

**MILL CREEK ESTATES, PHASE 2
HOMEOWNERS ASSOCIATION**

3309 Robbins Road #409
Springfield, IL 62704
board@millcreekphase2hoa.com

May 27, 2023

To: Mill Creek Estates, Phase II, Homeowners

Re: Annual Homeowner Meeting Notice

Dear Homeowner:

This letter is the official notice of the next Annual Meeting for the Mill Creek Estates, Phase II, Homeowners Association to take place on **June 27, 2023 at 6:00 PM** at the Knights of Columbus/ Columbian Grand Hall, 2200 Meadowbrook Road, Springfield 62711.

There will be three (3) matters to be voted on at the meeting. **It is extremely important that you cast a vote in order for there to be enough HOA participation to constitute a sufficient quorum for the Annual Meeting to proceed.** If you are unable to attend the meeting, then you can submit your ballot by mailing it in the enclosed return envelope no later than June 22, 2023. You can also vote by emailing a scanned PDF of your ballot to board@millcreekphase2hoa.com by June 26, 2023.

1. BUDGET: The Board is recommending and proposing the attached budget for the period of July 1, 2023 to June 30, 2024. We are estimating that there will be \$15,675 remaining in the HOA bank account at the conclusion of the current Board year on June 30, 2023. The primary HOA recurring expenses are liability insurance for common areas, mowing of common areas and maintenance of the detention pond. **The Board is also proposing that a fountain be purchased for the pond. As indicated in the enclosed letter, the homeowners who live adjacent to the pond are proposing that they will pay \$4,249.50 towards the purchase of the fountain if the HOA pays for the remaining costs, including installation and setting up power. The cost to the HOA is estimated to be approximately \$5,350 to \$6,350, which can be covered by HOA reserve funds without any increase in annual dues from last year.** The Board believes this is a very fair proposal. The annual maintenance and power costs for the fountain are expected to be approximately \$2,000. All homeowners are being asked to vote to approve or disapprove the proposed budget for the period of July 1, 2023 to June 30, 2024 on the enclosed ballot.

2. ANNUAL DUES: The Board is also proposing annual dues for the period of July 1, 2023 to June 30, 2024 in the amount of \$50.00 (Fifty Dollars) per Lot. As reflected in the attached budget, that amount should cover the normal operating expenses of the HOA for the year. All homeowners are being asked to vote to approve or disapprove the proposed annual dues assessment of \$50.00 per Lot for the period of July 1, 2023 to June 30, 2024 on the enclosed ballot.

3. BOARD ELECTION: There are 2 Board seats up for election. These positions are for 3-year terms and we have 2 candidates who have chosen to run. The candidate names are listed on the ballot. You may also vote for write-in candidates and HOA members can appear at the meeting to present their nomination for the Board in person for voting at the meeting as well. If you vote for more than 2 candidates, then your ballot will be invalid. Here are the candidate statements:

Sue Rempfer - I have been a Mill Creek Estates Phase 2 board member for the past two years and Vice-President for the past year. My first year as a board member I served on the architectural committee. My main work on the board has been spearheading the tree planting campaign for our subdivision, planting a total of 18 trees within two years. I actively support the installation of a fountain on the pond. A lifelong Springfield resident, my family has lived on West Road Drive for 17 years. I'm retired from the State of Illinois and was a union steward for 20 years. I ask for your vote to continue beautifying the neighborhood and building community.

Bitty Powers - My name is Elizabeth Powers but most people know me as Bitty! My family and I moved into Mill Creek Estates Phase 2 a little over 2 years ago. My husband, Matt, and I have two children, Max and Sully. We have enjoyed our time in this subdivision so much that I thought it would be important to run for a position on the HOA board. My goal will be to help continue with the safety of all of our families and help maintain the beautification of the subdivision. In doing this, I will consider everyone's interests and explore the concerns we may face in the future. Thank you for your time and consideration!

If you are unable to attend the Annual Meeting, you can also vote through a proxy by designating another HOA member to vote on your behalf for all matters at the meeting. You may download a proxy form on our website at <http://www.millcreekphase2hoa.com/documents.html> or please let us know if you are unable to do so and need a form. Signed proxy forms should be brought to the meeting or, if sent via email or regular mail, the proxy form must be submitted by the same deadline as ballots.

At the Annual Meeting, the HOA officers and board members will update homeowners on the status of various issues and field questions. Our website (www.millcreekphase2hoa.com) also contains a significant amount of information and resources for homeowners and is utilized to communicate news and announcements to you. For those of you on Facebook, we have a private Facebook group for HOA members (www.facebook.com/groups/millcreekphase2hoa) to help people to get to know their neighbors and discuss matters that impact the neighborhood.

As a reminder, new home construction and also exterior lot alterations on existing homes (decks, patios, fences, roof replacement, solar panel installation, swimming pools, etc.) require approval of the HOA's Architectural Control Committee. Please check the HOA website or email the Architectural Control Committee at acc@millcreekphase2hoa.com for more information.

Sincerely,
Board of Directors of Mill Creek Estates, Phase 2 HOA

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CURRENT & RECOMMENDED BUDGET FOR 2023 ANNUAL HOA MEMBER MEETING

<u>DATE RANGE:</u>	Current 7/1/2022 to 5/25/2023	Estimated 7/1/2022 to 6/30/2023	Estimated 7/1/2023 to 6/30/2024
<u>INCOME:</u>			
Starting Balance	13,534.35	13,534.35	15,676.92
Homeowner Dues	8,415.00	9,165.00	9,200 (at \$50 each)
Late Fees	195.00	495.00	200.00
Fountain Purchase Funds ¹	0	0	4,249.50
<u>SUBTOTAL:</u>	\$22,144.35	\$23,194.35	\$29,326.42
<u>EXPENSES:</u>			
Mowing	2,085.00	2,370.00	2,300.00
Pond Maintenance	1,814.44	2,614.44	2,400.00
Common Area Improvements ²	0	0	200.00
Insurance	1,398.00	1,398.00	1,500.00
Taxes & State Filing Fees	11.00	11.00	15.00
Registered Agent for Service	49.00	49.00	50.00
Legal & Professional Fees	0	0	500.00
Office Supplies & Postage	473.25	635.00	700.00
Website Hosting	66.99	66.99	70.00
Mailbox Fee	168.00	168.00	175.00
Meeting Room Rental Fees	200.00	200.00	200.00
Bank Fees	5.00	5.00	0
Fountain Purchase for Pond ³	0	0	5,700.00
Fountain Installation	0	0	1,000.00
Electrical Setup for Fountain	0	0	3,900.00
Fountain Winter Storage ⁴	0	0	500.00
Utility Costs for Fountain	0	0	1,650.00
Miscellaneous	0	0	500.00
<u>SUBTOTAL:</u>	\$6,270.68	\$7,517.43	\$21,360.00
<u>NET ENDING BALANCE:</u>	\$15,873.67	\$15,676.92	\$7,966.42

PROPOSED MEMBER DUES FOR 7/1/22 to 6/30/23 ARE: \$50 per lot

¹ Contribution proposed by the homeowners living adjacent to the pond

² Replacing the two signs on either side of the pond which have faded over the years.

³ The actual cost may range from \$4,750 to \$5,700 depending upon the final selection of the fountain.

⁴ Cost to have the fountain taken out of the pond for the Winter, stored, and then reinstalled in the Spring.

Pond Fountain

Those of us bordering the pond would like to see the HOA install a fountain pump. Those of us who are original owners were promised one when we purchased our lots and built our homes.

Pond pumps help keep a pond healthy by aerating the water making it healthier for aquatic life. This should also allow for less chemicals to be required in the maintenance of the pond.

Fountains also add a great deal of esthetics to a neighborhood which also translates into an increase in property values. We live in as nice a neighborhood as the other subdivisions around us and it is a shame that we do not have a fountain like they enjoy.

I have researched pond pumps on the internet and would recommend the Eagle Fountains model EFL250 lighted pond fountain. It is sized for ponds up to 2 acres and is highly rated for durability as it is stainless steel and is designed to handle retention ponds and the resulting sediment that occurs. It also is rated less than 10 amps. See attached quote (\$4249.50) which includes everything to hook up to a land based power source. If someone knows of a better quality at a lower cost that would be good. I have also attached a proposal from Ruby Electric (\$3740.00) to bring the power to a post near the waters' edge.

CWLP said that they have an easement on the North side of our house at 1705 Old Ivy that runs above the drain culvert. Their power box is at the sidewalk for a distance of about 165 feet.

All ten of the properties bordering the pond have agreed to participate in the purchase of a pump if the HOA will pick up the installation and future costs which would mostly be the electric cost.

Shawn Clark Lisa Abdo

1804 Grist Mill 1808 Grist Mill

1808 1804

1812 Grist Mill

3915 Greenbriar

Walter Liberti
1605 Old Ivy

1609 Old Ivy

Gary Jarvis
1701 Old Ivy

1705 Old Ivy

1801 Old Ivy

Dan M. Gysel 1805 Old Ivy