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# Shadow Lawn Homeowners Association

Volume 2014, Issue 1

[www.shadowlawnhoa.com](http://www.shadowlawnhoa.com)

May 2014

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## ANNUAL MEETING!

***June 7, 2014 10:00am at the Beach***

This year's Annual Homeowners Association will take place Saturday June 7, 2014 10:00am at the Beach area. Bring your chairs and ideas for the improvement of Shadow Lawn! If you cannot attend the Annual Meeting, please fill out the enclosed proxy and give it to the designated, voting property owner or a Board member. There is also a copy of the proxy available for download at [www.shadowlawnhoa.com](http://www.shadowlawnhoa.com).

Here are some potential items for discussion and/or action:

- Discussion of potential Shadow Lawn improvement projects
- Review of septic special assessment (for those on the community system)
- Board of Directors nominations and elections
- Community Septic system repair completion
- Mowing of the common grounds
- If you have ideas and solutions to improve Shadow Lawn, please feel free to bring them up during the "New Business" section during the meeting.

**Come to the Pot Luck Lunch after the meeting. Burgers and hot dogs will be provided by the Board.  
Bring a dish to share. BYOB**

### **Reminders to Association Members...**

- Respect others' and their private property
- Please clean up after your pets while on common grounds
- Keep pets on leashes when on common grounds
- Yearly Assessments are due October 1. Assessment letters will go out in August.
- Visit the Shadow Lawn web site at [www.shadowlawnhoa.com](http://www.shadowlawnhoa.com)
- Please refrain from parking on a consistent basis on or near septic tanks and tile fields.
- Bylaws are available for viewing and printing from [www.shadowlawnhoa.com](http://www.shadowlawnhoa.com) Please visit the online Shadow Lawn library for other archived documents.
- We are looking to recreate a document on the history of Shadow Lawn. Contributions are graciously welcomed. If you would like to contribute, please contact a Board member.

**If you have a concern about the Association, please write a letter to the Board. Concerns regarding the Association can be discussed at Quarterly Board Meetings.**

### **Board of Directors Quarterly Meeting Highlights Since July 2013....continued on the back**

The Board of Directors is an elected group of Shadow Lawn Homeowners that perform various roles within the Association. The Board is responsible for handling the everyday business of the Association and its common grounds. The Board meets quarterly during the months of July, October, January, and April to

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communicate concerns and ideas with one another, as well as take voting action on various items of business. It has been a great experience for the current Board members to meet with one another on a consistent basis to discuss the matters of the Association. It is also the role of the Board to bring Association matters and ideas to property owners at the Annual Meeting. All Board meeting minutes are available in the "Documents" page at [www.shadowlawnhoa.com](http://www.shadowlawnhoa.com). You may request a print copy of Board minutes from any Board member.

**July 2013 Meeting-** Septic Pump Project updates- Com Ed proposed to run electric underground as it is cheaper. All com ed hookups would be free. A new transformer would be needed. Shadow Lawn would provide all of the wire and the meter post. No decision on com ed running the wire was made. Other options and contractors would be considered first. Hammann Quote is still current. 2 110v pumps running on single phase, 20 amps, no breaker box. There would need to be 2 circuits. A separate meter for com ed would be installed. Meter needs and address number for billing. We can make up our own number. We will ask Hammann for electrical contractor references. No tree donations have been made yet.

**October 2013 Meeting –** Girard Electric was awarded the contract to run and install the electrical system for the septic pump project on the the southeast community septic system. See quote and award letter.

**January 2013 Meeting –** Treasurer's Report: A report was passed out with up-to-date figures. As a result of the septic project expense, a special assessment of \$50 will be placed upon each community septic property owner (27 properties owners). \$1238 needs to be placed back into the General Fund (septic project incurred a debt of \$1238 from the General Fund). A motion made by John Schmidt to place a \$50 special assessment on community septic property owners. Tami Legacy seconded. Motion passed unanimously. A special assessment letter will be sent to the 27 property owners. The possibility of a special assessment was discussed at June 2013's Annual Meeting. This should not come as a shock. **Mower-**discussed how to get the most out of the \$6500 without buying something that will be a money pit. There is a Kubota for \$7900 that Al and Ed will look at. They will see about negotiating the price. **SE Community Septic Pumps** - waiting for the meter to be installed. Com Ed hasn't received permission from the County yet (waiting for inspector to communicate with Com Ed). Hammann's and Girard's work are complete. **HOA Status** - Tami requesting for John to contact Greg Deck's office (attorney). Work regarding language in the HOA (community septic areas not to be built-on) still needs to be done. Was supposed to be done by the end of 2013. John will make the contact.

**April 2013 Meeting – Treasurer Report:** Septic Fund owes General Fund \$1438 (+\$200 more than anticipated). Annual payment scheduled changed (from every May to every February) due to the tractor being added to policy. Total past due as of April 13: \$3,065.08 **Road/Septic Commissioner:** Kubota tractor with hydraulic bucket was purchased earlier this year from Watseka dealer. Still needs a finish mower attachment. The search has come up with little in the used market. We may need to purchase a finish mower new. See Topics of Discussion for more details. **HOA Status:** John will re-check with Greg Deck's office on HOA language update. **Tractor Update:** Kubota tractor with hydraulic bucket was purchased earlier this year from dealer in Watseka. Still needs a finish mower attachment. Tami Legacy made a motion to purchase new mower deck, seconded by Al Sprinkle. All Ayes. John will also be looking at a used grader for road maintenance. The tractor may be used for small maintenance jobs on personal Shadow Lawn properties (load/spread gravel, scraping...small jobs only). Board members will assist and operate tractor (or appoint a qualified, experienced operator).

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## **PROXY**

For the June 7, 2014 Annual Meeting

I, \_\_\_\_\_, will be unable to attend the annual meeting of the Shadow Lawn Homeowners Association. I am giving my proxy to \_\_\_\_\_ to vote in my place.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_