

Dear Summerfield Residents,

December 29th, 2025

Happy Holidays! We hope everyone is staying warm and healthy this season.

Updates to the Board this year include welcoming Devin O’Brien and Terri Lucas-Anderson as new Board members and Mike Stock stepping down from the board after two years of volunteering. There are still 2 open board positions available with minimal volunteer time involvement. Please email the board at summerfieldhoa.plainfield@gmail.com if interested. Seven new homeowners were also welcomed into the community this past year.

After a homeowner’s suggestion at the annual member meeting, the Board has voted to start an outdoor book exchange to foster a love of reading, building community, and providing free access to books. It operates on a simple "take a book, leave a book" exchange system, with no fees or due dates and will cost less than \$100 to start. An email will be sent to homeowners once it’s up and running. The HOA requires one working email on file. Please provide one if you haven’t already.

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

As a friendly reminder, 2026 dues have increased to \$220. The current actual budget for 2024 and 2025 as of Dec 15th as well as projected budget for 2026 are as follows:

	Budget ‘24+’25	Actual 2024	Actual 2025	Difference	Projected 2026
Landscaping	\$21756	\$8650	\$8350	\$4756	\$9990
Ponds	\$10100	\$5540	\$7100	-\$2540	\$9090
Electric	\$8600	\$4309	\$4600	-\$309	\$5500
Insurance	\$3504	\$1560	\$2254	-\$310	\$3000
Legal	\$2000	\$4414	\$1365	-\$3779	\$1000
Web Service	\$1000	\$280	\$979	-\$259	\$500
Reserves	\$0	\$0	\$0	\$0	\$1600
Misc expense	\$2000	\$693	\$389	\$918	\$1000
Totals	\$48,960	\$25,446	\$25,037	\$-1,523	\$31,680

Estimated Income of 144 homes x **\$220**.....\$31,680

Every homeowner’s payment to the HOA is important and necessary! This year we need to mulch, which is done every 3 years. Soon we plan to remove old tree stumps, sow grass and replace 2 fountain light kits. There are also several dying trees that will need removal.

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ALL PAYMENTS OF \$220 ARE DUE BY JANUARY 31ST. LATE FEES AFTER JANUARY 31ST ARE \$50. Any payment not received by March 1st will be immediately sent to collections. Illinois law requires that an HOA keep a reserve fund. The HOA board has a reserve fund in a 4.5% YTD CD that expires in 2028. The current balance in the reserve funds is \$21,800. Typically 5% of the budget each year should be set aside for reserves.

Mark your calendars for the annual HOA member meeting on Wednesday, June 10th at 6:30pm at Joliet Public Library off Black Road. Annual elections occur during this meeting and information will be sent by email starting in May for the election process.

Terri has generously volunteered to coordinate this year's community-wide garage sale. If you are interested in assisting with the planning or logistics, please contact the HOA. A donation truck will be arranged at the conclusion of the sale for anyone wishing to donate unsold items. Additional details will be shared via email in the spring.

The HOA is considering hosting a community block party in June, featuring a BBQ competition, games, and music. To determine whether there is sufficient interest to move forward, we kindly request your feedback. If you and your household would be interested in attending, please notify the HOA by email and indicate the number of attendees anticipated from your family.

If the event proceeds, each household will be asked to contribute supplies and/or food. A detailed sign-up sheet will be provided once interest is confirmed.

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

Sincerely,
Tim Scates, President
Melissa Scates, Secretary and Treasurer
Kelly Riojas, Board Member
Devin O'Brien, Board Member
Terri Lucas-Anderson, Board Member