



Silver Lake Villas

HOMEOWNERS ASSOCIATION

Silver Lake Villas HOA, PO Box 831, Orland Park, IL 60462, www.silverlakehoa.net

Board Members

October 30, 2024

President:

John O'Halloran:
708.770.9960
Johnohal02@gmail.com

Vice President, Website:

Maureen Swearingen
708.646.3623
maureen@silverlakehoa.net

Secretary & Compliance Officer:

Curt Unander
708.275.5066
Silverlake15012@gmail.com

Treasurer:

Tracy Stasukewicz
708.476.2453
tracy@silverlakehoa.net

Buildings & Grounds Director:

Fintan Broderick
708.971.6293
fintanbud@gmail.com

The Silver Lake Homeowners' Association is a vibrant community that puts residents first. We strive to enhance the beauty, safety, and value of our neighborhood so everyone can enjoy the best possible quality of life. Our vision is driven by our mission, which is to support and strengthen our community.



Rule/Resolution

New Board Member(s) Terms Commence on December 1st

Article V Section 1 through 7 governs the election and duties of board members. Currently, the by-laws do not spell out when newly elected officers' terms officially commence. The current system does not allow for a reasonable amount of time for new board members to familiarize themselves with the previous board members' duties and responsibilities.

Be it resolved that effective December 1st of each year; new board members will officially begin their duties with the existing board.

Prior to this date, the outgoing board member will coordinate with the Board the official transfer of all documentation and other items that are proprietary with the Silver Lake Villas Homeowners Association.

John O'Halloran, President

Maureen Swearingen, Vice President

Curt Unander, Secretary & Compliance Officer

Tracy Stasukewicz, Treasurer

Fintan Broderick, Director Buildings and Grounds



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Rule/Resolution Revocation of Deck and Patio Rules dated September 22, 2016 and July 1, 2019

In accordance with Article XVII Section 1. The Board may from time to time adopt or amend previously adopted administrative Rules and Regulations governing the details of the operation, use, maintenance, management and control of Association makes the Common Areas or other portions of the Property and any facilities or services the available to the Ownership, including limited common elements requiring board approval for maintenance and replacement of said structures.

Be it resolved that effective November 1, 2024, the Board of Directors of the Silver Lake Villas Homeowners Association are hereby revoking all previous rules and regulations pertaining to the inspection and maintenance of decks and patios.

The Board has determined that the current rules and regulations are vague, and not in compliance with the Village of Orland Park Building codes.

An updated ordinance will be presented to the membership in the 2nd quarter of the 2025 calendar year.

If a unit owner has any questions or a scenario where their deck will require emergency repairs, they must contact the Board for approval.

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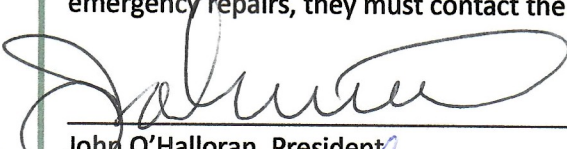
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Fintan Broderick, Director Buildings and Grounds



**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SILVER LAKE HOMEOWNERS ASSOCIATION, INC.**

This is a Revision to the previous Resolution regarding dryer vent cleaning, adopted 04/12/2011, and 2/2323/2021.

WHEREAS the Board is concerned about the risk of damage to units and common elements attributed to fires in the exhaust venting of dryers.

WHEREAS, the Board has investigated the risks of fire caused by inadequate owner maintenance of their dryer vents.

WHEREAS, the Board's investigation included the Community Association Underwriters of America, Inc. (CAU) report of the risk of fire caused by dryer vents, a copy of which is attached to this Resolution.

WHEREAS the Board wishes to pass a rule requiring owners to do preventive maintenance of their dryer vents to reduce the risk of fire.

NOW THEREFORE, the Board of Directors resolve and pass the following rule:

DRYER VENTS, MAINTENANCE

1. Each unit owner must secure the cleaning of their dryer vent exhaust system in the third quarter (June, July, August) every two calendar years.
2. The cleaning of the system is at the owners' expense.
3. Each owner must complete and submit to the Board Secretary a certificate stating they have complied with the by-law and had their dryer vent exhaust system cleaned by a licensed professional no later than September 30 of each year dryer vent cleaning is required by SLVHOA.
4. The unit owner must hire a licensed contractor for the dryer vent cleaning service.
5. If an owner fails to perform the dryer vent exhaust system maintenance or fails to submit the Certificate by the deadline, that owner will be subject to a \$35.00 per month fine for every month that owner is in non-compliance with this rule.
6. To assist each owner in understanding their maintenance responsibilities, attached to this rule is Exhibit "A".
7. The Board of Directors shall have the authority to supplement, interpret and enforce this Resolution by other rules and regulations.
8. This Revised Resolution shall be incorporated in the Rules and Regulations of the Association.
9. Upon being approved by the Board of Directors, a copy of this Revised Resolution shall be distributed to all owners.
10. The above Revised Resolution is approved by a majority of the Board members of the Association at the Board meeting held on October 30th, 2024.

BOARD OF DIRECTORS:

JOHN W. O'HALLORAN, President

MAUREEN SWEARINGEN, Vice President

CURT UNANDER, Secretary

TRACY STASUKEWICZ, Treasurer

FINTAN BRODERICK, Director Building & Grounds

Handwritten signatures of the Board of Directors members over horizontal lines.