



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location: May 20, 2024, at 6:00 PM
Good Shepherd Lutheran Church
3516 White Eagle Dr
Bloomington, IL 61704
Phone: 309-662-8905

MEETING NOTES

Call to Order at 6:07pm.

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

Reports

Financial Report

Treasurer, Dick Drew, provided current financial reports and the status of the HOA bank account – income and expenses as of April 30, 2024. 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

Fence Update

Linda Steffen says she appreciates how nice Hershey Grove's white fence looks compared to the subdivision across the street. Mike Parker says we will be replacing section 1605 Myra this Fall. The remaining 3 sections are 1607, 1609, and 1611 Myra.

Outlots

Don says the outlots on the south end of Hershey Grove, there are 3 east of the end of the pond further east are either owned by the City or Tentac. Hershey Grove is not responsible for them. The southern outlot along the pond is owned by Tentac. The City owns the outlot to the east of the sidewalk of the trail. Tentac has been mowing it. Kim LaBaube has been mowing the south end of the pond. John Reed asked how much of the outlot around the pond does Tentac own? The detention basin is outlot 33 and 63; on the south side of the basin is outlot 62 that runs along the trail.

1. Outlots 33 & 63 (around the detention pond) are owned by Hershey Grove Homeowners Assoc. Inc.
2. At the south end: outlots 62 & 98 are owned by the City of Bloomington.
3. Outlot 129 is owned by Hershey Grove LLC (TenTac).

Trail

Dick said in March of 2023, the city and Tentac came up with a plan to get out of their obligation to extend the trail across Hershey Grove. A number of us went to the planning commissioning meeting to express that we did not want that plan to go through. The planning commission agreed and said no they were going to deny. Then the City approved it right after. Tentac built the crossing. The city announced they acquired a \$500k grant to build the extension of the trail. Three weeks ago, Dick called the city to find out when they are going to build the trail, they haven't even hired the engineer to design it yet. Over a year later they have done nothing. Dick put together a petition for us to sign that will put a sense of urgency to build the trail.

Wayne Steffen suggested since we have 18 available undeveloped lots, that means we have 110 residents. He suggested we take the petition around to every resident who hasn't signed so we get more signatures.

Hannah at 1713 Eide, will do all Eide. Dick will do all Whitmer. Mike will take all Neaves. Matt at 1609 Myra will do all Myra. Levi and Michelle will do all Keybridge.



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Covenant Reminders

- **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 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.**
- **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

\$150.00 is due August 1, 2024. Notices will be sent out via email.

- Payments received after 8/30/2024 are subject to interest at a rate of 9% per annum.
- The HOA will place the sign at the front gate entrance to announce that dues are due.

Neighborhood Garage Sale

Michelle Reed said an announcement was sent out May 11, 2024, about our annual Hershey Grove Neighborhood Garage Sale. This year, it is scheduled for June 7th and 8th 8am-4pm. Please respond notifying us if you plan to participate and the items will be selling.

HG Facebook Group

Levi Sturgeon created our Hershey Grove HOA Facebook Group: Hershey Grove HOA (Bloomington, IL). We currently have 62 members. You must put your street address to be accepted. We have learned that people don't realize HG is in Bloomington, IL so we verify their address and cross check it with our records.

Political Signs

They are forbidden in our covenants.



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Tribute to Vicky Strauss

Vicky helped with our website renewal. Vicky took it upon herself to negotiate a deep discount and pay for a 3-year subscription. Since Vicky shouldered the expense for 3 years, the Board gifted her with a \$100 Red Lobster gift card.

Results of the 2023 Electronic HG HOA Election

Michelle summarized the success of our first electronic HG HOA election last year. We had a high participation, more than ever before. The majority homeowners voted to retain Dick Drew, Don Everhart, and Michelle Reed to the Board. And the majority voted to add Levi Sturgeon and Rean Herrington-Wilkins to the Board. However, Rean and her family have since moved out of Hershey Grove and she is therefore no longer on the Board.

Open Board Position

We have a Member at Large Board position open. Matt Schefke asked what that entails. Don says you have to have a good sense of humor and we meet once a quarter. Matt volunteered to join the Board. Sid Kendrick motioned that Matt to be added to the Board as Member at Large. Vicky Strauss seconded it. All agreed.

Next Hershey Grove HOA Meeting

Next meeting will be in the Fall, beginning of October. All agreed to meet back at the Good Shepherd.

Motion to adjourn

Sherry Reed made a motion to adjourn the meeting at 7:02pm. Vicky Strauss seconded the motion. Motion was then approved.