

# Welcome to the Fair Oaks Homeowners Association Annual Meeting

July 12, 2020

[www.fairoaksonline.org](http://www.fairoaksonline.org)



# Board of Directors

- **Keith Detmer** President
- Ed Foppe Vice-President
- Alex Brorby Treasurer
- **Tim Huchel** Secretary
- Duane Hendrickson Trustee
- **Emily Sauget** Trustee

**Red** indicates term ending on 8/31/20



# Meeting Agenda



- Introduction of Board Members
- Financial Status of Association
- 2019-20 Year in Review
- 2020 Dates to Remember
- Nomination of New Board Members
- Proposed expenditure for new decorative street posts for new speed limit signs
- Proposed amendments to the Covenants & Restrictions
- Resident feedback / Q & A

# Financial Status of Association

- Balance as of July 31, 2019: \$7,017.22
- Income: \$4,588.40
- Expenses: \$5,324.45
- Current Balance: \$6,281.17
- Dues Payment Deadline: August 31, 2020  
(\$67.50 made out to Fair Oaks Homeowners Assoc, Inc.  
or pay online @ [www.fairoaksonline.org](http://www.fairoaksonline.org))
  - Checks can be dropped off at Fair Oaks HOA Treasurer Alex Brorby's address (1536 Fair Oaks) or mailed to the new permanent Fair Oaks HOA Address. Send email to Alex if mailing.



**P.O. Box 382**

**Troy, IL 62294**

# Association Monthly Expenses

	2019-2020											
	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
INCOME	\$ 742.50	\$ 607.18	\$ 405.00									
TOTAL INCOME	\$ 742.50	\$ 1,349.68	\$ 1,754.68	\$ 1,754.68	\$ 1,754.68	\$ 1,754.68	\$ 1,754.68	\$ 1,754.68	\$ 1,754.68	\$ 1,754.68	\$ 1,754.68	\$ 1,754.68
EXPENSE ACCOUTS												
Fall Block Party		48.47										
SPRING BLOCK PARTY												
LANDSCAPING												
MADISON COUNTY RECORDER												
ADVERTISING FOR GARAGE SALE												
STATE FARM INSURANCE												
OFFICE SUPPLIES	\$ 44.54			\$ 71.52								
MOWING / LAWN CARE	\$ 188.50	\$195.00	\$ 195.00					\$ 65.00		\$ 520.00		
PRINTING												
PO Box	\$ 106.00											
POST OFFICE									\$ 38.75			
AMEREN	\$ 36.09	\$35.94	\$ 35.97	\$ 38.31	\$ 87.04	\$ 36.14	37	\$ 36.37	\$ 36.28	\$ 36.28		
Power Washer Maint		\$177.13										
NOTARY FEES												
SECRETARY OF STATE												
Fall Decorating		\$ 54.42										
CHRISTMAS DECORATING CONTEST				\$ 75.00								
CHRISTMAS DECORATING				\$ 246.35	325							
ATTORNEY FEES												
INTERNET SITE EXPENSE								\$ 252.00				
TROY VFW RENTAL												
Light Fixtures					634.69	\$ 259.50						
TIM												
LESLIE												
ED												
RECURRING							\$ 27.95					
TOTALMONTHLY EXPENSES	\$ 375.13	\$ 462.49	\$ 230.97	\$ 431.18	\$ 1,046.73	\$ 295.64	\$ 64.95	\$ 353.37	\$ 75.03	\$ 556.28	\$ -	\$ -
ENDING BALANCE	\$ 8,834.34	\$ 8,979.03	\$ 9,153.06	\$ 8,721.88	\$ 7,675.15	\$ 7,379.51	\$ 7,314.56	\$ 6,961.19	\$ 6,886.16	\$ 6,329.88	\$ 6,329.88	\$ -

# Notes on Financials

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

Mowing and Lawn Care = \$1,163.50  
- any referrals for next year?

New Light fixtures installed at front entrance  
Fixtures = \$634.69  
Installation = \$259.90

New Christmas decorations and lights/trees at front entrance = \$571.35

Fall block party and decorating = \$102.89

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

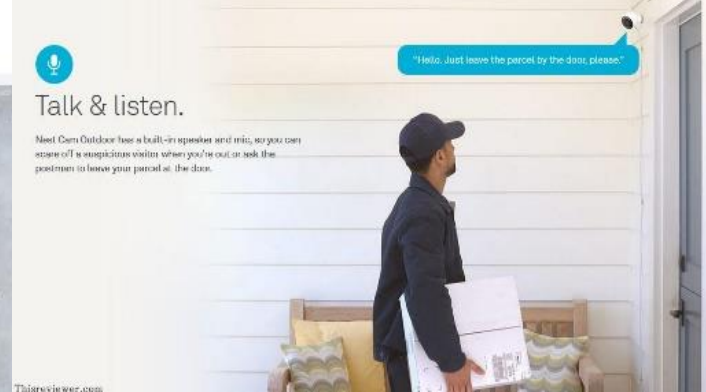
# 2019/2020 Activities

- Newsletters: 3 / Board Meetings: 8
  - Please make sure to check with Tim Huchel to ensure we have the correct name & email for your address!
- Creek reconstruction project completed
- Fall neighborhood block party held Saturday, October 19 in Fair Oaks cul-de-sac
- Front entrance & street posts decorated over the holidays
- Annual holiday decorating contest held Sunday, December 15
- Board proposal for homeowners to receive waiver of dues for personal installation of an outdoor video surveillance system
- New lamp posts installed on neighborhood entrance sign
- Enforcement of Covenants & Restrictions throughout the year

# 2020 Dates to Remember


- 2020 Annual Meeting July 12, 2020
- Deadline for nominating new board members & submitting proposed amendments for the By-Laws and the Covenants & Restrictions (3 weeks after Annual Meeting) August 2, 2020
- Ballot forms to members August 4-9, 2020
- Completed ballots due (5 weeks after Annual Meeting) August 16, 2020
- End of Fiscal Year - Dues of \$67.50 for the upcoming 2020/2021 Fiscal Year are due August 31, 2020
- Beginning of New Fiscal Year September 1, 2020






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 2020-2021 fiscal year (9/1/20—8/31/21)
- 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](http://www.fairoaksonline.org)) by 8/31/2020 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:** August 2, 2020
  - (3 weeks after Annual meeting)
  - Send e-mail to any board member
- **Ballot Forms to Members:**
  - Between August 4-9, 2020

Voting members will complete ballot forms via [www.fairoaksonline.org](http://www.fairoaksonline.org) or paper ballots

- **Voting deadline:** August 16, 2020
  - (5 weeks after Annual meeting)
  - Ballot Box will be at 1513 Fairoaks Drive





## Fairoaks Home Owners Association, Inc.

Date: August 4<sup>th</sup>, 2020

To: Keith & Amanda Detmer  
1544 Fairoaks Drive  
Troy, IL 62294

Re: Member Access on Website for Property @ 1544 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](http://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](http://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): **1544FairoaksDrive@fairoaksonline.org**

Password: **J26\$15eq**

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](http://www.fairoaksonline.org) 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.  
P.O. Box 382  
Troy, IL 62294

**You Have Until  
August 16<sup>th</sup> to  
Vote!**

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

Keith Detmer, President  
Fairoaks Homeowners Association, Inc.  
[www.fairoaksonline.org](http://www.fairoaksonline.org)



You can also get your  
**USERNAME** and **PASSWORD**  
at the end of the meeting  
- See Tim Huchel

# Proposed Expenditure

## **Article IV Section 12 Expenditure Limitation from By-Laws:**

“The board of directors shall not spend more than \$1,000 for any single purpose during a fiscal year, and under no circumstance shall spend more than the contents of the association’s treasury, without the consent of the members.”

## **Article III, Section 6. Quorum from By-Laws**

“Holders of more than half of the votes are required to participate in the voting for this expenditure.

Provided 44 or more of the 87 properties represented in the Association participate in this vote, the affirmative vote of the majority of the votes shall be the act of the members.”

**The Board of Directors is proposing an expenditure not to exceed \$2,600 for the purpose of purchasing new decorative street posts including freight costs, sales tax, and installation costs.**

## Order for Fairoaks Homeowners Association, Inc.

	Price	Post # 1	
		Sign Post for two 24" (ht) x 18" (wd) signs	Sub Total
		Qty	
<b>CP4X12</b> - 4" X 12' Channel Pole	\$219.00	3	\$657.00
<b>SB-94</b> Slipover Base for 4" Pole Cast Aluminum	\$135.00	3	\$405.00
<b>FIN-A4</b> Acorn Finial for 4" Pole Cast Aluminum	\$35.50	3	\$106.50
<b>TS1824N</b> Trim for 24" x 18" Rectangle Sign	\$103.00	6	\$618.00
In-ground kit for breakaway installation	\$105.00	3	\$315.00
Cost to black vinyl coat back of signs	\$15.00	6	\$90.00
			<b>\$2,191.50</b>
<b>QUOTED BY ERIC MURRAY</b>			
<b>WARNING LITES OF</b>			
<b>SOUTHERN ILLINOIS</b>			
<b>618-397-5565</b>			
<b>PRICES GOOD FOR 30 DAYS</b>			
<b>5/27/2020</b>			

### TOTAL COST

Material cost = \$2,191.50

Installation cost = \$150  
(\$50/post)

Sales tax ~ \$150

Total ~ \$2,491.50



# Proposed Changes to the Covenants & Restrictions

**FAIROAKS HOME OWNERS ASSOCIATION, INC.**

**OFFICIAL WRITTEN CONSENT FOR AMENDMENTS TO COVENANTS  
AND RESTRICTIONS (C&R) and PROPOSED EXPENDITURE**

**Issues 2020**

**Please review the wording for the following amendment. You will be |  
voting on whether you accept or reject this amendment: Additions and  
changes in wording are indicated by red and underlined font; deletions  
are indicated by strikethroughs. -----**

**-----**

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

### **5. DWELLING SIZE AND MISCELLANEOUS. [Paragraph 3]**

No recreational apparatus will be permitted in any front yard, or side yard, next to a platted street. Recreational apparatus, including swing sets, swimming pools, playground equipment or similar devices shall not be located at any point toward the front Lot Line, past a line drawn parallel with and intersecting the front of the dwelling structure.

Portable basketball units will be permitted to be stored outside of the dwelling structure on the Lot when not in use. **All children's toys, inflatable pools, portable fire pits, gardening tools and implements, firepits, barbeque grills, yard waste, lawn mowers, and other household items will not be permitted to be left in any front yard, or side yard, next to a platted street at the end of the day. No hoses will be permitted to be left in any front yard, or side yard, next to a platted street at the end of the day.**

**Garden hoses can be either stored on a hose reel or rack on the side or rear of the dwelling structure or stored inside the garage attached to the dwelling structure. No** above ground swimming pools will be permitted. The Architectural Control Committee shall have absolute discretion to decide what is a front or side yard, and to approve or disapprove of any recreational constructions or apparatus pursuant to the Covenants and 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.

**No recreational vehicles (campers, motor homes, towable travel trailers, pop up trailers), watercraft, open or enclosed trailers, medium duty and larger commercial trucks, box trucks or mobile construction equipment will be permitted to be stored outside of the dwelling or garage on any Lot in the Subdivision, other than vehicles making service calls or deliveries.**

## **Issue # 3: Proposed Amendment to the C&R for:**

**5. DWELLING SIZE AND MISCELLANEOUS. [Paragraph 8]** Any accessory parking will be restricted to operable automobiles, and such parking space will be provided in the rear yard of the Lot, or the side yard of the Lot if the garage and accessory parking and turnaround is in the side yard.

**All vehicles on the lot must be operable and parked on a paved surface.**

## **Issue # 4: Proposed Amendment to the C&R for:**

### **7. CONSTRUCTION OF RESIDENCE, MAINTENANCE OF PROPERTY.**

[Paragraph 2]

Each property owner shall be responsible for mowing and landscape maintenance, of Lot up to the property line of such Lot, and up to the street curb or curbs, including the removal of yard debris and grass clippings from the street such that the Lot will always present a neat and attractive appearance. **Lawn turf shall not exceed 8 inches. Each property owner shall be responsible for removing the excessive build-up of mold on siding.**

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**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)

# 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](http://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](http://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](http://www.fairoaksonline.org).

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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

