

Welcome to the Fair Oaks Homeowners Association Annual Meeting

July 8th, 2018

www.fairoaksonline.org



Board of Directors

- **Ed Foppe** President
- Greg Taylor Vice-President
- Dan Fechte Treasurer
- Leslie Bednar Secretary
- **Jerry Peterson** Trustee
- **Duane Hendrickson** Trustee

Red indicates term ending on 8/31/18



Meeting Agenda



- Introduction of Board Members
- Financial Status of Association
- 2017/2018 Calendar & Activities
- Nomination of New Board Members
- Home improvement projects
- Power washer for use in Fair Oaks
- Resident feedback / Q & A

Financial Status of Association

- Balance as of July 31st, 2017: \$7423.13
- Income: \$3,787.10
- Expenses: \$3,760.81
- Current Balance: \$7,449.42
- Dues Payment Deadline: August 31st, 2018 (\$67.50 made out to Fair Oaks Homeowners Assoc, Inc. or pay online @ www.fairoaksonline.org)



	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY
INCOME	\$ 1,282.50	\$ 134.60	\$ 1,282.50	\$ 202.50	\$ 405.00	\$ 202.50	\$ -	\$ 137.50	\$ 140.00	\$ -	\$ -	\$ 202.50
TOTAL INCOME	\$ 1,282.50	\$ 1,417.10	\$ 2,699.60	\$ 2,902.10	\$ 3,307.10	\$ 3,509.60	\$ 3,509.60	\$ 3,647.10	\$ 3,787.10	\$ 3,787.10	\$ 3,787.10	
EXPENSE ACCOUNTS												
MADISON COUNTY RECORDER							\$ 84.00		\$ 42.00	\$ 42.00		
ADVERTISING FOR GARAGE SALE												
STATE FARM INSUARANCE												\$ 694.00
OFFICE SUPPLIES	\$ 62.88				\$ 98.18							
MOWING	\$ 260.00	\$ 325.00		\$ 332.00	\$ 475.00		\$ 125.00			\$ 195.00	\$ 325.00	\$ 260.00
PRINTING												
POST OFFICE							\$ 7.90				\$ 50.00	
AMEREN	\$ 91.42		\$ 45.48	\$ 46.99	\$ 47.01	\$ 100.75	\$ 52.12		\$ 69.08	\$ 34.00	\$ 34.00	
NOTARY FEES												
CHRISTMAS DECORATING CONTEST					\$ 75.00							
CHRISTMAS DECORATING					\$ 130.00							
ATTORNEY FEES												
INTERNET SITE EXPENSE							\$ 250.00					
TROY VFW RENTAL												
INTUIT QUICKBOOKS ONLINE	\$ 21.00	\$ 30.00	\$ 30.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	
	\$ 435.30	\$ 355.00	\$ 75.48	\$ 413.99	\$ 860.19	\$ 135.75	\$ 554.02	\$ 35.00	\$ 146.08	\$ 306.00	\$ 444.00	\$ 954.00
ENDING BALANCE	\$ 8,270.33	\$ 8,049.69	\$ 9,256.71	\$ 9,045.22	\$ 8,590.03	\$ 8,656.78	\$ 8,102.76	\$ 8,205.26	\$ 8,194.18	\$ 7,893.18	\$ 7,449.18	



Notes on Financials:

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

\$2,300 in Landscaping and Mowing expenses for 12 month period

Average Ameren charges of \$47.35

Monthly subscription charges for Intuit Quickbooks Online are \$35 /month (or \$420 /year)

Annual premium for State Farm Insurance: \$694.00

Need a volunteer to meet with Dan Fichte (treasurer to audit records of the homeowner's association.

2018 Calendar

- 2018 Annual Meeting July 8th, 2018
- Deadline for Nominating New Board Members Submitting Proposed Amendments For the By-Laws and the Covenants & Restrictions (3 weeks after Annual Meeting) July 29th, 2018
- Deadline to complete ballots online www.fairoaksonline.org August 12th, 2018
-- Currently no proposed amendments
- End of Fiscal Year / Dues of \$67.50 for The upcoming 2018/2019 Fiscal Year are due August 31st, 2018
- Beginning of New Fiscal Year Sept. 1st, 2018

2017/2018 Activities

- Newsletters: 2 / Board Meetings: 6
 - E-mail also used to communicate with residents
- Continued communication with City on proposals and timelines to correct drainage in Fair Oaks
- Front entrance decorating and decorating contest over the holidays
- Communication with City on use of 203 Crossington

Police training exercises stopped on 7/31/2017

Contract is pending for sale to new owners

- Board proposal for homeowners to receive waiver of dues for personal installation of an outdoor video surveillance system
- Board approved expenditure to make landscaping improvements to front entrance with Bloomers Landscaping—replacing plants in bed, replacing mulch with rock, edging with Holland Stone pavers.

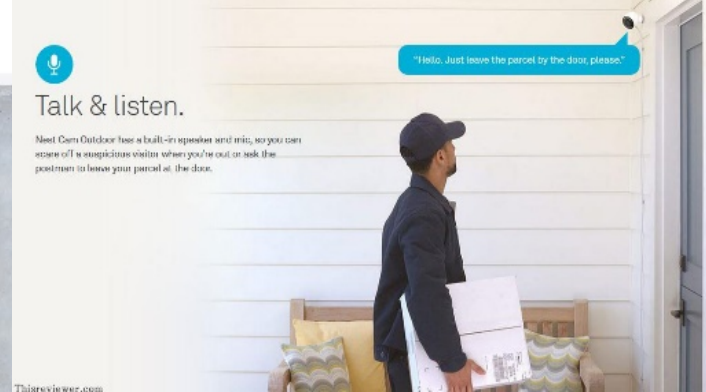
Review of creek reconstruction plans

- At the City Council meeting on July 2nd, Tom Cissell (City Engineer) reported that he is finalizing the project plans—expecting to have them finished this month. The plans will be presented to the Public Works Committee.
- The City is applying for funding that Madison County is making available to address areas affected by flooding.
- Dan Jackson (local alderman – Ward I / djaxn5@att.net)


Modifications to Landscaping at Front entrance


- Plants to include
 - Ilex (Holly) 'Castle Spire'
 - Grey Owl Juniper
 - Rose Coral Drift
 - Blue Fescue

Other Materials—pavers, trap rock, pro week barrier & pins.



- 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 2018-2019 fiscal year (9/1/18—8/31/19). And if you already have an outdoor video surveillance system installed, you are also eligible.

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- In order to qualify for the promotion, you need to submit photos of your installed system with at least one camera capturing the roadway in front of your property; and you 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 8/31/2018 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 yr term)**
- **Nomination deadline: July 29th, 2018**
 - (3 weeks after Annual meeting)
 - Send e-mail to any board member
 - Keith Detmer (1544 Fair Oaks) has been nominated by Greg Tayer

- **Ballot Forms to Members:**

Between July 31st—Aug. 5th, 2018

Voting members will complete ballot forms via

www.fairoaksonline.org

- **Voting deadline:** August 12th, 2018
 - (5 weeks after Annual meeting)





Fairoaks Home Owners Association, Inc.

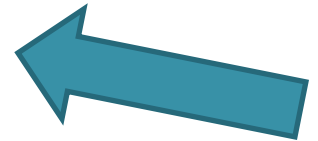
Date: August 1st, 2018

To: Ed & Laura Foppe
1513 Fairoaks Drive
Troy, IL 62294

As a member of the Fairoaks Homeowners Association, Inc. with voting right privileges, the Board of Directors is issuing you a **Username** and **Password** for a member's only section of the website at www.fairoaksonline.org where you will be able to participate in board member elections, vote on amendments, participate in neighborhood surveys, and pay your dues using PayPal. 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: **1513FairoaksDrive@fairoaksonline.org**

Password: **dr1!89*E**



Once you are logged in, you will see an option for completing the 2018 Ballot and a separate option for paying your dues. If you ever forget your password, go to the board section of the website and send e-mail to Ed Foppe.

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.
215 Crossington Lane
Troy, IL 62294

**You Have Until
August 12th to
Vote!**

Thanks for your attention and your support of the homeowners association!

Ed Foppe, president
Fairoaks Homeowners Association, Inc.
www.fairoaksonline.org



You can also get your
USERNAME and **PASSWORD**
at the end of the meeting.
See.....

Home Improvement Projects

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

Power washer for use by residents in Fair Oaks

- Need to complete Equipment Use Agreement. (Available from board members—will be posted on website soon)
- Available for same day use / available on a first-come, first-served basis.



Local contractors who provide power washer services:

- **Metro East Painting** / (618) 304-1555
Caseyville, IL (referral from Keith Detmer,
1544 Fair Oaks Dr)
- **Illinois Boys / Matt Montgomery**
(618) 772-9218 (referral from
neighborhood)
- **Just Clean Pressure Washing**
(618) 402-1516

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

Note: Keith Detmer (1544 Fair Oaks Drive) volunteered to audit records with Dan Fichte (215 Crossington Lane), current treasurer.

Note: Keith Detmer nominated by Greg Taylor for board member position. No other members nominated at annual meeting. Need two more nominations by 7/29.

Jennifer Brown (232 Fairington) suggested that the Board notify all homeowners of developments related to creek restoration in neighborhood and to encourage homeowners to attend City Council meetings (1st and 3rd Mondays of the month) when this topic may be addressed.

Chris Mueller (203 Crossington), Ryan & Amanda Dallape (1501 Fair Oaks) and Greg Taylor (1548 Fair Oaks) offered tips on exterior video surveillance systems that they have purchased (Arlo, Ring and Nest). Chris Mueller mentioned that the Arlo system did not require monthly subscription costs for storing or accessing surveillance footage that is stored in the cloud. The Nest and Ring systems included monthly subscription costs that started @ \$10 /month.

Questions / Answers

Resident feedback

Julie Knopf (100 Fairington) inquired about a change to the Covenants & Restrictions (C&R) where there is a requirement of 'a vote of all of the owners of at least 67%' to amend the C&R. Ed Foppe replied that changing this requirement of at least 67% would fall under the same voting requirements to change this.

Jennifer Brown (232 Fairington) was interested in setting up a chili cookout block party in the fall. Jennifer mentioned that Michelle McGee (256 Fairington) would likely be interested in helping. Ed Foppe (1513 Fairoaks) mentioned he would help with this. After general discussion, it was decided that the cul-de-sac at the end of Fairoaks would be a good place to have this. Ed Foppe will coordinate with neighbors in proximity to the cul-de-sac on a date/time that works.

Regina Hendrickson (1500 Fairoaks) suggested alternative contests to the Christmas decorating contests such as fall or spring yard decorating. There was interest from other members present in doing this.

Adjourn

Annual Meeting adjourned
@ 8:05 pm

