for the promotion, you need to submit photos of your installed system
 - At least one camera needs to capture the roadway in front of your property
 - Need to demonstrate your ability to record surveillance video either on a recording device or in the cloud.
 - One of the board members will arrange for a time to meet with you at your home to see if you qualify
 - You must submit an e-mail to one of the board members listed on the website (www.fairoaksonline.org) by 8/31/2023 in order to be eligible for the promotion

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- Things to consider when shopping for outdoor home video surveillance systems:
 - Live video streaming and/or video recorded when motion sensors have been triggered
 - Storing video on local devices or in the cloud—accessing your video from remote servers
 - Subscriptions for online storage and access
 - Field of view—how much do you want your security camera to see?
 - Price—purchasing equipment upfront and allowing for what your continued subscription costs will be
 - Other features and accessories

Election of Board Members

- **Need 3 new board members (2 year term)**
- **Nomination deadline:** July 30, 2023
 - (3 weeks after Annual meeting)
 - Send e-mail to any board member
- **Ballot Forms to Members:**
 - Between August 1-6, 2023

Voting members will complete ballot forms via www.fairoaksonline.org or paper ballots

- **Voting deadline:** August 13, 2023
 - (5 weeks after Annual meeting)
 - Ballot Box will be at 3 Pinoak Court





Fairoaks Home Owners Association, Inc.

PAYMENT AND ONLINE VOTING DIRECTIONS ON THIS PAGE

To: Resident
3 Pinoak Court
Troy, IL 62294

Below is your login information to:

- 1) Vote on changes to the Covenants & Restrictions
- 2) Vote on proposed expenditures
- 3) Vote for 3 board members for a two-year term
- 4) Pay your dues online

Please go to the website at www.fairoaksonline.org and click on the "Fairoaks Members" link at the top of the page.

Here is your login information for accessing this section:

Email (username): 3PinoakCourt@fairoaksonline.org

Password: Pc401^Co

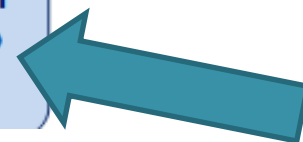
Once you are logged in, you will see an option for completing the 2020 Ballot and a separate option for paying your dues. If you ever forget your password, go to the board section of the website and contact the secretary.

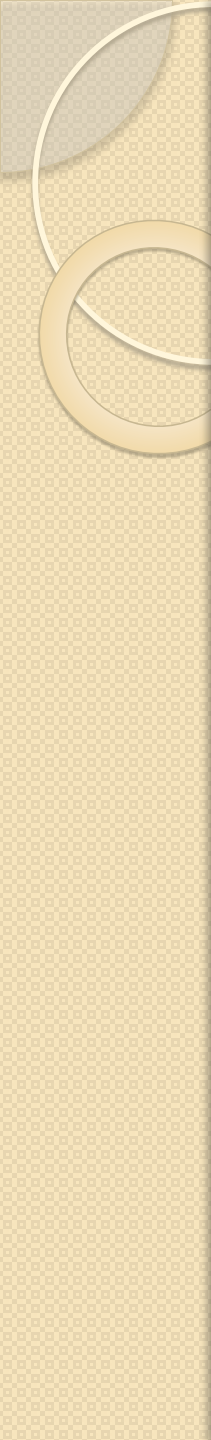
There is a \$2.00 processing fee for paying your dues using the PayPal option.

If you prefer to continue making payment of dues by check you can mail your check in the amount of \$67.50 to:

Fairoaks Homeowners Association, Inc.
Box 382
Troy, IL 62294

**You Have Until
August 13th to
Vote!**





USERNAME and PASSWORD will be
provided on the voting sheets

Front entrance surveillance

- \$500 maximum total expense
 - Proposed camera system
 - <https://a.co/d/2Jf1icy>
- Does not require Wi-Fi
 - Data will be stored on a DVR system for roughly 10 days
- Will run electric to this system from existing outlook
- Need to determine exact placement
- Feedback/thoughts?

Proposed Changes to the Covenants & Restrictions

Issue # 1: Proposed Amendment to the C&R for:

5. DWELLING SIZE AND MISCELLANEOUS. [Paragraph 11]

No structure of any kind shall be allowed on any Lot, except for the dwelling home and the attached garage, and nothing shall be stored in the open, outside said dwelling or garage, with exception of neatly stacked firewood, for use in the residence on that Lot, except the period of construction of the dwelling house, it being the intent that, among other things, no ~~lawn buildings, garage cans, or visible clothes lines~~ be allowed. A single shed may be allowed as long as it is made of composite materials and maintained to keep an attractive appearance. The shed must be single story and placed behind the rear of the home and no larger than 12' long by 12' wide.

Note: According to Item 1. Time Period and Enforcement of Restrictions in the Covenants and Restrictions, an approving vote of all of the owners of at least 67% of the lots is required to change the Covenants and Restrictions in whole or part. (Approval from 58 of 87 homes)

Proposed Changes to the Covenants & Restrictions

- **Issue # 2: Proposed Amendment to the C&R for:**
 - 5. DWELLING SIZE AND MISCELLANEOUS [Paragraph 7]
- No trucks, trailer, or commercial vehicles will be allowed to stand upon any Lot, other than service vehicles making deliveries and light pick-up and panel trucks. No campers, trucks, mobile equipment, vans, motor homes, or recreational vehicles will be permitted to be stored outside the dwelling or garage on any Lot in the Subdivision for longer than 72 hours in a two week period.

Note: According to Item 1. Time Period and Enforcement of Restrictions in the Covenants and Restrictions, an approving vote of all of the owners of at least 67% of the lots is required to change the Covenants and Restrictions in whole or part. (Approval from 58 of 87 homes)

Tree Removal

- Ash trees near the entrance are dying and need to be removed
- Hoping to pool together residents looking to have trees removed on their property for group discount
- Please let the HOA know via email (fair Oaks@Gmail.com) if you are interested.
- We will compile the list and get bids

Home Improvement Projects

- In reference to Covenants & Restrictions
 4. Architectural Control Committee
 5. Dwelling Size & Miscellaneous
- Homeowners shall submit requests to the Architectural Control Committee prior to securing necessary permits from the City of Troy for construction/installation
- Go to www.fairoaksonline.org for a complete listing of the Covenants & Restrictions

Friendly Reminders

- Trash cans should not be visible from street view



Power washer for use by residents in Fair Oaks

- Need to complete Equipment Use Agreement. (Available on website)
- Available for same day use / available on a first-come, first-served basis.
- Located at 1513 Fair Oaks Drive



EQUIPMENT USE AGREEMENT
FAIROAKS HOMEOWNERS ASSOCIATION, INC.

This is an agreement between the Fairoaks Homeowners Association, Inc. identified in this agreement as the "Lender", and _____ identified in this agreement as the "Borrower" for equipment use. The Equipment Use Agreement must be completed and signed for equipment use before taking possession of the property.

EQUIPMENT USE

Under the normal exchange of equipment both parties agree that the individual assigned to operate the equipment must be trained on the operation of and recognizes the hazards of the equipment.

The borrowed equipment must be returned to the Lender in the condition it was received. Excluding general maintenance, the Borrower is responsible for all reasonable repairs including parts and labor should malfunction or damage occur during the period in which the Borrower is in possession of the equipment. The Borrower is encouraged to inspect the equipment before taking possession.

Each party is responsible for and agrees to hold each other harmless for all liability, losses, damages, costs or expenses which arise out of the negligent act or omission of the equipment user while acting in the course of their involvement with the Equipment Use Agreement. Any charges arising from damage or loss of equipment that are not paid by the borrower will result in a lien against the homeowner's property.

A request for equipment use can be initiated by contacting any current board member of the Fairoaks Homeowners Association, Inc. listed in the "Contact" section of the website located at www.fairoaksonline.org. Requests for equipment use are honored on a first-come, first-served basis. Borrowers are required to be current residents of the Fairoaks neighborhood. Borrowers are required to show proof of residency in the Fairoaks neighborhood.

This is a same day use agreement. Any equipment signed out on this agreement is to be returned on the same day. A board member of the Fairoaks Homeowners Association, Inc. must be present to inspect the equipment at the time the equipment is returned from the Borrower.

The use of this equipment is limited to properties located in the Fairoaks neighborhood as identified in the Subdivision Map found under the "Maps" section of the website located at www.fairoaksonline.org.

X

Borrower:

Resident Printed Name

Resident Signature

Date

Lender on behalf of the Fairoaks Homeowners Association, Inc.:

Board Director Printed Name

Board Director Signature

Date



Questions / Answers

Resident feedback

Adjourn

