



Welcome Back!
SLVHOA Quarterly Meeting,
February 22, 2024



Silver Lake Villas
HOMEOWNERS ASSOCIATION

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

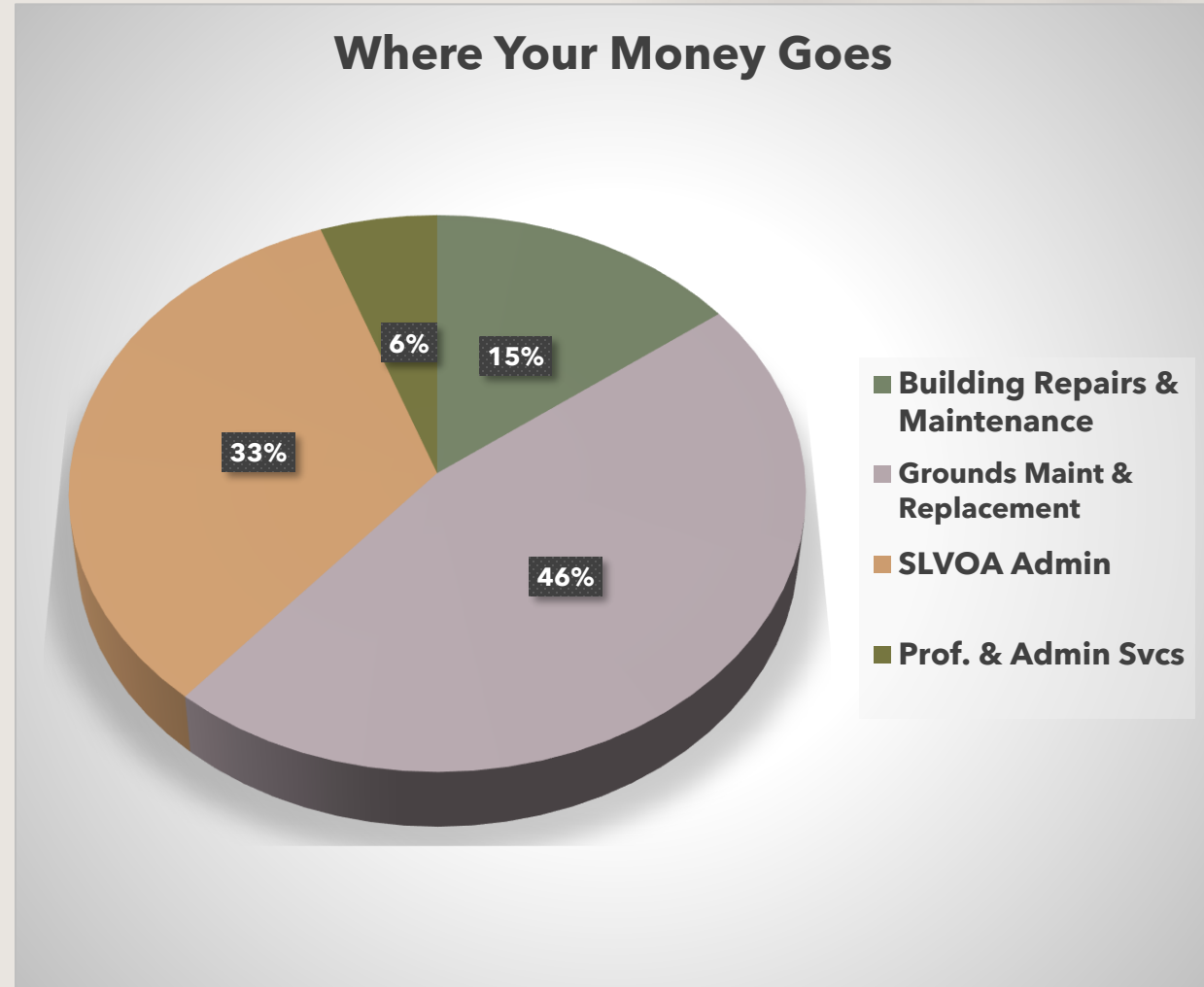
Tonight's Agenda

- 2024 Budget and Monthly Assessment Increase
- Celtic Property Management
- Cook County Property Tax Appeal-Status
- Arctic Blast-Lessons Learned
- Board Secretary Report-Curt Unander Secretary
- Vice President/IT Director Report-Maureen Swearingen
- SLVOH Capital Improvement Program-2024-2027
- Building and Grounds Director Report-Fintan Broderick
- Ground and Activities-Tracy Stasukewicz
- Q&A



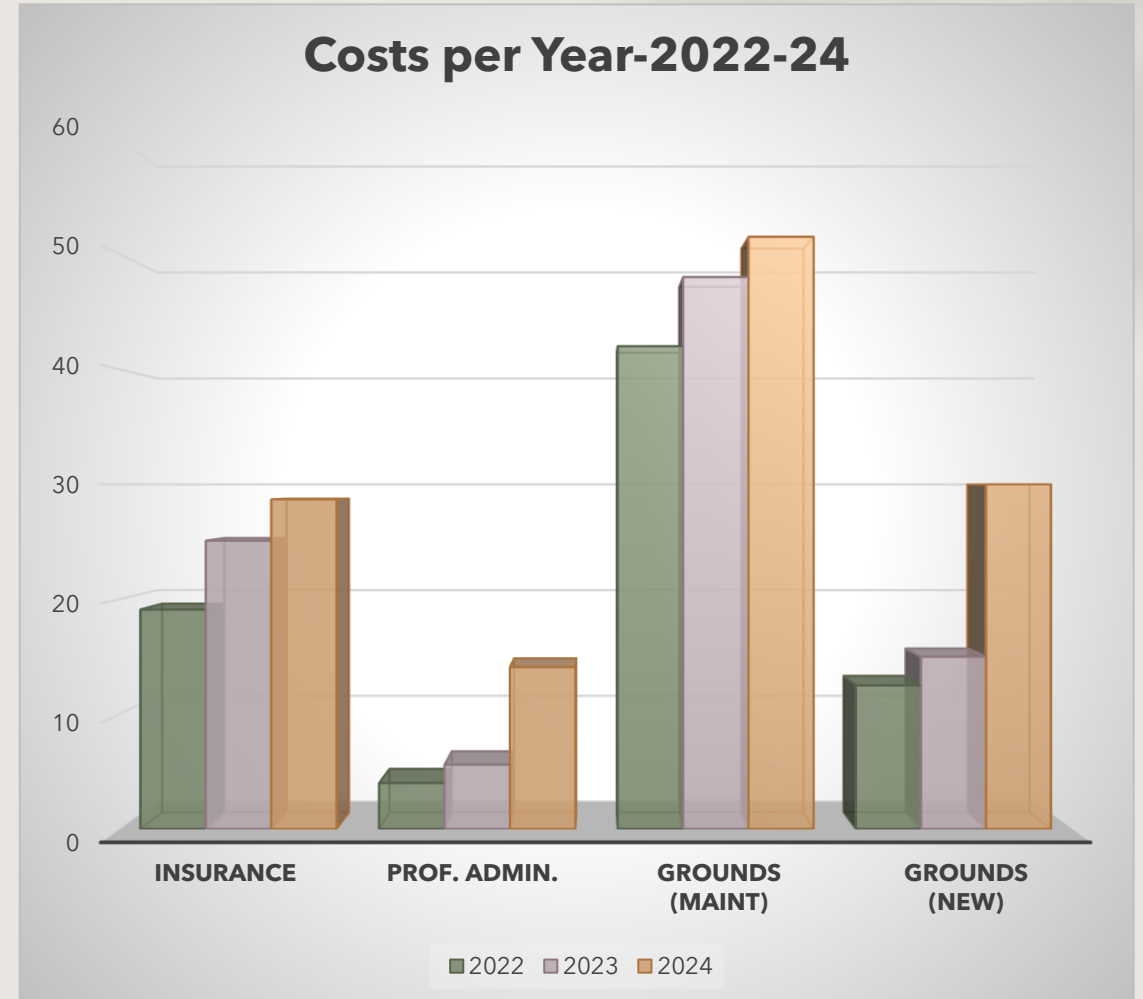
Did We Really Need to Increase Monthly Assessments?

- Professional & Administrative Services-\$14.1k
- Grounds Maintenance & Replacement-111.5k
- Building Repairs and Maintenance-\$27.2k
- SLVHOA Administration-\$85.3
- **97% of total revenues are in these four categories.**



Our Core Spending Categories Have Increased

- Insurance- 19.1k to 28.7-34%
- Prof. Admin- 4k to 14.1-72%
- Grounds (Maint.)-42 to 51.5-18%
- Grounds (New)-12.5 to 30-59%
- 2022-77.5k Total Expenditures
- 2024-123.9k (Projected)
- **\$124k: 49% of total revenues**
- **38% projected increase in 2024**



What Will Your New Monthly Payment Be?

- Your monthly increase will be effective 4/1/2024
- Example: $173 \times .04\%$ (\$6.92)= \$179.22 per month.
- You will need to re-set your monthly automatic payment with Celtic Property Management.
- Contact Celtic if you have any questions or problems with the re-set.



Celtic Property Management

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

Cook County Property Tax Appeal-Status

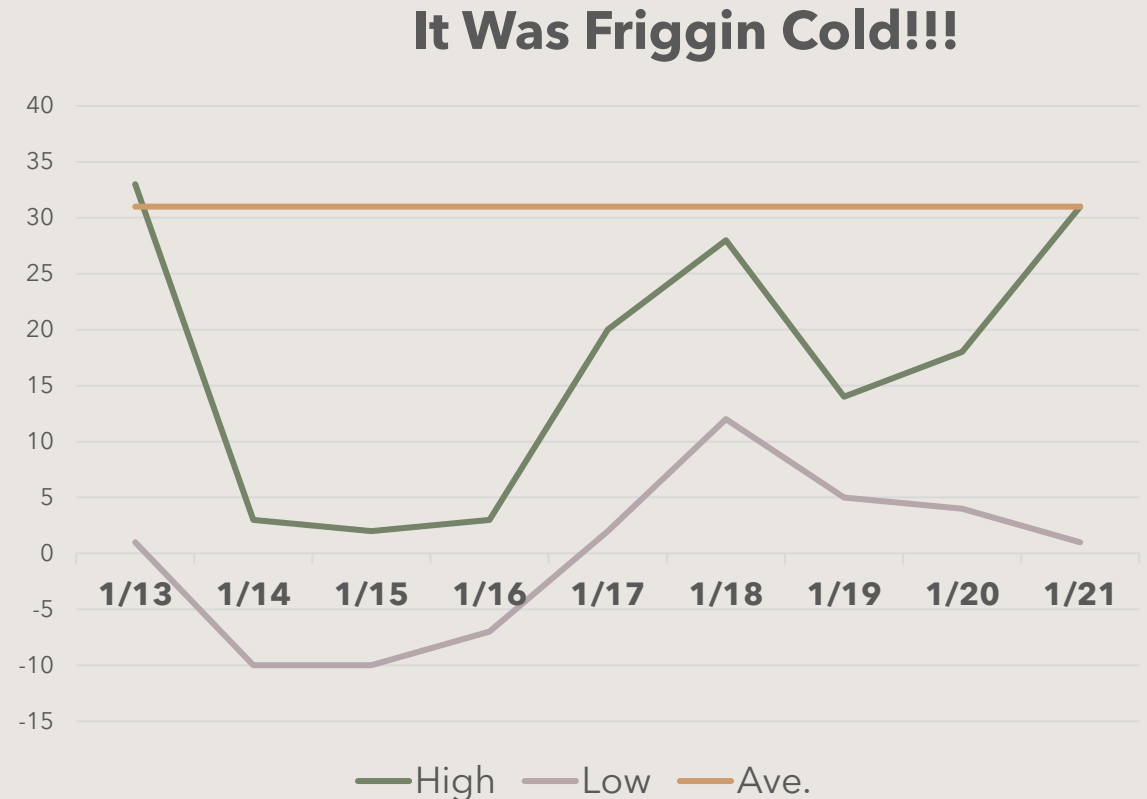
- 1st Appeal-3-20-23: Rejected
- 2nd Appeal 9-30-23: Rejected
- 3rd and Final Appeal- Pending
- **It's Not Looking Promising!!!**
- **cookcountytreasurer.com**



Arctic Blast/Deep Freeze: 1/13 to 1/21

Follow-up and Lessons Learned

- Most sub-zero consecutive days since 1983
- Ice melt was rendered ineffective due to low temperatures
- Not enough snow fall to trigger plowing (2").
- Additional CNC Ice Melt Service:
 - 12/31, 1/10, 1/12, 1/13, 1/17, 1/19
 - Road Salt & Plowing 1/19
 - **Total Additional Costs: \$5305**



Board Secretary and Compliance Director- Curt Unander

- **HOA Insurance Renewal Requests (Direct from Agent)-52% compliance (We need to do better).**
- **By-Laws/Rules/Amendments**
 - Going Paperless
 - Revised-Deck Ordinance
 - Pre-sales Inspections- (wood decks, concrete patios, landscape, vent attachment)
- **New Owners: 2023-24**
 1. James/Rose O'Connor 893A8 Silverdale 6-D
 2. Richard Morales 8959 Dublin 10-D
 3. Paul Gregory 8966 Silverdale 8-D
 4. Laura Lamonto 15003 Mayo 21-D
 5. Michael/Eileen Connaughton 8908 Silverdale
 6. Robert/Maryann Koehn 8960 Dublin 12-A
 7. Marwan Almronj 8932 Dublin 14-B
 8. Luigi/Lorna DelBarbara 8965 Dublin 10-A

VP-IT Director Report: Maureen Swearingen

- “Ask Maureen”!!!



Buildings & Grounds: Fintan Broderick

Spring is Around the Corner!

Broadleaf weed killer/fertilizer

Mulch spread throughout the complex

Tulips blooming

Spot seeding and lawn repair

Substantial replacement of stone, hedges and courtyard plant materials planned this spring/summer.

All driveways and drives will be seal coated in 2024.



SLVHOA Grounds and Activities

Tracy Stasukewicz, Eileen Lyons

1. Work with CNC Landscaping for new building courtyard landscape plan: Prioritize replacement

2. Identify buildings areas where new stone and hedges are needed.

3. What shall we plant in the sign beds this year?

4. Things are not looking good for "Village Square"



Capital Improvements: Roofs



Phase II will commence in March 2023. Currently four roofs are scheduled for completion: Bldgs. 1,2,7,10.

Almost certain four additional buildings will be scheduled for this year Bldgs. 12,15,16, 17.

Remaining four buildings? 4,13,19, 20.



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/John.

Don't let the cute Bear fool you!!!

