



# Silver Lake Villas

HOMEOWNERS ASSOCIATION

Silver Lake Villas HOA, PO Box 831, Orland Park, IL 60462, [www.silverlakehoa.net](http://www.silverlakehoa.net)

## Board Members

### President:

John O'Halloran:

708.770.9960

[Johnohal02@gmail.com](mailto:Johnohal02@gmail.com)

### Vice President, Website:

Maureen Swearingen

708.646.3623

[maureen@silverlakehoa.net](mailto:maureen@silverlakehoa.net)

### Secretary & Compliance Officer:

Curt Unander

708.275.5066

[Silverlake15012@gmail.com](mailto:Silverlake15012@gmail.com)

### Treasurer:

Tracy Stasukewicz

708.476.2453

[tracy@silverlakehoa.net](mailto:tracy@silverlakehoa.net)

### Buildings & Grounds Director:

Fintan Broderick

708.971.6293

[fintanbud@gmail.com](mailto: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.



## Silver Lake Villas Homeowners Association Minutes of the Annual General Meeting

October 30, 2024

### Agenda:

Call to order: Board President John O'Halloran called the meeting to order at 6:30 p.m.

### Roll Call by Board Secretary:

Board members: John O'Halloran, Maureen Swearingen, Fintan Broderick, Tracy Stasukewicz, Curt Unander. All board members were present.

President's remarks: John welcomed all the residents to this important year-end meeting and for the critical voting for two board positions to take place.

### Official Board Business:

Curt Unander, Secretary

- Proposed New Rule/Resolution: Change dryer vent cleanouts to every two years.
- Proposed New Rule/Resolution: Revocation of the Deck Ordinance.
- Proposed New Rule/Resolution: Officer terms to start December after election.

### 2024 SLVHOA Year in Review:

John O'Halloran, President

- Capital Improvement program accelerated. Roof replacement (19 out of 20 buildings completed).
- Master landscape plan-two of three phases completed.
- Private drives and driveways re-sealed.
- Siding repair-hail storm and roofing damage.
- Building 4-structural repair
- On-site formal/informal meeting was held outdoors on September 13<sup>th</sup>.
- Steady financial management by Celtic Property Management.
- Additional comments from President O'Halloran-We were able to negotiate a favorable loan from our Bank, CIBC, for the 11 buildings completed in 2024. Our special assessment of \$75.00 was approved by the residents in 2023.

### Election:

Voting for the two board positions (two-year term) secretary and treasurer was conducted by our vice president, Maureen Swearingen. Forty ballots were counted, and the secretary vote was unanimous. Thirty-eight votes were cast for the treasurer, with two write-in nominations. Both secretary and treasurer were elected.

### 2025 Outlook and Objectives:

- Finish the roof on building 20.
- Finish master landscaping plan-Phase 3
- Recommend building painting/siding repairs
- Modernize association by-laws, rules and regulations.
- Continue with our fiscal stabilization.



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- Future board management and structure?
  - Comments: It is extremely critical that the residents of the SLVHOA consider the departure of the president and vice president in 2025. Lack of residents to step up and fill these positions will result in a management company taking over these responsibilities with a large increase in monthly assessments. By law, we would still be required to have a three-person board.

### Further items:

- Winter Travelers—please make sure your unit is protected while you are gone. This includes being sure that either your furnace has a safety temperate setting to prevent pipes from freezing, or possibly having a family member, friend or neighbor check on the unit, run water in the sinks, flush the toilets regularly, and possibly leaving cabinets under sinks open so that some warmer air can circulate. Frozen pipes can and do cause a great deal of damage, not only to your own unit, but also a neighbor's, especially if you have an upstairs unit.
- The snow removal service will start on December 1, 2024.
  - Clear your driveways of flowerpots and other objects.
  - Minimum 2" snow must fall before plowing/snow removal.
  - Crews generally do not arrive until about 2 hours after the snow has stopped.
  - Only courtyard sidewalks will have pet-plant safe ice melt applied.
  - Don't call the board, we do not know snow plow arrival times.
  - Remember the holiday decoration guidelines.
  - As always, be careful what you flush down the commode.

### Questions and Answers:

1. A question was asked about a vacant unit and the maintenance needed to prevent damage to adjacent units.  
Answer—the board evaluated this suggestion, and a letter was written to the unit owner involved to address the concerns.
2. A resident asked a question regarding the qualifications needed for board officers.  
Answer: the board will take this serious question under advisement and prepare qualifications and duties for the various board positions.

### Attachments

1. Deck and patio revocation
2. Board Member term start date
3. Attendance list

### For the Board:

Signed: \_\_\_\_\_  
Curt Unander, Board Secretary/Compliance Officer

