



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location:

**July 10, 2023, 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 6:20pm.

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 as of June 30, 2023. A copy of the details was previously sent to homeowners via email or USPS if no email was available prior to this meeting.

Old Business

Garage Sale Recap – Michelle Reed

This year we had about twelve residents take part and participate. Michelle said she thinks since she has been on the Board that is the greatest number of people participating that we have had. It was good, beautiful weather, and good turnout. Thank you to all who participated.

Retention Basin – Michelle Reed and Mike Parker

At the previous HOA meeting, someone had asked if there was a way for MarineBio to provide a sign after they treat the pond for the weeds, like you do when you treat your lawn. Mike Parker and John Reed have both reached out to MarineBio but they have failed to respond back to us about that. Dick Drew asked if they have treated the pond yet this year. Mike Parker said no, it is not in bad shape. Michelle said we have signs out there for no trespassing.

Lighting at Entrance Sign – Mike Parker

The lighting at the entrance sign was failing and was not working and Mike hired Masters Brothers to change the electric eye component. It failed. It has been there for 20 years, so it was about time.

Removal and Pruning of Trees on Outlots – Michelle Reed and Mike Parker

Last month the Board got together and removed a couple dead trees on the outlots and pruned and removed the guide wires. We all did that as a Board. The steel posts were still in there from 2 years ago, so they needed to be removed. The outlots are on Eide 20-30 feet from the trail to the power line.

Fence Update – Mike Parker

Mike said the contractor should be in this week to do that part of the fence across 1601-1603 Myra alongside the East side of Hershey Road and we are remaining \$4,200 for the fence. Narlyn asked if the whole fence was going to be done then. Mike said no just across two more lots, the weak sections of the fence. We did the first section two years ago across 1613-1615 Myra, now we are doing 1601-1603. The other sections have not fallen yet. Narlyn said, "so you are working from the North to South." Mike said not totally to the North, we are going to the second lot to the North. We are replacing the ones that are the weakest and falling. Reid Basting stated that our responsibility from an HOA standpoint is the gate and then come to find out the white fence on Hershey. Reid said he is just trying to understand. Michelle Reed said before you moved here, the fence was the topic of every meeting. The first topic was whose responsibility it is, and the second topic was Snyder, now



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Tentac, they put the fence in cheap, so it was always falling. And so, the question was always whose responsibility is it. Snyder put in the covenants that it is the HOA's responsibility. So now we are finally getting the fence replaced one section at a time because we cannot afford to replace it all at once. We are replacing it with a good solid and secure fence now. It has an aluminum eyebeam at every other post. It will not enclose the retention basin, just where the existing fence is now. We will not be enclosing the pond because it is expensive. The purpose of the fence was to protect the back lots and make the lots more sellable for Snyder when he sold them instead of just a backyard to a busy road. Across the pond there is not really that issue. Kirby Reese said it would keep the trespassers out. Dick Drew said if you close the pond off, it will make access to the pond to those who live in Hershey Grove and want to fish there a little tougher. Right now, rather than standing in the homeowners' back yards they can go around to the south side or the west side of the pond. So, if we close it off, it would be tougher for those who want to fish there who live in Hershey Grove. There is no easement between houses for pedestrians except for the trail in middle of Eide and end of Whitmer. They did not make an easement to the pond.

Reid asked if there is anything else other than gate and fence that he is missing on the HOA responsibility. Mike, Don, and Michelle said the berm, common area, pond, and landscaping.

Covenant Reminders – Don Everhart

Don says we are covenant deed HOA, when you sign your deed, you are bound by those covenants. You have access to those covenants on our website. We have had some violations on signs. If we become aware of it, we will let you know to comply with those covenants.

Narlyn said he cannot download the fifth edition correctly from the website. All the other covenants download find from the site. Don said he will download the recorded copy directly from the county and download it again.

Wayne Steffen said he is planning to put a little free library box for kids to give a book and take a book in his yard. There will be a sign on it that reads Free Books, Take One, Bring One. He said before he started digging, he wanted to get approval.

- **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 the house and must be attached – Article 5 – Section 17** – The installation or construction of any satellite dish or receiver greater than twenty-four inches in diameter on any lot is prohibited. Any dish must be placed at the rear of the house and attached to the house.
- **Please trim any branches that hang over the sidewalks.**



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- **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.**

New Business

HOA Dues – Mike Parker

\$150.00 is due August 1, 2023. Notices will be sent out via email.

- Payments received after 8/30/2023 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.

Outlots Maintenance – Mike Parker and Michelle Reed

Mike Parker says people who live along Eide that have an outlot, we encourage you to mow out through the outlot and sort of claim that as your own yard. The only reason it is needed is a drainage way that comes through there going from the East to the West towards the pond we need to have a continuous drainage way. We do not want to have people blocking it up so that is why it is an outlot. Michelle Reed says you can plant a garden, trees, but no hardscape, to make it an extension of your yard.

Andrew Linden asked what the update on the tree line, it is the only section that does not have trees. Michelle Reed said she reached out to Tentac about that, and they were waiting for the city's plans. Michelle said she will follow up again on that.

Extension of Trail – Dick Drew

Kirby asked who did the trail and where were they expecting it to go. Mike Parker said to the corn field. Narlyn Nelson said long term plan if it ever gets developed is to go clear to Towanda Barns. But it is still farmland now so until it gets developed, they are not going to go any farther. Now they are going to put a trail down to State Farm where that new crossing is. Dick Drew said he attended the meetings for the planning and zoning committee when they were talking about putting the crossing in and I will try to make this brief. It is my understanding that the long-term agreement between Tentac, used to be Snyder, and the City was that Tentac's obligation was to bring that trail all the way from corporate south there at the bridge all the way down to the strip mall and head north on Hershey and now they have the connection there. Well, there was a proposal for the city to allow them to slide and not do that, and just do the crossing. The city bent over backwards to accommodate Tentac, and they made excuses like "well the costs has gone up, blah, blah, blah." Long story short, I stood up and maybe some people here at this meeting stood up and said when are you going to put the trail in, if you are going to have them put the crossing in and let them slide on that quarter mile worth of trail, when are you going to put the trail in. It is not in the budget; it is not in the five-year plan. So, a bunch of people stood up and opposed it and the zoning/planning committee said they are not going to approve it. About 3 weeks later in the paper, oh my gosh the city found \$500,000 from some grant and so they rejected what the zoning/planning committee said and let Tentac slide. Tentac immediately put in the crossing because they were under a time limit to extend that trail this year. So, I do not know when they are going to do the extension of the trail. Tentac's obligations all the years was to extend that trail a quarter mile up to where it should go. Narlyn said he does not get why that would be because Tentac did not own that property. Dick said it is a long story, but the City allowed



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them to trade putting in the crossing for extending the trail, saving Tentac hundreds of thousands of dollars. So, I think we, I, anybody who wants to contact the city public works, put a little pressure on them, because they said oh now, we got the money but here we sit with a trail to nowhere.

Erosion Control – Dick Drew

Dick said back in late April we had a heavy storm, and he noticed the water coming into the pond was full of mud. Dick got in his car and drove over to the new part of the subdivision, the East side of the subdivision that Tentac is still developing and starting last summer they just stripped about two acres over there and nothing but dirt and no erosion control. He is drafting a letter to the city requesting their help that they require Tentac to put in erosion control required by the city and state of Illinois EPA, that we would like to see results in 30 days, we do not want to have to go to the IEPA to get results. Putting them on notice because what will happen is that dirt just comes into the street, goes into the storm sewers, and comes into the pond, then in a few years we will have to dig the pond out. As with most things with Tentac, they only move when they have to. There are City of Bloomington and Illinois EPA statues that they are in violation of right now.

Storm Sewer 36" Concrete Pipe End Section Outlot into Pond at 1707 Whitmer – Dick Drew

Dick Drew said he thinks he killed all the voles with poison. The voles were digging in and around the pipe that comes into the pond and taking over the yard. Finally, I got serious about it, and I think the voles we got under control. But the last section of pipe has separated from the pipe that comes from the street and there is a gap and is slowly sliding down a little bit. He thinks Mike has somebody coming by in the next week to give us an estimate to pull it back and anchor it in place, so we do not lose that. It is a thirty-six' diameter pipe that comes from Whitmer between Dick's house and the neighbors house and dumps into the pond there and when it rains it shoots out of there around 20-30 feet. It comes all the way from Keybridge and Eide. Mike said he has a contractor coming in next week to give an estimate and valuation to dig it up, pull it out, fix erosion, and reset the pipe again. There is a little concrete tow out in the water that holds the end of the pipe up that he will fix. Could not do anything until we took care of the vole problem. What was happening was the voles were digging around the pipe and erosion was taking place and washing out around the pipe and the pipe was moving, settling.

Meet Your Neighbors Block Party – Michelle Reed

We will be having a block party in September. If anyone has ideas let us know. It is a way for neighbors to get together and meet everyone. Let us know if anyone would like to host. The HOA Board will pay for a portion of it. Last year we had an ice cream social, years before that, a potluck. We typically have it in someone's driveway. Meg O'Brian suggested the pond, there is a long flat space, they have a popup tent, and it is a pretty space. Vicky said we could bring tables.

Elections – All Board Positions Open – Michelle Reed

Michelle said All positions are open. If you are interested in getting more involved with innovative ideas and you want to join the Board, now is your time. Vicky asked if anyone on the Board did not want to do it anymore. Rob said he has a health issue and will be stepping down from President position. Michelle asked if anyone was interested in joining the board as a member at large. Mike mentioned the Board elects the officer between us. Michelle said we have HOA meetings with homeowners twice a year in January and July. The Board meets quarterly. The meetings were virtual during the pandemic, but normally we meet at each other's houses. Don said the President oversees the Board, the one who makes contact if we need assistance with legal matters with our attorney. When the President is not able to fulfill that, the Vice President takes over. The most complicated positions are the Treasurer and Secretary. Michelle asked if anyone had ever been on a board before. A few raised their hands. Vicky asked if we were willing to stay on board. Mike said we would prefer it if somebody were willing to take our place. It is better to share the responsibility and have new energy on the Board. Board members help with transition. Levi Sturgeon said has been on a couple boards and Michelle is



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going to strong-arm him anyway, he is willing to do it. Andrew Linden said he is interested and on board to join the board. Vicky Strauss suggested they attend a meeting with the Board to see what it is like to make their decision. We can set up an electronic vote. Meg O'Brian could set up a virtual vote for us. Vicky asked if we can by end of August hold a vote because we can electronically set it up and send it out to every household and put the people who said OKAY after they have gone to one of our meetings and talked to us. We would send it out and everyone would get it and we would have a majority of votes. Meg said it would compile it and we would want to know the name and address of who voted. The vote will be sent out and closes August 30th. We have two people interested. Reid Basting said he may be interested. Now that makes three interested.

Levi Sturgeon asked if we have a Facebook group for HG. Michelle said we do not because it would need to be managed. Levi said he created the Facebook group for Old Farm Lakes. Don said it could be a private group. Levi said he would create it for us.

Next Hershey Grove HOA Meeting

Next meeting will be in January. Vicky asked that if it is going to be super cold, we have a virtual meeting. Don said we did not have much participation when we had a virtual meeting. Vicky said it would be if worse comes to worse.

Motion to adjourn

Michelle made a motion to adjourn the meeting at 7:07pm. Wayne Steffen seconded the motion. Motion was then approved.