##

## ***Arbor Hills Homeowners Association***

P.O. BOX 7905

ALGONQUIN, ILLINOIS 60102-7905

Hello Arbor Hills, Welcome to the summer of 2024. Below are the latest expense and income statements. Unfortunately, due to increasing costs for pond repairs, insurance and maintenance costs, the board has chosen to maintain dues at $75.00 per Homeowner. The safety net balance in the bank account has fallen below acceptable levels so we need to hold the fess to cover expenses and maintain safety nets. If additional information, bylaws or contact numbers are ever needed please feel free to contact me!

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   | 2021 | 2022 | 2023 | Est 2024 |
| Bank Fee  | 0.00  | 0.00  | (102.00) | (15.00) |
| Comed  | (482.56) | (710.32) | (1058.95) | (1200.00) |
| Landscaping | (3055.50) | (5854.44) | (3927.24) | (3738.50) |
| insurance  | (1590.00) | (1713.00) | (1778.00) | (1780.00) |
| McCloud | (4205.17) | (5385.67) | (4455.25) | (4700.00) |
| Sec of State  | (10.00) | (10.00) | (10.00) | (10.00) |
| USPS | (314.00) | (348.00) | (145.80) | (370.00) |
| Web host | 0.00  | 0.00  | 0.00  | (178.20) |
| office supplies | 0.00  | 0.00  | 0.00  | (150.00) |
| Expense  | (9657.23) | (14021.43) | (11477.24) | (12141.70) |
| Deposit  | 8730.00  | 8130.00  | 13625.00  | 12750.00  |
| Grand  | (927.23) | (5891.43) | 2147.76  | 608.30  |

We have 5 homeowners who have not paid their fees for last year. We are not able to divulge these properties due to changes in HOA laws in recent years. 3 are past due for 2023, one is in the rears for 2 years and 1 is unpaid for 4 years. Please be advised that late charges of $10/month apply after Aug 15th of each year and that unpaid dues are subject to Liens being placed on properties.

We have many new neighbors and the Association would like to say Welcome. We hope you find that Arbor Hills is a great neighborhood to live and raise your children in. If you have any questions, reach out to me at any time.

**Help keep your neighborhood safe for everyone.** We have many new families with young children. Follow posted speed limits, 25 MPH, ask young drivers to follow speed limit and remember to **make a full stop at stop signs**. If you notice any suspicious behavior, anyone speeding or ignoring stop signs, write down the license plate number and call the **Algonquin Police at (847) 658-4531 to report the plate numbers.** The police will follow up on all calls made. Remember not to block sidewalks with cars, boats, RVs or trucks. RVs are not allowed to be parked overnight on streets without Township permission. **Please ask children not to play in the pond or with the boat used by our landscapers. AHHA is liable for anyone hurt at pond. We have also had excessive repairs bills, of over $2800 in the last couple of years, on our fountains due to objects being thrown at the fountains breaking the blades.**

The Homeowners Association continues to receive numerous complaints from residents, and we would like to remind everyone to be good neighbors and help keep the neighborhood clean. Keep your dogs leashed when walking them and remember to clean up any waste they leave behind. Also, if you see garbage on the ground, please take pride in your neighborhood and pick it up. The Association is not responsible to keep the neighborhood and pond area clean and free of trash.

**Yards with excessive trash in yard or driveways or lawns not mowed will be reported to the city.** **Algonquin can fine homeowners for lack of upkeep**. **Remember to trim bushes away from your sidewalk, cut low hanging branches on property, edge and weed gardens, pick up blowing trash and shovel sidewalks in winter. Thank you for continuing to keep our neighborhood safe and looking beautiful while continuing to protect property values for everyone.**

We need new people to take over the Association’s positions. It is easy to manage and by keeping it volunteer we can keep costs low. Help is greatly appreciated.

**The new website in currently under construction and will be up and running shortly. You can find it at** [**www.arborhillsha.com**](http://www.arborhillsha.com) **It is a work in progress so if you have questions comments or things you would like to see added, please let me know and we can update it.**

Again, thank you for your quick action in paying your association dues. Remember that dues cover the period of July 15, 2024, through July 14, 2025, and is due by **July 15, 2024**. If you find errors to your name, on your statement, **or if you are new homeowners,** please update on enclosed statement and return. We do our best to keep an updated list of homeowners. If you would like to save a stamp, feel free to drop off your payment and introduce yourself. I am at 290 Buckingham. **You can now pay through Zelle**. See Barcode on back of invoice. Please include Lot # or address with the transfer so that I can track it.

I hope everyone has a great summer and wonderful 2024 / 2025. Please call with concerns.

Sincerely, Mike Halvorson, President AHHA 847-802-2796 (m)

Please remember to include address or Lot # with the transfer.



Please return **Bottom portion** with payment so we can **see name and LOT #**

 2024 Statement June 22, 2024

 **Duplicate Copy**

 **Homeowner’s Receipt**

**2024 Homeowners Association Dues: $75.00**

**Payment is due in full by July 15, 2024**

**Payments received past August 15, 2024, will be assessed $10.00 monthly Charge. \***

**Please make check payable to Arbor Hills Homeowners Association and remit to:**

**Arbor Hills Homeowners Association**

**P.O. Box 7905**

**Algonquin, Il 60102**

\*As stated in the Arbor Hills Covenants, **Para. 5.8 Collection of Assessments, The board has the legal authorization to charge a monthly late fee up to $50.00.** This Board has voted to charge a fee of $10.00 **per month** that payment is late. Lien will be placed for unpaid dues after 6 months, lien fees apply

**----------------------------------------------------------------------------------------------------**

 2024Statement June 22, 2024

 Changes to Name or Address updates

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