

Date

1/15/2025

Location Beecher Senior
Center

Roll Call: Angel Lael, Marianne Dolmyer (**By** Phone), Keri Pesola, Diana Hayes, Bob Manger, Eldan Leschewski, Dave Blozis

**Homeowners Concerns/New
Business**

Vote passed for Eldan Leschewski to move **from** Secretary to Board Member. Vote passed to have Dave Blozis to become new secretary. Homeowner recommended us looking into getting a Heartland **Circle** community **sign**. A brief discussion took place **on** replacement **of** trees near Tause and Spring. These items will be discussed more at next meeting. Open discussion on having a vote to change the bylaws **to** prevent future rental homes **in** the community. Current rentals homes would be grandfathered in. Once the property was sold the new owner would be subject to current guidelines and the grandfather clause would be voided. The board will also **discuss** the possibility of renting based **on a** hardship on a **case** by **-case** basis.

**Grounds and
landscaping**

See Attachment.

**Architectural
Committee**

See
Attached

Control Committee

See **Attached**

**Financial
Report**

See
attached

**Special Committee
Report**

No
Updates

Adjourned

9pm

Next Meeting February 18, 6:30 pm Bob
Mangers Home

Heartland HOA Annual Meeting

January 15th @ 7p.m.

Beecher Senior **Center**, 908 Game Farm Road, **Yorkville**

Type of Meeting: Heartland HOA Annual Meeting

Meeting Facilitator: Angel Lael

Invitees: Bob Mangers, Don Dahlberg, Marianne Dolmyer
(**virtual**), Keri Pesola, **Angel** Lael, Eldan Leschewski, David
Blozis, Diana Hayes, Heartland Circle Homeowners

I. **Call to order**

II. Roll call/Introductions

III. Election of Director and Secretary

• Don Dahlberg **is** stepping down as Director. Eldan Leschewski, the current **secretary**, would like to be elected to replace **Don**. This leaves a vacancy for **Secretary** which Dave Blozis would like to be elected to **replace**.

IV. Landscaping Committee -- Keri/**Dave**

a) 2024 updates

b) **Plan** for 2025

V. Financial Report - Diana

a) **Budget** information

VI. Architectural Committee - **Bob**

VII. **Control** Committee - Bob

VIII. Homeowner/**Guest** Concerns - **Angel**

IX. Alderman, Craig Soling will be **in** attendance

x. Open Discussion

XI. Adjournment

2025 HOA ANNUAL BOARD MEETING

Annual landscape maintenance is performed to preserve the subdivision's property values so we as owners can enjoy a consistent quality of neighborhood and lifestyle. Research has shown that the best-looking neighborhoods had the best re-sale values for their homes as well as a greater retention of homeowners and a greater return on investment.

WHAT WE DID IN 2024~

Weekly mowing - year two of our three-year contract with Hanson Landscaping,

Three fertilizer and weed control applications with a focus on the areas that have been identified by our lawn care company - we saw another year of improvement on the weed front.

Thank you to the homeowners for helping us ease our weed control challenges by continuing to follow the guidance we laid out in our "Open Letter to Heartland Circle Residents"; we appreciate everyone's assistance.

*****Please be on the lookout this year regarding weed control guidance if needed. Weeds thrive in a drought due to their long root systems. *****

Seasonal bi-monthly retention basin maintenance" year two of our three-year contract

with Terrapin ~ Algae continues to be more controlled due to our retention basin buffers. Homeowners - Please refrain from blowing your grass clippings into the street - they are flowing into our retention basins. The West Retention Basin is the hardest hit by the clippings.

Natural area stewardship and management of buffers surrounding retention basins/April- October ~ We now have 6 visits instead of 4 which allows Semper FI to promote the growth of our native plants while treating/eliminating invasive plants.

Removed weeds/brush, planted 15 Viburnums, applied preemergent, and covered with 3.5 yards of mulch behind 1132 Grace along path between Spring and Omaha.

Removed fallen trees behind the West Basin.

Cleaned out three inlets on West Basin.

Removed small shed over West Basin compressors ~ it was no longer needed.

Removed a fallen tree near Redwood and Bluebird as well as a fallen tree on Redwood.

West Retention Basin

The West Retention Basin has experienced growth in 2024, but there is still work to be done.

Woody Tree Removal.

East Retention Basin

The East Retention Basin is thriving, but there is still work to be done.

The subdivision has passed our Stormwater Management Facility Inspection on both retention basins from the City of Yorkville. We have been praised for our native detention buffers that we are cultivating, and the annual maintenance performed on our detention basins - We do, however, have additional work that is needed to stay in compliance with our retention buffer licenses.

We also must submit an annual detention basin report which lists work that has been done and projected work to be done.

****Our goal for our retention basin maintenance is to preserve the**

intended purpose of our basins while still respecting the local wildlife and maintaining the aesthetics in a fiscally responsible way**

**WHAT WE HAVE PLANNED FOR
2025**

Weekly mowing-year three of our three-year contract with Hanson Landscaping. Bid out landscaping contract.

Three sprayed fertilizer and weed control applications with a focus on the areas that have been identified by our lawn care company.

Seasonal bi-monthly retention basin maintenance-year three of our three-year contract with Terrapin.

Bid out retention basin maintenance contract.

Natural area stewardship and management surrounding retention basins / April -October West & East Basin native plug installation to stay in compliance with our retention basin licenses.

Submit annual detention basin report to the City of Yorkville.

Retention basin maintenance on compressors.

Dormant pruning of our common area trees.

**Path repair between Omaha
& Kate.**

Edge and Mulch tree rings along bike paths.

We mulched in 2023.

**Potential removal of weeds/brush, plant 5 Viburnum, apply
preemergent, and cover with**

**mulch on the opposite side of the path behind 1132 Grace. This area
needs a bit of TLC, but much of the area would stay as a more
native/natural habitat.**

**Add maps of neighborhood on the Heartland Circle website as well
as our Facebook page**

**that include bike paths as well as access points for the
retention basins.**

**Explore installing dog waste receptacles
along bike paths.**

**Organize a neighborhood Retention
Basin Cleanup Day.**

ELDAN

Heartland Circle HOA Annual Meeting January 15, 2025 7pm

Beecher Senior Center

Architectural Report

A House Plan Approvals for 2024

1 501 Birchwood Drive Lot 131 04/03/2024 2 1141 Grace Drive Lot 65 05/14/2024

3 1092 Kate Drive Lot 43 06/25/2024

4 1386 Spring Street Lot 213 11/08/2024

B Fencing

Approvals (7)

C Pool Fencing vs Covers

Per Illinois Law, if a qualified cover is used, an area fence is not required. All Pool request / permits go through the City of Yorkville. They do not go through our HOA. If you are putting a fence around you're pool, you will need to complete a Fence Approval Request Form and send it to the HOA Board to be either Approved or Denied. All HOA Forms can be located at heartland-circle.org along with any other documents.

Fencing is restrictive on lots which back up to open spaces with trail systems to 10' inside your lot line. On lots which have open space with trail system next to their side yard, must be 6' inside their lot line.

D Solar Panels

Solar panels **do** not need **approval** from **the HOA Board**.
They **are** covered Under the **Federal Government** as **part** of
Green Energy and we **can't** stop
or regulate **them**.

Marianne

Architectural **Committee**

ELDA
N

**Heartland Circle HOA Annual Meeting January 15,
2025 at 7pm**

**Beecher Senior
Center**

**Control Committee
Report**

**A HOA
infractions**

**a Most common
infractions**

**1 Garbage Cans / Grass Bags in front of the garage
or at the curb. 2 Per Policy / Procedures 5.03 (b)
refuse in general not to**

**accumulate outside including such things as grills,
ladders, wheelbarrows or other unsightly
items. This pertains to things**

that would be in clear view from the street.

**3 All we ask is that they not be the first thing you
see when driving**

by

.

**b Becoming
problems**

**1 Putting out Garbage cans and Grass bags early.
Monday night,**

**Tuesday morning for Wednesday pickup. Per
Policy/Procedures 5.03 (b) (3) Put out no earlier
than 5pm the night prior to pickup Wednesday and**

return no later than 11pm the day of pickup. 2
Brush pickup 5.03 (b) (4) All brush for pickup should not be placed at the curb more than (1) week prior to brush pickup date. See United City of Yorkville website for dates and further details.

B 2024 infractions consisted of:

	2024 G&G	2023
1 First observation	6 4 (53) //	6 4
2 Second observation / First warning letter	2 8 (23) 5	

			34
3 Third observation/Second warning letter			
	7	(6)	14
4 Forth observation / \$50 fine			
	0		6
5 Fifth observation / \$100 fine			
	0		3
6 Sixth observation/\$250 fine			
	0		2
7 Total observations			
	99	(82)	17
	123		

C Different types of infractions

observed

Garbage cans & Grass bags (G&G), Tall weeds and Grass, Orange plastic Fencing in yard, Busted up cabinets and furniture at curb early, Boat and trailer in driveway, Camper in driveway and Car on ramps in driveway. You are allowed 48 hours to maintain, clean and loading.

There are 262 lots in Heartland Circle with 8 of them still vacant. I only mention this to put in prospective the above observations. There were (54) different homes and (3) lots that made up the (99) observations. This means that there were 205 homes/lots that never had an observation or about 78%. Let me be clear, if someone is a part of the above numbers, you are not a bad person or a bad neighbor, it's just an observation and nothing more.

D Explain how I enforce / resolve an infraction.

1 I prefer to follow our Policies/Procedures in reference to written

documentation, but I do realize that there are gray areas and on

occasion, a visit, phone call or email works better to resolve the issue at hand.

2 Give examples of how **the process works, time frames, certified**

mail and calendar year
etc.

EI know to some folks these infractions may seem minor, but believe me the Broken Window Syndrome is a real fact of life. Problems start small and when not dealt with, they will escalate. This board has been very open and democratic in discussions with homeowners and among ourselves, but in the end we work for (ALL) of you! We welcome any feedback you may have, good or bad.

F I know some people would prefer a more private

setting to discuss

matters that concern them, so please feel free to contact any of us at a later date. You can go to heartland-circle.org for contact information. I personally have given my home phone number to many homeowners to have a conversation about their concerns.

I personally pride myself on getting back to anyone within 24 hours if I'm not out of town

Thank you for the privilege of serving on this board on your behalf.

**Bo
b**

**Committee
Chair**

Heartland Circle Homeowners Association Annual Meeting Notes

Wednesday, January 15, 2025

2024 Treasurer recap:

97% of Residents paid HOA Assessments; several homeowner accounts are seriously past due.

Effort was made this year to collect on past due accounts using in-house resources (the HOA team). Multiple reminders were sent and various outreach attempted. We were able to collect \$2860 in past due charges (assessments, PAL fees, violation charges, late fees).

\$600 in fees charged in 2024 was collected.

Total Revenue: \$53,585

Expenses: \$48,249

\$1216.18 was earned in interest on our Reserve Account and we were able to replenish \$5000 to the Reserve Account from our Operating Income.

Our proposed budget for 2025 mirrors 2024's budget. The majority of our expenditures continue to support landscaping and pond maintenance. We are projecting nominal increases for those services. We have seen increases in our Insurance costs and utility costs (The electric filtration systems in the retention ponds are now functioning.) We did not need to use our tree budget in 2024, but the line item remains in the budget to allow for tree work in the common areas resulting from wind events.

On the income side, it is unlikely that our efforts to collect on the seriously past due accounts will bring further results. We have increased our budget in the area of professional fees, as we begin to outsource collection on these accounts.

A review of our database indicated that our homeowner records were, in many instances, outdated or incomplete. In 2024, a Census form was sent to all households with their Annual Assessment. A majority of our homeowners did respond and our records were updated. Thank you! Households that did not respond were sent another Census form with the 2025 Homeowner assessment invoice.

Turning to 2025, Assessment payment response has been strong so

far. Invoices were mailed on 12.31.24, and as of today, 1.15.25, 30% of the yearly homeowners' payments have been received. Please encourage your neighbors to follow your great lead!

Thank you!

Proposed

Budget 2024 2024 Actual Budget 2025

Reserve

Balance

Income

HOA Fees Billed/Collected

Past Due HOA Fees/Prior Years

PAL Letter Fees

52,400.00

50,375.00

52,400.00

12022

97,132.78

0.00 1,250.00

0.00

2023

73,431.55

700.00

350.00

500.00

12024

79,647.73

Past Due PAL Fees/Prior Years

0.00

150.00

0.00

Late Fees Assessed/Paid 2024

1,700.00

250.00

0.00

Late Fees Paid for Yrs Prior to 2024

850.00

410.00

0.00

HOA Violation Fines

1,100.00

1,050.00

0.00

Total Billed/Paid

56,750.00

53,835.00

52,900.00

Interest

900.00

1,216.18

800.00

Total Income

56,750.00

55,051.18

52,900.00

Allowance for unpaid assessments:

-5,000.00

-2,025.00

-3,000.00

Checking Balance at EOY

6,167.08

6,752.65

0.00

Budgetable Income

57,917.08

60,002.08 56,652.65

Expense

Common Area/Repair & Maint

Hardscape - Trails

Trees

Landscape

0.00

0.00

0.00

2,000.00

0.00

2,000.00

25,000.00 27,394.00

30,000.00

Ponds

18,000.00 14,750.00 15,000.00

Total Common Area/Repair & Maint

45,000.00 42,144.00

47,000.00

Legal & Professional Fees

Professional Fees

250.00
210.00
1,000.00

Room Rental

50.00
80.00
100.00

Taxes - State and Federal

200.00
474.00
500.00

Total Legal & Professional Fees

500.00
764.00
1,600.00

Office

Outside Printers

0.00
0.00
0.00

Computer/Update Programs

2,000.00
0.00
300.00

Office Supplies

250.00
262.04
500.00

Postage

300.00
173.21
450.00

Postal Box Rental

185.00
182.00
200.00

Total Office

2,735.00
617.25
1,450.00

Social Committee//Website

Community Events

200.00
100.00

200.00

Website Domain

200.00

0.00

400.00

Total Social Committee/Website

400.00

100.00

600.00

Miscellaneous Expenses

Insurance

3,500.00

3,027.00

3,500.00

Utilities

1,300.00

1,597.18

2,000.00

Misc. Expense

200.00

0.00

Total Miscellaneous Expenses

5,000.00

4,624.18

200.00 **5,700.00**

Total Expenses

53,635.00

48,249.43 **56,350.00**

Net Operating Income

4,282.08 11,752.65

302.65

Net Operating Income

To/From Reserve **Positive Budget**

4,282.08 11,752.65 5,000.00 -5,000.00 **9,282.08 6,752.65**

302.65

0.00

302.65