



Welcome Back! SLVHOA Quarterly Meeting, February 18, 2025

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

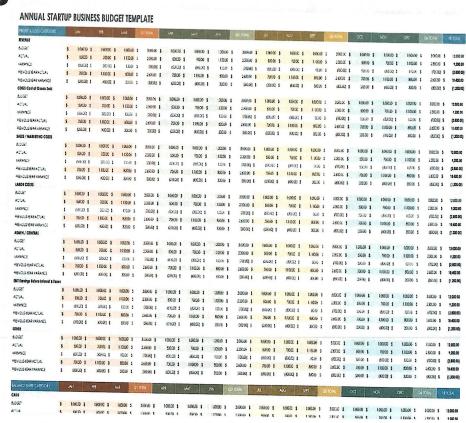
## Tonight's Agenda

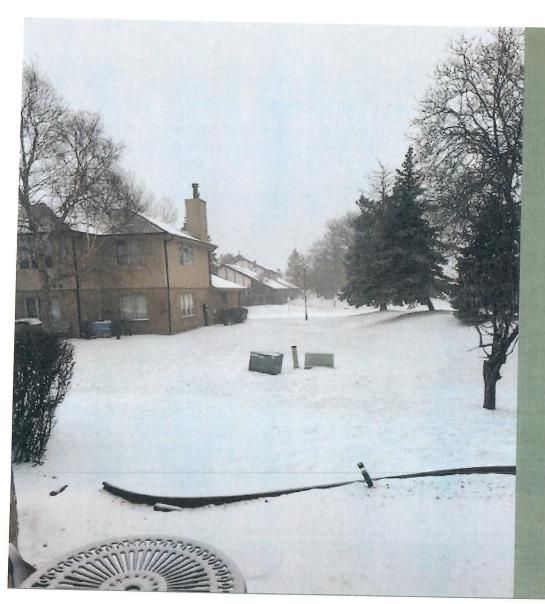
- 2025 Budget and Monthly Assessment-Increase or No Increase?
- Celtic Property Management Update
- Cook County Property Tax Appeal-Status
- Board Secretary Report-Curt Unander Secretary
- By Laws and Rules Overhaul-Maureen Swearingen & Lisa O'Halloran
- Vice President/IT Director Report-Maureen Swearingen
- Building and Grounds Director Report-Fintan Broderick
- Grounds and Activities-Tracy Stasukewicz
- Q&A



## 2025 SLVHOA Annual Budget

- 2024-246k, 2025-267k
- 9% Increase for 2025
- Main reason for double digit increase? Reserve replenishment, upcoming building painting.
- Special Assessment is a separate item.





## Core Spending Categories Have Increased

Insurance- 28k to 39k-34%

Sprinkler-10k-17k in water-42%

Grounds (Maint.)-48k to 58k-18%

Grounds (New)-10k to 10.1k

9% projected increase in 2024

How much is the dues increase?

#### **Celtic Property Management**

- Contract expires 5/1/25.
- Looking into potentially moving to a fulltime management roll for Celtic in 2026.

More to come on this issue throughout the year.



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# **Cook County Property Tax Appeal-Status**

- 1st Appeal-3-20-23: Rejected
- 2<sup>nd</sup> Appeal 9-30-23: Rejected
- 3<sup>rd</sup> Appeal-6/28/24 Rejected
- 4<sup>th</sup> and Final Appeal 2-3 years







### Board Secretary and Compliance Director-Curt Unander

# Legal Update: Keough & Moody SLVHOA "Constitutional Convention" Maureen Swearingen & Lisa O'Halloran



- The original By-laws are dated in 1987 and readopted in 1992.
   Numerous amendments and rule changes have occurred over the years.
- Documentation needs to reflect 2024 IL Condominium Act.
- Current format is antiquated and unwieldy.

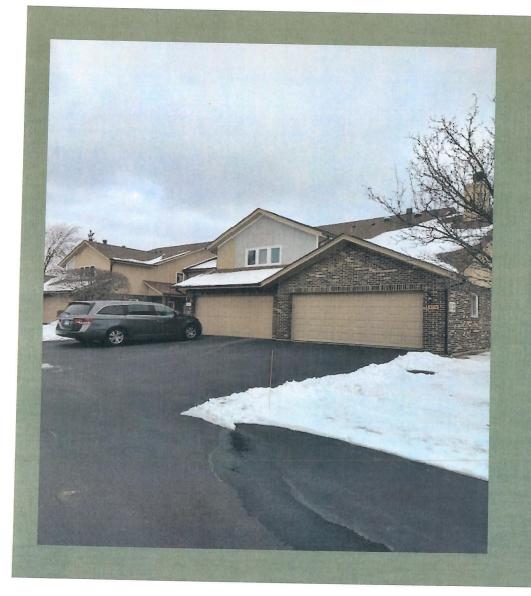
- Need to Differentiate between "Amendment" "By-law", Rules & Regulations.
- "Temporary Vacation Rentals" (Airbnb, VRBO).
- Harassment Policy
- Lots of Other Stuff.

## VP-IT Director Report: Maureen Swearingen

- Silverlakehoa.net
- Upgrading content and look of webpage
- Always looking for content. Forward directly to Maureen
- Please notify if your email and/or phone number changes. We will add family members to contact list if requested.



## Coming Soon: Dryer Vent Inspections



# Buildings & Grounds: Fintan Broderick

All Winter all the Time!!!

2" Snow removal trigger has been "officially" been meet once.

Extra service requested on three occasions

New Rules will be rolled out in the spring: Prohibition of Charcoal Grills New Deck and Patio Rule/Ordinance Verification of Dryer Vent Hook-ups (2<sup>nd</sup> floor units).

# SLVHOA Grounds and Activities-Tracy Stasukewicz

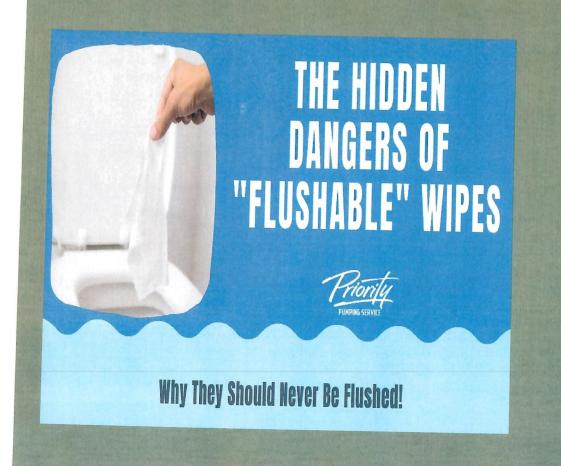
- 1. Phase III Landscaping Improvements: Bldgs 1 through 4.
- 2. Hedges can be removed with the permission of the board.
- 3. What shall we plant in the sign beds and courtyards this year?



## Capital Improvements: Roofs



One building to go: Bldg. 19



# Remember: Before you Replace/Remodel:

New windows, entry doors, patio doors, garage doors, 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.



Am I the only unit that has to wait it seems forever for the hot water to come up?????