

Welcome to the Fairoaks Homeowners Association Annual Meeting

July 14th, 2019

www.fairoaksonline.org



Board of Directors

- **Greg Taylor** President
- **Leslie Bednar** Vice-President
- Keith Detmer Treasurer
- Tim Huchel Secretary
- **Dan Fechte** Trustee
- **Vacant** Trustee

Red indicates term ending on 8/31/19



Meeting Agenda



- Introduction of Board Members
- Financial Status of Association
- 2019/2020 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, 2018: \$7,584.55
- Income: \$3,648.36
- Expenses: \$5,000.38
- Current Balance: \$6,232.53
- Dues Payment Deadline: August 31st, 2019 (\$67.50 made out to Fairoaks Homeowners Assoc, Inc. or pay online @ www.fairoaksonline.org)
 - Checks can be mailed to Fairoaks HOA Treasurer Keith Detmer
-1544 Fairoaks Drive



Association Monthly Expenses

	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY
INCOME	\$ 1,758.50	\$ 405.00	\$ 202.50	\$ -	\$ 336.86	\$ 405.50	\$ 337.50	\$ -	\$ -	\$ -	\$ 67.50	\$ 135.00
TOTAL INCOME	\$ 1,758.50	\$ 2,163.50	\$ 2,366.00	\$ 2,366.00	\$ 2,702.86	\$ 3,108.36	\$ 3,445.86	\$ 3,445.86	\$ 3,445.86	\$ 3,445.86	\$ 3,513.36	\$ 3,648.36
EXPENSE ACCOUTS												
SPRING BLOCK PARTY									\$ 103.00		190.67	
LANDSCAPING			\$1,166.00						\$ 49.78			
MADISON COUNTY RECORDER	\$ 84.99		\$37.00									
ADVERTISING FOR GARAGE SALE												
STATE FARM INSURANCE												
OFFICE SUPPLIES												
MOWING	\$ 325.00	\$ 325.00	\$260.00	\$ 195.00			\$ 65.00		\$ 195.00		\$ 585.00	
PRINTING		\$ 23.40										
POST OFFICE			\$10.00		\$ 10.00						\$ 15.05	
AMEREN		\$ 69.01	\$34.41		\$ 74.23		\$ 98.13	36.45	\$ 36.04	\$ 36.04	\$ 35.74	\$ 35.86
NOTARY FEES	\$ -											
SECRETARY OF STATE							\$ 10.00					
CHRISTMAS DECORATING CONTEST					\$ 75.00							
CHRISTMAS DECORATING					\$ 222.00							
ATTORNEY FEES												
INTERNET SITE EXPENSE							\$ 252.00					
TROY VFW RENTAL									\$ 75.00			
LESLIE			\$23.40						\$ 37.18			
ED												
RECURRING	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL MONTHLY EXPENSES	\$ 444.99	\$ 452.41	\$ 1,565.81	\$ 230.00	\$ 416.23	\$ 35.00	\$ 425.13	\$ 36.45	\$ 496.00	\$ 36.04	\$ 826.46	\$ 35.86
ENDING BALANCE	\$ 8,898.06	\$ 8,850.65	\$ 7,487.34	\$ 7,257.34	\$ 7,177.97	\$ 7,548.47	\$ 7,460.84	\$ 7,424.39	\$ 6,928.39	\$ 6,892.35	\$ 6,133.39	\$ 6,232.53

Notes on Financials:

99% of homeowners are paid on dues for current fiscal year – 1 not paid

\$3,166 in Landscaping and Mowing expenses for 12 month period

Average Ameren charges of \$38.18

\$294 for Spring Block Party

Cancelled Quickbooks subscription - \$420 annual savings

Need a volunteer to meet with Keith Detmer (treasurer) to audit records of the homeowner's association.

2019 Calendar

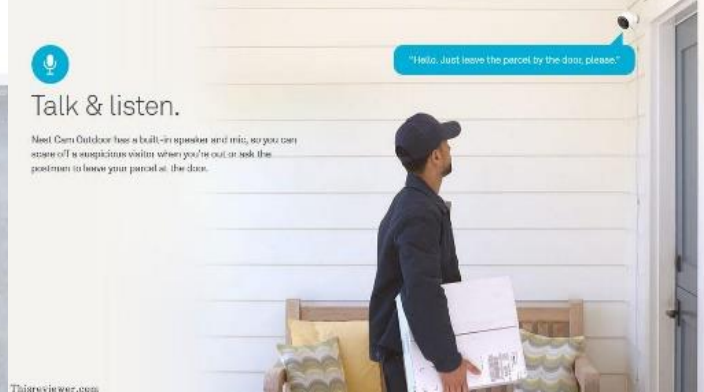
- 2019 Annual Meeting July 14th, 2019
- Deadline for Nominating New Board Members Submitting Proposed Amendments For the By-Laws and the Covenants & Restrictions (3 weeks after Annual Meeting) August 4th, 2019
- Deadline to complete ballots online www.fairoaksonline.org August 18th, 2019
-- Currently no proposed amendments
- End of Fiscal Year - Dues of \$67.50 for the upcoming 2019/2020 Fiscal Year are due August 31st, 2019
- Beginning of New Fiscal Year Sept. 1st, 2019

2019/2020 Activities

- Newsletters: 3 / Board Meetings: 7
 - 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
- Spring neighborhood party held Friday, May 10 at Tri-Township Park
- Board proposal for homeowners to receive waiver of dues for personal installation of an outdoor video surveillance system
- Landscaping improvements to front entrance by Bloomers Landscaping—replaced plants in bed, mulch with rock, edging with Holland Stone pavers.


Review of creek reconstruction plans


- Phase I was completed in fall of 2018
- The City approved funding for Phase II.
 - Bid publishing date: 20 Jun 2019
 - Opening of Bids: 11 Jul 2019
 - Work begins: 1 Aug 2019
 - Project completion: 31 Oct 2019



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 2019-2020 fiscal year (9/1/19—8/31/20)
- 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.

- 
- 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) by 8/31/2019 in order to be eligible for the promotion

- 
- 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

Modifications to Landscaping at Front entrance

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

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

Election of Board Members

- **Need 4 new board members (2 yr term)**
- **Nomination deadline: August 4th, 2019**
 - (3 weeks after Annual meeting)
 - Send e-mail to any board member

- **Ballot Forms to Members:**

Between August 5th—Aug 10th, 2019

Voting members will complete ballot forms via
www.fairoaksonline.org

- **Voting deadline: August 18th, 2019**
 - (5 weeks after Annual meeting)





Fairoaks Home Owners Association, Inc.

Date: August 5th, 2019

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 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 (username): **1544FairoaksDrive@fairoaksonline.org**

Password: **J26\$15eq**

Once you are logged in, you will see an option for completing the 2019 Ballot and a separate option for paying your dues. If you ever forget your password, go to the board section of the website 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.
1544 Fairoaks Drive
Troy, IL 62294

**You Have Until
August 18th to
Vote!**

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

Greg Taylor, President
Fairoaks Homeowners Association, Inc.
www.fairoaksonline.org



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

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

Friendly Reminders

- Trash cans should not be visible from street view
- 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.

Power washer for use by residents in Fairoaks

- Need to complete Equipment Use Agreement. (Available on website)
- Available for same day use / available on a first-come, first-served basis.



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

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



Questions / Answers

Resident feedback

Adjourn

