



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location: August 8, 2022, at 6:00 PM
Resident Inn by Marriott
2160 Ireland Grove Rd
Bloomington, IL 61704
Phone: 309-661-9821

MEETING NOTES

Call to Order at 6:02pm.

Welcome/Introductions – The HOA Board members and the homeowners introduced themselves.

Reports

Financial Report – Mike Parker

Treasurer, Mike Parker, provided the status of the HOA bank account – income and expenses. A copy of the details was previously sent to homeowners via email or USPS if no email available prior to this meeting.

Narlyn Nelson made a motion to approve the treasurer's report. Michelle Reed seconded the motion. Motion was then approved.

Occupancy Report – Mike Parker

Hershey Grove subdivision has a total of 121 lots. The final 5th addition is complete and ready for home construction.

All lots in the 1st through 4th Addition to Hershey Grove Subdivision are completed or under construction.

There are 112 homes in this subdivision.

There are 20 lots in the 5th and last addition to Hershey Grove.

- We have 4 properties under construction and not sold in 2022.
- We had 8 properties constructed and sold and occupied in 2022.

Vicki Strauss asked if they are paying for the 5th addition lots. Mike Parker confirmed yes that they have already paid for them.

Vicki Strauss made a motion to approve the Occupancy report. Sherry Reed seconded the motion. Motion was then approved.

Old Business

Garage Sale Recap - Michelle

This year we had quite a few partake, we had 13 residences participate. It was busier two years ago but still good. Vicki agreed that last year was busier than this year. It was beautiful weather weekend.

Retention Basin – Michelle Reed

MarineBio treats the retention pond for the weeds, and you are not allow to fish or swim for 3 days afterwards. Religiously someone is always trying to fish in there right afterwards. Does MarineBio have signage to put out after treatment? John Reed says MarineBio does not do that. MarineBio are the only ones available within 150 miles of Bloomington and if you make them guys mad, you're not going to get anyone to treat it. John and



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Vicki suggest we make our own signs to put out like the HOA meeting. Then we just take them in after a few days. Mike appointed John special project coordinator for treating the pond. John says they sprayed for three different chemicals, we have cattails, moss, and duckweed. And he thinks they are going to have to come back and treat again because duckweed is carried in from all the geese. We will need to make two signs, one for the South side and one for the West side. We will still send out emails that the homeowners will get. Some of the people that may have been out there fishing may not have even been from our subdivision. The signage will cover and protect us from liability. Vicki motioned to approve for getting two signs. Sherry seconded the motion. Motion was then approved.

Fence Update – Mike Parker

We have a new fence on first two lots coming from the South on 1615 and 1613 Myra, aluminum I-beam on every other post to make it substantial. Vicki asked if we paid for it already. Mike confirmed that yes that section was paid for. Next section will start from the North down across two lots. John asked what are you going to do about the people who have a fence inside our fence. Mike says we will just go right on by it. Rob says the next section will be done next year. It will be around \$10,000-\$15,000. We spent \$12,000 on the last one. John says those guys (Bloomington Fence) did a really good job on the fence. Sherry asked on the North end, are we 100% sure that white fence is ours because they put their own fence up down Ireland Grove Road. Mike said according to our covenants the fence belongs to HOA. Fence going North and South is ours. Fence going East and West is what homeowners put in.

Covenant Reminders – Michelle Reed

- **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
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- **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**



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New Business

HOA Dues – Rob Orwig

\$150.00 was due August 1, 2022. The notices have been sent out via email. A second reminder will be sent out soon thereafter to those who have not paid.

- Payments received after 8/30/2022 are subject to interest at a rate of 9% per annum.
- The HOA placed the sign at the front gate entrance to announce that dues are due.

5th Addition Covenants – Michelle Reed

The 5th addition is approved and submitted to Records office by Tentac but we have not received back yet and that is why it is not up on the website yet. It outlines the lot numbers and addresses, pretty much everything else is the same. We are excited that Keybridge street is completed. Don asked if everyone is familiar with the website, just type in Hershey Grove Subdivision in Google and it will come up. The site has all the documents published; it will have all the covenants, original covenant, covenants for the First, Second, Third, Fourth, and soon the Fifth. Michelle says as soon as we get the recorded copy we will put it up on the website. Narlyn asked if these covenants are basically the same. Don says basically the covenants just add the new lots to the new additions, but they carry the tenants all the way through from original covenants. All the additions must follow the same guidelines.

Meet Your Neighbors Block Party – Rod Orwig

We will be having a block party on September 10th. It will be a block party where Keybridge and Eide meet. We will be getting a permit. Don said residents on Keybridge and Eide must be happy the street is complete now, snowplow and garbage trucks may go all the way through now. Bud said that will not change, he has talked to city. Their only obligation is the open of the entrance for the school bus route. Don said our streets are public streets, isn't it the City's obligation to clear the streets? Bud said since we are considered a secondary street, not until there is 4" or more of snow on ground. Rob said back to the block party, just keep your eyes out for email about it. The Board is having a meeting right after this meeting to discuss it and we will let you know.

Elections – 2 Open Board Positions – Rob & Don

Because of Covid, we are supposed to have a re-election every 2-3 years. Don says every annual meeting we are supposed to re-elect. We are supposed to have 5 directors, every meeting will be an election. Right now, because of Covid, we are behind on elections. Mike has been on the Board 6 years, Rob has been on for 5 years, and Don and Michelle for 4 years. Up for elections is the 5th Member at Large. Come January, we will have a full election to get back into the swing. We can't have all new board members. Vicki suggested we tell everyone how often we meet and the commitment level. We normally have 3 Board meetings a year, 2 HOA meetings, and a bloc party. Rob asked if anybody is interested in joining our Board as Member at Large. Dick Drew said if nobody else volunteers he would be interested.

Marilyn Nelson made a motion to nominate Dick Drew for Member at Large. Vicki Strauss seconded the motion. Motion was then approved.

Berm where Nicor Damaged

Vicky asked about the berm, are we going to pull weeds over there the side where they just destroyed? Mike says that was a Nicor project that started in January. They got the sidewalk done at the end of July. Mike met with Nicor, and they will come back and take care of the damaged trees and prune them, grade and reseed



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early Fall like September. They will cover with straw blanket. Mike confirmed they will fill along the sidewalk with topsoil, graded, and seeded, and restored to original condition.

Trees on Outlots – Michelle & Mike

Mike said there are several outlots along the apartments, outlots 98 & 129 that do not have any evergreen trees. Michelle sent an email to Tentac to find out what their plan is for putting site screens between homeowners and tall apartments. Julie Baird from Tentac forwarded my email to Eric Cramer who was out on vacation. We are waiting for them to get back to us. Vicki said not everyone may know what outlots are. Mike explained the new lots along Eide, there is a space 20-30ft wide up to power lines that are part of Hershey Grove. It is our responsibility to have that mowed. We asked homeowners if they want to take care of it as it will extend their yard and they so far have agreed. If they do not agree, then HG would be responsible for it. We asked Tentac who will be responsible for mowing under the power lines when this is all done. Purpose of outlot is drainage. So people need to make sure they are not putting something in that drainage ditch. Jeremy Bachelor asked if that is considered common area. Mike confirmed it is common area. If it is adjacent to your property wouldn't you have to maintain it like we do with the common area between our house and the basin? Bud said that is not common area, that is part of your lot. Your lot goes to the detention base, there is no common area. John said there are utilities back there but that is it. Rob & Mike both said people can't walk along that side and there is no common area in your back lot. But there are outlot common areas along the lots on Eide, part of Eide that is going East and West. It is our plan to approach the new homeowners and see if they would be interested in mowing it.

Detention Basin

Dick Drew says his house at 1707 Whiiter sits right next to the drainage pipe that goes from the street into the retention basin and there is a concrete headwall that is poured over the pipe and unfortunately Voles have gotten in there and undermined the thing and he has tried to kill them for five years with limited success. He asked if there was any suggestion of how to get rid of them. Right now there is a joint that is pulled apart 2" in that headwall and the lower part is starting to slip into the pond. If we don't do anything we will be spending thousands of dollars to replace that headwall. Michelle suggested mouse traps, she used it successfully to kill voles in her yard. Dick said he has even had an exterminator. He needs help. Board offered to go over and take a look and help.

Food Trucks

Mike Ishmael said a lot of communities will have food trucks, they come in for anyone in the neighborhood, like a Friday or Saturday night on a regular basis. Mike Parker asked if they require a certain amount of revenue to come. Mike Ishmael said that he did not know. Marilyn Nelson said Brookridge on the corner has done it several times and they send out notices to everybody every time the food truck is going to be there on such and such a day and the time they will be there. Michelle asked Mike Ishmael if he knows how to get in touch with the food trucks. He said they come to his work, and he will ask them. Rob said we contacted Gill Street Food Truck, and we were going to have them come to our Block Party event but they wanted a guarantee of certain amount of revenue. Mike said that is an actual event. I think it would be they would be open to coming out to our subdivision 2-3 hours on Friday or Saturday nights on regular bases. We are open for them to coming to our neighborhood for couple hours on Saturday nights. Narlyn said ice cream trucks used to come through out neighborhood once a week. Vicki said there is an app for ice cream trucks, she will look into that.



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Next Hershey Grove HOA Meeting

Next meeting will be in January. Everyone liked this location for the meeting. In January is when we will do the elections again.

Motion to adjourn

Vicki made a motion to adjourn the meeting at 6:52pm. Narlyn seconded the motion. Motion was then approved.