



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

**FAIROAKS HOMEOWNERS ASSOCIATION
ANNUAL MEETING 2025
JULY 20, 2025**

www.fairoaksonline.org



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

AGENDA

- Welcome and introduction of Board Members
- Function of HOA
- 2024-2025 Year in Review
- Fiscal Year 2026 Dates to Remember
- Proposed FY 2026 Projects
- Financial Status and Projections
- Proposed Amendments to Covenants and Restrictions



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

BOARD OF DIRECTORS

Courtney Mueller

President

Matt Sinnokrak

Vice-President

Joseph Thole

Treasurer

Dawn Henry*

Secretary

Julie Knopf

Trustee

VACANT

Trustee

Underlined indicates term ending or vacant on or before 7/31/25

*Resigned May 2025



FUNCTION OF HOA

- Welcome new residents
- Maintain common property (entrance and Troy-O'Fallon Road)
- Holiday decorations
- Coordinate neighborhood events and projects
- Manage HOA assets (pressure washer, decorations, financial accounts)
- Enforce Covenants & Restrictions
 - Architectural reviews
 - Nuisance complaints
- Collect dues and pay expenses



2024-2025 YEAR IN REVIEW

- Newsletters and board meetings
- Fall neighborhood block party - October 27
- Front entrance clean up & holiday decorations
- Annual holiday decorating contest - December 13
- Enforcement of Covenants & Restrictions throughout the year
- Financial review and projections



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

FY2026 DATES TO REMEMBER

- FY2026 dues owed: August 31, 2026
 - \$67.50 Paid via Check or Paypal
 - Pay online @ www.fairoaksonline.org
 - (Select Transfer not Payment to avoid additional \$2.95 fee)
 - (Payments will be subject to \$2.95 fee in addition to Dues)
 - Checks made out to: Fair Oaks Homeowners Association, Inc.
 - Send Checks to:
Fair Oaks Homeowners Association
PO Box 382
Troy, IL 62294
- Annual Meeting FY2026 - Tentatively July 12, 2026 6:00 p.m.



FY2026 PROPOSED PROJECTS

- Security camera installations
 - Need lockbox (\$500-700)
- Entrance electric upgrade (\$200-\$1000)
- Entrance monument maintenance



FY2025 EXPENSES

- Balance Sept. 1, 2025: \$2221.43
- Total expenses to date: \$5187.95
- Total credits to date: \$5241.82
- Total gain: +\$53.87
- Current balance: \$2311.95



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

Account	ChkRef	Debit	Credit	Balance	Date	Description	Lawn	Ameren	HOA Admin Expense	HOA Projects/Gatherings	Deposits	Gain/Loss
				\$ 2,221.43								
576763101			\$ 472.50	\$ 2,693.93	8/16/2024	Deposit	\$ -	\$ -	\$ -		\$ 472.50	
576763101			\$ 333.82	\$ 3,027.75	8/19/2024	PAYPAL TRANSFER 1036326567604	\$ -	\$ -	\$ -		\$ 333.82	
576763101		\$ 36.33		\$ 2,991.42	8/26/2024	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 36.33	\$ -		\$ -	
576763101			\$ 399.48	\$ 3,390.90	8/29/2024	PAYPAL TRANSFER 1036571409295	\$ -	\$ -	\$ -	\$ -	\$ 399.48	
576763101		\$ 292.00		\$ 3,098.90	8/30/2024	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 292.00	\$ -	\$ -		\$ -	
576763101			\$ 134.08	\$ 3,232.98	8/30/2024	PAYPAL TRANSFER 1036580726874	\$ -	\$ -	\$ -		\$ 134.08	
576763101			\$1,687.50	\$ 4,920.48	9/3/2024	Deposit	\$ -	\$ -	\$ -		\$ 1,687.50	
576763101			\$ 797.86	\$ 5,718.34	9/4/2024	PAYPAL TRANSFER 1036698100645	\$ -	\$ -	\$ -		\$ 797.86	
576763101		\$ 72.00		\$ 5,646.34	9/10/2024	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 72.00	\$ -	\$ -		\$ -	
576763101			\$ 675.00	\$ 6,321.34	9/12/2024	Deposit	\$ -	\$ -	\$ -		\$ 675.00	
576763101			\$ 66.58	\$ 6,387.92	9/13/2024	PAYPAL TRANSFER 1036885301396	\$ -	\$ -	\$ -		\$ 66.58	
576763101		\$ 36.74		\$ 6,351.18	9/25/2024	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 36.74	\$ -		\$ -	
576763101			\$ 405.00	\$ 6,756.18	9/30/2024	Deposit	\$ -	\$ -	\$ -		\$ 405.00	
576763101	1038	\$1,500.00		\$ 5,256.18	10/2/2024	Check #1038	\$ -	\$ -	\$ 1,500.00		\$ -	
576763101		\$ 292.00		\$ 4,964.18	10/3/2024	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 292.00	\$ -	\$ -		\$ -	
576763101	1041	\$ 25.00		\$ 4,939.18	10/9/2024	Check #1041	\$ -	\$ -	\$ 25.00		\$ -	
576763101	21040	\$ 25.00		\$ 4,914.18	10/21/2024	Check #21040	\$ -	\$ -	\$ 25.00		\$ -	
576763101		\$ 36.65		\$ 4,877.53	10/24/2024	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 36.65	\$ -	\$ 36.65	\$ -	
576763101			\$ 135.00	\$ 5,012.53	10/24/2024	Deposit	\$ -	\$ -	\$ -		\$ 135.00	
576763101		\$ 292.00		\$ 4,720.53	10/31/2024	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 292.00	\$ -	\$ -		\$ -	
576763101	1042	\$ 152.00		\$ 4,568.53	11/4/2024	Check #1042	\$ -	\$ -	\$ 152.00		\$ -	
576763101	1043	\$ 84.23		\$ 4,484.30	11/4/2024	Check #1043	\$ -	\$ -	\$ 84.23		\$ -	
576763101			\$ 67.50	\$ 4,551.80	11/4/2024	Deposit	\$ -	\$ -	\$ -		\$ 67.50	
576763101	1044	\$ 223.81		\$ 4,327.99	11/5/2024	Check #1044	\$ -	\$ -	\$ 223.81		\$ -	
576763101	1045	\$ 23.20		\$ 4,304.79	11/14/2024	Check #1045	\$ -	\$ -	\$ 23.20		\$ -	
576763101		\$ 36.76		\$ 4,268.03	11/22/2024	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 36.76	\$ -		\$ -	
576763101			\$ 67.50	\$ 4,335.53	11/25/2024	Deposit	\$ -	\$ -	\$ -		\$ 67.50	
576763101		\$ 73.00		\$ 4,262.53	12/6/2024	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 73.00	\$ -	\$ -		\$ -	
576763101		\$ 37.12		\$ 4,225.41	12/26/2024	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 37.12	\$ -		\$ -	
576763101		\$ 42.33		\$ 4,183.08	1/27/2025	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 42.33	\$ -		\$ -	
576763101		\$ 41.41		\$ 4,141.67	2/25/2025	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 41.41	\$ -		\$ -	
576763101		\$ 72.00		\$ 4,069.67	3/3/2025	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 72.00	\$ -	\$ -		\$ -	
576763101	1047	\$ 11.00		\$ 4,058.67	3/10/2025	Check #1047	\$ -	\$ -	\$ 11.00		\$ -	
576763101	1048	\$ 255.00		\$ 3,803.67	3/24/2025	Check #1048	\$ -	\$ -	\$ 255.00		\$ -	
576763101		\$ 40.98		\$ 3,762.69	3/26/2025	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 40.98	\$ -		\$ -	
576763101		\$ 73.00		\$ 3,689.69	4/2/2025	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 73.00	\$ -	\$ -		\$ -	
576763101		\$ 72.00		\$ 3,617.69	4/3/2025	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 72.00	\$ -	\$ -		\$ -	
576763101		\$ 39.77		\$ 3,577.92	4/24/2025	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 39.77	\$ -		\$ -	
576763101		\$ 292.00		\$ 3,285.92	4/29/2025	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 292.00	\$ -	\$ -		\$ -	
576763101	1050	\$ 210.00		\$ 3,075.92	5/5/2025	Check #1050	\$ -	\$ -	\$ 210.00		\$ -	
576763101		\$ 27.95		\$ 3,047.97	5/6/2025	DELUXE CHECK CHECK/ACC.	\$ -	\$ -	\$ -	\$ 27.95	\$ -	
576763101		\$ 72.00		\$ 2,975.97	5/12/2025	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 72.00	\$ -	\$ -		\$ -	
576763101		\$ 39.66		\$ 2,936.31	5/23/2025	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 39.66	\$ -		\$ -	
576763101		\$ 292.00		\$ 2,644.31	6/2/2025	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 292.00	\$ -	\$ -		\$ -	
576763101		\$ 40.36		\$ 2,603.95	6/24/2025	AMERENIL UTIL.BILL XXXXXX2335	\$ -	\$ 40.36	\$ -		\$ -	
576763101		\$ 292.00		\$ 2,311.95	7/1/2025	Midwest Turf Man WWP*Midwes 452632-856761-A	\$ 292.00	\$ -	\$ -		\$ -	
				\$ 2,311.95			\$ 2,186.00	\$ 428.11	\$ 2,509.24	\$ 64.60	\$ 5,241.82	\$ 53.87



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

Financial Status of Association

		Do Nothing	Dues:	Gain/Loss	Balance
	Starting Balance	Income		\$ 2,311.95	
2025	2311.95	\$ 5,241.82	\$ 67.50	\$ 53.87	\$ 2,365.82
2026		\$ 5,241.82	\$ 67.50	\$ (75.31)	\$ 2,290.51
2027		\$ 5,241.82	\$ 67.50	\$ (207.71)	\$ 2,082.81
2028		\$ 5,241.82	\$ 67.50	\$ (343.40)	\$ 1,739.41
2029		\$ 5,241.82	\$ 67.50	\$ (482.47)	\$ 1,256.94
2030		\$ 5,241.82	\$ 67.50	\$ (625.01)	\$ 631.93
2031		\$ 5,241.82	\$ 67.50	\$ (771.09)	\$ (139.16)
2032		\$ 5,241.82	\$ 67.50	\$ (920.81)	\$ (1,059.97)
2033		\$ 5,241.82	\$ 67.50	\$ (1,074.26)	\$ (2,134.24)
2034		\$ 5,241.82	\$ 67.50	\$ (1,231.53)	\$ (3,365.77)
2035		\$ 5,241.82	\$ 67.50	\$ (1,392.72)	\$ (4,758.49)
2036		\$ 5,241.82	\$ 67.50	\$ (1,557.92)	\$ (6,316.40)
2037		\$ 5,241.82	\$ 67.50	\$ (1,727.23)	\$ (8,043.64)
2038		\$ 5,241.82	\$ 67.50	\$ (1,900.76)	\$ (9,944.40)
2039		\$ 5,241.82	\$ 67.50	\$ (2,078.61)	\$ (12,023.01)
2040		\$ 5,241.82	\$ 67.50	\$ (2,260.89)	\$ (14,283.90)
2041		\$ 5,241.82	\$ 67.50	\$ (2,447.71)	\$ (16,731.61)
2042		\$ 5,241.82	\$ 67.50	\$ (2,639.18)	\$ (19,370.78)
2043		\$ 5,241.82	\$ 67.50	\$ (2,835.41)	\$ (22,206.20)
2044		\$ 5,241.82	\$ 67.50	\$ (3,036.54)	\$ (25,242.74)



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

Financial Status of Association

		5% now, 3% after	Balance
		\$ 2,311.95	
2025	\$ 67.50	\$ 53.87	\$ 2,365.82
2026	\$ 70.88	\$ 186.78	\$ 2,552.60
2027	\$ 73.00	\$ 219.50	\$ 2,772.11
2028	\$ 75.19	\$ 253.88	\$ 3,025.99
2029	\$ 77.45	\$ 289.98	\$ 3,315.97
2030	\$ 79.77	\$ 327.87	\$ 3,643.84
2031	\$ 82.16	\$ 367.63	\$ 4,011.47
2032	\$ 84.63	\$ 409.33	\$ 4,420.80
2033	\$ 87.17	\$ 453.03	\$ 4,873.83
2034	\$ 89.78	\$ 498.84	\$ 5,372.67
2035	\$ 92.48	\$ 546.82	\$ 5,919.49
2036	\$ 95.25	\$ 597.06	\$ 6,516.54
2037	\$ 98.11	\$ 649.65	\$ 7,166.19
2038	\$ 101.05	\$ 704.68	\$ 7,870.87
2039	\$ 104.08	\$ 762.25	\$ 8,633.12
2040	\$ 107.20	\$ 822.45	\$ 9,455.57
2041	\$ 110.42	\$ 885.39	\$ 10,340.95
2042	\$ 113.73	\$ 951.16	\$ 11,292.12
2043	\$ 117.15	\$ 1,019.89	\$ 12,312.01
2044	\$ 120.66	\$ 1,091.68	\$ 13,403.69



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

Financial Status of Association

		10% now, 2% after	Balance
		\$ 2,311.95	
2025	\$ 67.50	\$ 53.87	\$ 2,365.82
2026	\$ 74.25	\$ 291.62	\$ 2,657.44
2027	\$ 75.74	\$ 271.40	\$ 2,928.84
2028	\$ 77.25	\$ 250.12	\$ 3,178.96
2029	\$ 78.79	\$ 227.76	\$ 3,406.71
2030	\$ 80.37	\$ 204.26	\$ 3,610.98
2031	\$ 81.98	\$ 179.60	\$ 3,790.58
2032	\$ 83.62	\$ 153.73	\$ 3,944.30
2033	\$ 85.29	\$ 126.61	\$ 4,070.91
2034	\$ 87.00	\$ 98.19	\$ 4,169.10
2035	\$ 88.74	\$ 68.43	\$ 4,237.53
2036	\$ 90.51	\$ 37.29	\$ 4,274.83
2037	\$ 92.32	\$ 4.72	\$ 4,279.55
2038	\$ 94.17	\$ (29.33)	\$ 4,250.21
2039	\$ 96.05	\$ (64.92)	\$ 4,185.30
2040	\$ 97.97	\$ (102.09)	\$ 4,083.21
2041	\$ 99.93	\$ (140.89)	\$ 3,942.32
2042	\$ 101.93	\$ (181.39)	\$ 3,760.93
2043	\$ 103.97	\$ (223.63)	\$ 3,537.29
2044	\$ 106.05	\$ (267.68)	\$ 3,269.61



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

Financial Status of Association

	5% every other	Balance
	\$ 2,311.95	
\$ 67.50	\$ 53.87	\$ 2,365.82
\$ 70.88	\$ 186.78	\$ 2,552.60
\$ 70.88	\$ 54.38	\$ 2,606.99
\$ 74.42	\$ 193.89	\$ 2,800.88
\$ 74.42	\$ 54.81	\$ 2,855.69
\$ 78.14	\$ 201.24	\$ 3,056.93
\$ 78.14	\$ 55.15	\$ 3,112.08
\$ 82.05	\$ 208.83	\$ 3,320.91
\$ 82.05	\$ 55.38	\$ 3,376.29
\$ 86.15	\$ 216.69	\$ 3,592.98
\$ 86.15	\$ 55.50	\$ 3,648.48
\$ 90.46	\$ 224.80	\$ 3,873.28
\$ 90.46	\$ 55.49	\$ 3,928.77
\$ 94.98	\$ 233.19	\$ 4,161.96
\$ 94.98	\$ 55.34	\$ 4,217.29
\$ 99.73	\$ 241.85	\$ 4,459.14
\$ 99.73	\$ 55.03	\$ 4,514.16
\$ 104.71	\$ 250.79	\$ 4,764.95
\$ 104.71	\$ 54.55	\$ 4,819.50
\$ 109.95	\$ 260.02	\$ 5,079.51



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

Financial Status of Association

OFFICIAL WRITTEN CONSENT FOR AMENDMENTS TO COVENANTS AND RESTRICTIONS (C&R)

By-Laws - Article X. Section 1. DUES

The annual dues of members of the association are \$67.50 in fiscal year 2026 and will increase 5% in fiscal year 2027 and increase 3% each year thereafter.

The annual dues of members of the association are \$67.50 in fiscal year 2026 and will increase 10% in fiscal year 2027 and increase 2% each year thereafter.

The annual dues of members of the association are \$67.50 in fiscal year 2026 and will increase 5% in fiscal year 2027 and increase 5% every other year thereafter.



FAIROAKS HOME OWNERS ASSOCIATION ANNUAL MEETING 2025

NEIGHBORHOOD PRESSURE WASHER



- Recently fixed and enhanced for use
- Available for same day use / available on a first-come, first-served basis.
- Located at 208 Crossington Lane - Please email fairoaksassn@gmail.com

To use:

- Complete and email Equipment Use Agreement (available on website)
- Please review user safety manual before use



UPCOMING DATES AND ACTIONS

- Deadline for nominating new board August 10, 2025 members & submitting proposed amendments for the By-Laws and the Covenants & Restrictions (3 weeks after Annual Meeting)
- Ballot forms to members August 11-15, 2025
- Completed ballots due August 24, 2025 (5 weeks after Annual Meeting)
- FY 2026 \$67.50 due August 31, 2025
- FY 2026 begins September 1, 2025



QUESTIONS / ANSWERS

MEMBER FEEDBACK