

Dear Summerfield Residents,

December 26th, 2024

Happy Holidays! Once again neighborhood lights on everyone's homes look amazing!

Updates to the Board this year include Tim Scates and Mike Stock continuing as Board President and Vice President. Don Dragisic sadly passed away this past year and Pat Dragisic retired from the board. Kelly Riojas joined as a member - yea! Melissa Scates continued as Treasurer and was appointed as Secretary. Four new homeowners were welcomed into the community with gift baskets.

We have a new pond management company called McCloud Aquatics. It is a local company that provided excellent service this year. Please do not blow grass clippings into the street. Materials in our streets wash into our storm drains and end up in our ponds. For example, nitrogen from grass clippings this year caused an increase in algae problems costing the HOA extra money to treat and directly contributed to being over budget this year.

You can find the yearly banking summaries on our website under Documents and Resources.

The current actual budget for 2024 as of Dec 15th as well as projected budget for 2025 are:

	Budget 2024	Actual 2024	Difference		Projected 2025
Landscaping	\$11930	\$8650	+\$3280		\$9826
Ponds	\$4500	\$5540	-\$1040		\$5600
Electric	\$4300	\$4309	-\$9		\$4300
Insurance	\$1250	\$1560	-\$310		\$2254
Legal	\$1000	\$4414	-\$3414		\$1000
Web Service	\$500	\$280	+\$220		\$500
Misc expense	\$1000	\$693	+\$307		\$1000
Totals	\$24,480	\$25,446	-\$966		\$24,480

Estimated Income of 144 homes x \$170.....\$24,480

As you can see, costs are unfortunately rising significantly. The HOA is doing everything we can to keep from raising rates. Every homeowner's payment to the HOA is important and necessary!

As a reminder **ALL PAYMENTS ARE DUE BY JANUARY 31ST. LATE FEES ARE \$50.** Any payment not received by March 1st will be immediately sent to collections. There are currently 3 homeowners who have been sent to collections and 1 homeowner that the HOA filed a lawsuit and judgement was in favor of the HOA for nonpayment of dues in 2024.

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Illinois law requires that an HOA keep a reserve fund. The HOA board took advantage of the great CD rates last year and placed all previous reserve funds in a 4.5% YTD CD that expires in 2028. The current balance in the reserve funds is \$20,884.

Summerfield HOA Rules and Regulations requires each property to notify the HOA of at least one working email. Emails are a way to decrease mailing costs and keep residents current with communication faster than mailings. We are currently missing sixteen homeowners email addresses. As a reminder, your email address **will not** be used for anything other than HOA use and **will not be shared with anyone**. If we are missing your email address, your annual dues letter will include a separate colored paper requesting this information. You can either mail it back to the HOA or fill out the 'Contact Us' form on the website www.summerfieldplfd.com with a current email address.

Do to a couple of recent complaints, here are a few trash, recycling and yard waste reminders:

Per City of Joliet ordinance Section 14-4, all cans should be placed behind the curb, not in the street, **no sooner than 6:30pm the day before pickup and removed no later than 10 hours after collection**. Please close those lids! We realize it's a pain to break down boxes, but your neighbors will appreciate the garbage staying in your containers and not their yards, especially with our crazy Midwest winds and animals. Per Summerfield Covenants enacted in 1993, Article VII section 8 states that no trash, garbage, or other waste containers shall be kept, or maintained anywhere except within the dwelling units or the garages of each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed. This includes not storing cans in front of your home. If a fellow Summerfield resident decides to report you, you could be fined.

Mark your calendars for the annual HOA member meeting on Wednesday, June 4th at 6:30pm at Joliet Public Library off Black Road. The annual elections will occur during this meeting. Information will be sent by email starting in May for the election process. We are always looking for more volunteers for the board. If you are interested in becoming a board member (we are in need of a secretary!), please email summerfieldhoa.plainfield@gmail.com or use the 'Contact Us' form on the website.

We currently have no volunteers to organize a community wide garage sale. If anyone is interested in putting together a garage sale this year, please reach out to the HOA.

As always, feel free to reach out via email with any questions, comments, or concerns. Enjoy your Holidays and we look forward to seeing you in June!

Sincerely,
Tim Scates, President
Mike Stock, Vice President
Melissa Scates, Secretary and Treasurer
Kelly Riojas, Board Member

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