



Silver Lake Villas

HOMEOWNERS ASSOCIATION

Welcome Back!
Quarterly SLVHOA Meeting
May 19, 2025

Orland Park Public Library
6:30pm to 8:00pm

Money Night!

- Where Does Our Money Go?
- Celtic Property Management
 - What's Up, What's New
 - Possible Full Time Project Management
- Vice President/IT Director Report-Maureen Swearingen
- Legal-SLVHOA By Laws & Amendments-Maureen Swearingen & Lisa O'Halloran
- Curt Unander-Secretary Report
- Building and Grounds Director Report-Fintan Broderick & Tracy Stasukewicz
- Spring and Summer Stuff
- Last Word
- Q&A



Income and Expenses



- CIBC Bank:
 - **\$12,726-Checking**
 - **\$4963-Savings**
 - **\$2325-Savings**
- **\$320K -Construction Loan**
 - **\$6351.72-Monthly Payment**

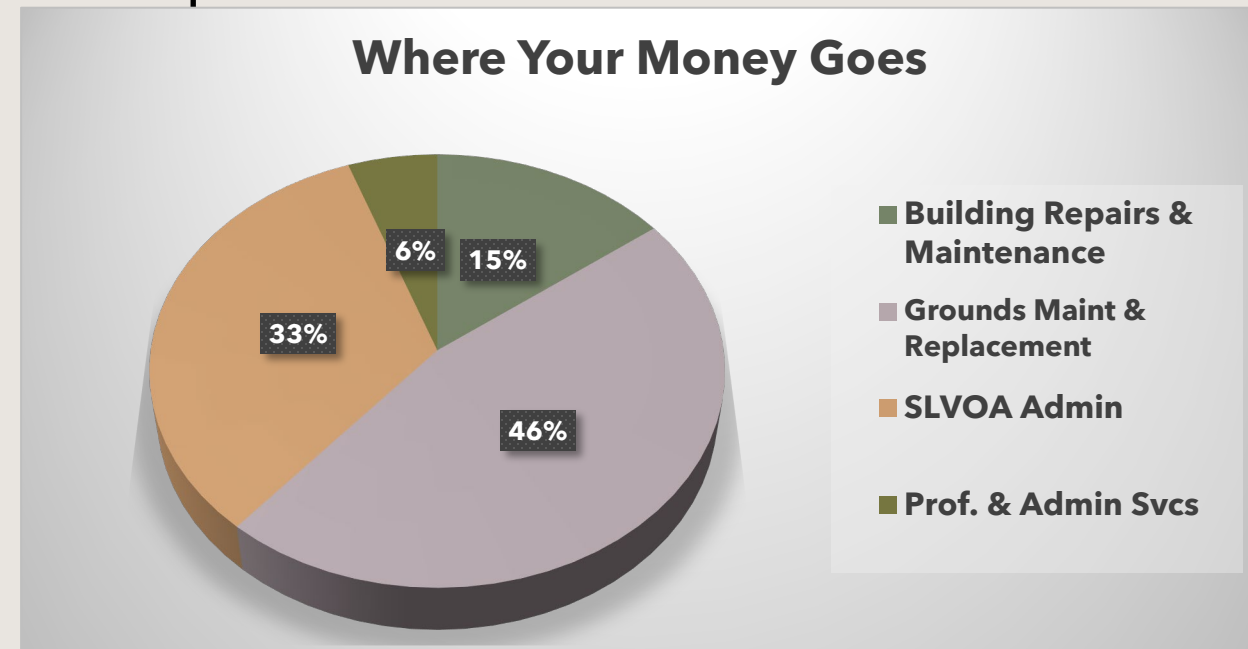
Treasurers Report: Income & Expenses- 2024

Celtic Bank: (Jan 1 thru Dec 31)

Monthly Assessment-	\$266,888.04
Late Fee Income-	\$980.00
Skylight Assessments	\$10,667.32
Special Assessment-	\$86,213.00

Total Income \$364,748.86

- Expenses



Total Expenses-\$201,459.77

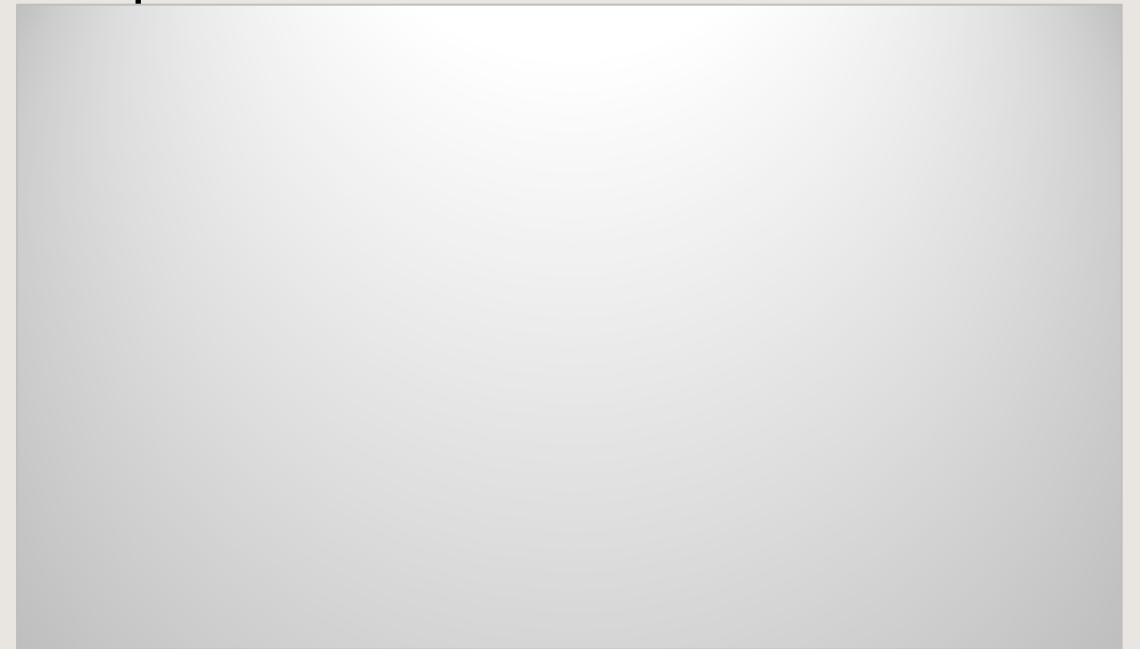
Treasurers Report: Income & Expenses Jan 1-May 15

Celtic Bank: (Jan 1 thru May 15)

Monthly Assessment-	\$101,718
Late Fee Income-	\$490.00
Skylight Assessments	\$1687.94
Special Assessment-	\$24,407.00

Total Income \$128,294

- Expenses



Total Expenses-\$90,364

Celtic Property Management

- Welcome Tim and Donna
 - What's new and exciting in Celtic?
- Contract has been renewed through 2027.
- Evaluating moving to full time SLVHOA management in 2026.



3100 Theodore, Suite 100
Joliet, Illinois 60435
(815) 730-1500
(815) 726-4800 Fax
www.celticpm.com

Full Time Management- Pluses and Minus



VP-IT Director Report: Maureen Swearingen

Rules and Regulations Status Update: Maureen S and Lisa O

- Maureen is using an AI tool to be sure we don't miss any points that need to be included, taking out a lot of extraneous wording.
- Lisa is formatting the Rules and reviewing for consistency with our By-Laws.
- The following R&Rs are in final form:
 - Patios and Privacy Dividers
 - Dumpsters
 - Estate Sales and related visitor parking
- Two more Rules are very close to being finalized.

New Rules and Regulations

- **Charcoal Grills**

As of 5/1/25, new owners are no longer allowed to own/operate.

- Current charcoal grill owners may operate until 2026, then must apply for a waiver
- Less than 5 in operation.
- In the interim, use extreme safety and care,

- **Attachments to 2nd Floor Decks (Satellite Dishes)**

- As of 5/1/25, new owners are no longer allowed to install.
- Current owners, if still using satellite service are "grandfathered".
- No other attachments are allowed on 2nd floor decks,

Board Secretary and Compliance Director-

Curt Unander

- Insurance Udate-67% of owners direct send COI's from their Agents
- New Owners-
 - Kathy Neely-8950 Silverdale
 - Lisa Wendy-8959 Dublin

Private Drives. Again, please, please do not park or allow friends or relatives to park in these drives. They must be free for emergency vehicles.

Happy Birthday to Mary Siwik-Our oldest resident at 105!!!!!!!

Capital Improvements- Roofing & Financing

- All Over!!!!!!!!!!!!!!





Buildings & Grounds: Fintan Broderick

CNC Lawn spring maintenance and repairs underway

- Regular weekly maintenance
- Broadleaf weed killer/fertilizer
- Mulch spread throughout the complex
- Spot seeding and lawn repair
- Early Tree and Hedge Trimming

Greenway Sprinkler (Frank)

System will be up and running by Memorial Day through September 15th.

System runs three days per week, 15 minutes per zone, except flower beds that run daily.

Davey Tree Service-

Various applications & insecticides.



SLVHOA Landscape Improvements-Phases I-III 2024-2025-Tracy



Building painting will recommence after three years



Buildings 10, 13 & 15.

Spot painting on three others


Possibly 1-3 more buildings this season.

Moreno Painting of Bolingbrook.

They will be available to paint 2nd floor decks (owner responsibility)

Remember: Before you Replace/Remodel:

- New windows, entry doors, patio doors, garage doors, garage door painting, replacement screen doors, and “other” must be approved by Building and Grounds prior to replacement.
- Board approval is required for dumpster placement in your driveway.
- No structural alterations to your unit or deck/patio without a boatload of permits and permission.
- Be careful what you flush down the commode.
- “When in Doubt, Reach Out” Call Fintan/John.

A group of diverse people, including men and women of various ages, are gathered outdoors at night. They are all smiling and holding lit sparklers, creating a festive atmosphere. Above them, a string of warm white incandescent lights is strung across the frame. The background is dark, suggesting an outdoor setting at night.

3rd Residents Meeting and End of Summer Celebration

• **Working on it.**

Does Anyone Know a Dog Walker??

Or, do you have a middle school kid, grandkid who would like to make a couple extra bucks, walking a "little darling dog" once or twice a week?

Easy work, walk around the block, play a little bit, feed them, put back in his crate.

Saturday or Sunday most likely, mid to late Afternoon.

Signing bonus!!!!

Contact John and/or Lisa O



