



# Hershey Grove Homeowner's Association Meeting Notes

**Meeting Date/Location:** January 14, 2019 at 6:00 PM  
The Den at Fox Creek  
3002 Fox Creek Rd, Bloomington, IL  
Phone: 309-434-2300

## MEETING NOTES

The meeting was called to order at 6:05 pm by President Rob Orwig.

**Welcome/Introductions** – The HOA Board members and the homeowners introduced themselves. There were 6 homeowners present plus the Board.

### **Minutes – Approval – Rob Orwig**

The meeting minutes for the July 23, 2018, meeting were previously sent to homeowners via email or USPS if no email available prior to this meeting.

Vicky Strauss made a motion to approve the meeting minutes as presented. Pauline Gourley seconded the motion. Motion was then approved.

### **Board Elections – Rob Orwig**

Announced the promotion of Rob Orwig to President and Don Everhart to Vice President. Mike Parker remains on as Treasurer and Michelle Reed as Secretary. The Member at Large position is still open. Next election is July.

## **Reports**

### **Financial Report – Mike Parker**

Treasurer, Mike Parker, provided the current status of the HOA bank account – income and expenses. Balance on hand as of January 1, 2019, is \$11,103.65. A copy of the details along with the meeting notes was previously sent via email or USPS to all homeowners prior to the meeting and handed out at the meeting.

Diana Keller made a motion to approve the treasurer's report. Pauline Gourley seconded the motion. Motion was then approved.

### **Occupancy Report – Mike Parker**

- Hershey Grove subdivision has a total of 121 lots. 101 of these lots are developed and 20 are undeveloped and are owned by the Snyder Corporation.
- We presently have 80 homes.
- We have 3 existing properties for sale in the subdivision.
- We have 3 new properties for sale.
- 4 houses have been sold since June 2018.

Diana Keller made a motion to approve the Occupancy report. Pauline Gourley seconded the motion. Motion was then approved.

### **Contracts for 2019 – Rob Orwig**

Maintenance for common area.

- Mowing – Kim LeBaube
- Fertilizing – Freedom Lawn Care
- Sprinkler – F&W



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We request they give us a bid every year. We have been happy with the service in past. Pauline Gourley mentioned the many thistles she noticed by the Hershey Grove sidewalk and detention pond.

## Covenant Reminders – Don Everhart

- **Garbage cans should be out of public view – Article 5 – Section 7** – No rubbish, trash, garbage or other waste material shall be kept or permitted on any lot or on the common area except in sanitary containers located in appropriate areas concealed from public view.  
**Note:** except on garbage days 😊
- **Trailers should not be parked in the subdivision– Article 5 – Section 16** – No truck, travel trailer, recreational type vehicle, mobile home, boat, trailer, motor bike or trail bikes, etc. shall be kept on the lot or in the subdivision except entirely within an enclosed structure.  
**Note:** If you have someone visiting for a few days with a trailer/RV, please let the board know.
- **Trees – there should be two hardwood trees on each lot – Article 5 – Section 12** – Each lot shall be planted with two (2) hardwood trees, which are two (2) inches in diameter, within one (1) year after a lot is in possession of a Class A member after sale by the Declarant.
  - **Hardwood** = Oak, Maple, Hickory, Birch, Beech, Cherry
- **TV satellite dishes should only be at the rear of house and must be attached – Article 5 – Section 17** – The installation or construction of any satellite dish or receiver greater than 24 inches in diameter on any lot is prohibited. Any dish must be placed in rear of house and attached to the house.
- **Please trim any branches that hang over the sidewalks**
- **Please trim grass and weeds on the common area that is adjacent to your property** - .i.e. around the detention basin to the water line, on the berm and any area that needs care which is adjacent to your property.
- **Please also be a good neighbor and pick up your dog poop**

## Covenant Violations – Don Everhart

The Board will send out covenant violation notices to homeowners. Pauline Gourley brought up the issue of cars parked near the entrance. Discussed contacting the city to put up a “No Parking” sign at entrance. Mike Parker has previously talked to Ozzie Ibishi at 1602 Keybridge Way about parking on the streets. Our final word on the parking was that we be patient with the homeowner, as he is remodeling his home and therefore his contractor plus his 4 cars are there. He will eventually clean out the garage and park vehicles in the garage and his contractor vehicles will no longer be there. Those present seemed to agree. Somebody said we can do anything we want including painting the curbs yellow. Mike Parker responded by saying no we cannot do anything we want. It is not our street, it belongs to the City of Bloomington.

## Fence – Rob Orwig

The Board will be determining which attorney is the best choice for the fence issue. Will communicate bi-monthly with homeowners regarding this issue. It was suggested HG HOA put out a newsletter to keep homeowners updated.



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## **Storm Water Detention – Bud Jorgenson**

Our Storm Water Detention was still in Snyder's name, so Bud filed the necessary documents to put it in the Hershey Grove HOA name. Then, Bud spoke with the neighboring Ireland Grove Association about contributing to our storm water fees and they refused to participate. Bud researched and found out that the City of Bloomington has a program for residents who maintain their own water detention basin. Bud is going to file for that program, excluding the Ireland Grove Association. If they decide in the future to participate, we can add them onto the program then. The Board thanked Bud for all his legwork on this issue.

Pauline Gourley brought up an issue she has noticed. People from outside of our subdivision are saying they can do things at the pond because they claim the pond is owned by the city. We do have a couple signs posted that say no trespassing private property. We need to put more up.

## **Garage Sale 2019 – Michelle Reed**

Agreed to have the HG garage sale again for 2019. Chose date of June 7-8, 2019.

## **Next Hershey Grove HOA Meeting**

The next Hershey Grove HOA meeting will be on **July 15, 2019**. The location will be at Prairie Vista Golf Course meeting room.

## **Motion to adjourn**

Vicky Strauss made a motion to adjourn the meeting at 7:05. Bud Jorgenson seconded the motion. Motion was then approved.