

Agenda



Welcome

Willie. President

Welcome everyone! We welcome all voices and would love for more people to attend these HOA meetings. Please share with other Trinity Creeks residents that we meet quarterly.

Park Proposal Update

Willie, President

The park has been voted in for Trinity Creeks but there are several steps still happening before the process begins. We are being told that the project should start summer or fall. We are hopeful and excited. We should be getting a park, a gazebo, a parking area for starters. We should be able to also apply for grants to give us more than the basics in the future. We are still in talks about all of the specific details i.e. maintenance of the park.

Block Party/Garage Sale - Volunteers

Willie, President

We'd like to keep the Block Parties going so if anyone would like to lead the Block Party Committee, please let us know. In order to make it successful, we need cooks, servers, planning committee, and a leader. We need the Block Party Committee to start planning early so we can have the party early August.

Clean Neighborhood Day

Patrick, Director

People throw garbage out of their cars, so we see alcohol bottles and other debris throughout the neighborhood. So, we'd like to ask our residents to assist on an early Saturday morning to go around the subdivision and pick up loose paper and garbage. It's our responsibility to keep our community clean. Let's make it fun and walk the blocks and clean our neighborhood. We'll provide tools to grab the garbage. If you're interested, please text Victoria at 773-576-7736.

Pet Signage

Leonard(Smitty), Treasurer

Sometimes people don't pick up after their dogs, so the Board has ordered signs to put up in various areas reminding people to pick up their trash. Amherst Place and Colgate will have the signage.

Financials/2023 Budget

Leonard(Smitty), Treasurer

We have an operating budget about \$22,000 right now.

Check register on page 3 of this document

Income & Expense Report on page 4 of this document

Q & A/Closing/Final Thoughts

Willie, President

Coyotes are coming out more frequently so please protect your self and your small animals

Everyone get out to vote for our local elections. League of Women Voters are having presentations. We put all of the information on our Trinity Creeks Facebook page. Please also don't sleep on school board elections.

We are going to send out a survey to gain interest in a Block Party and a Garage Sale

Willie is thankful for the events our HOA residents have been a part of and how we've been able to become close as a community. He encourages everyone to get involved.

Check Register

		TRINITY C	REEK HOME OWNERS A	SSOCIATION				
		FIRST M	IIDWEST BANK - CHECK	REGISTER				
Feb-23								
DATE	CHECK #	TRANSACTION		OPERATING	BLOCK PARTY	XMAS PARTY	RESERVE	
		OPENING BALANCE	35,358.65	20,358.65	0.00	0.00	15,000.00	35,358.65
2/8/2023		Deposit	2,100.00	2,100.00				
2/10/2023	1282	Cambridge Management	(216.97)	(216.97)		, , , , , , , , , , , , , , , , , , ,		
2/16/2023	1283	Nation Wide Insurance	(116.83)	(116.83)				
2/17/2023		Deposit	250.00	250.00				
2/20/2023		Bounced Check - Sconiers, Keith	(250.00)	(250.00)				
2/21/2023	1284	Bartzen Rosenlund	(325.00)	(325.00)				
2/27/2023		Deposit 🖟	250.00	250.00				
2/28/2023		Deposit	250.00	250.00				
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								8
ebruary-23	_		37,299.85	22,299.85	0.00	0.00	15,000.00	37,299.85
	RECONCILIA	TION - FIRST MIDWEST BANK						
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Income & Expense Report

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CALENDAR YEAR 2022	JAN	FEB	MAR	APR	MAY	JUN	YTD	BUDGET
Balance Forward		-	37,299.85	37,299.85	37,299.85	37,299.85		
Budgt Assessment Revenue	8,490.00	2,600.00					11,090.00	17,500.00
>Unpaid Budget Assessment							0.00	(2,400.00
Total Assessment Revenue							0.00	0.00
Late Fee Assessment Revenue							0.00	0.00
Assessment Collection Revenue							0.00	3,000.00
Total Revenue	8,490.00	2,600.00	0.00	0.00	0.00	0.00	11,090.00	18,100.00
EXPENSES								
Capital Project Reserve							0.00	15,000.00
Cambridge - Management Fee	208.33	208.33					416.66	2,520.00
Cambridge - Clerical	25.00						25.00	120.00
Cambridge - Postage & Office	41.97	8.64					50.61	104.00
Cambridge - Property Manager	28.00						28.00	40.00
Cambridge Total	303.30	216.97	0.00	0.00	0.00	0.00	520.27	2,784.00
R & J Landscaping							0.00	3,000.00
Director Liability Insurance	116.83	116.83					233.66	1,402.00
Annual Report Filing							0.00	11.00
Legal Expense	ľ	325.00					325.00	100.00
PO Mail Box Expense							0.00	185.00
Monument Sign Maintenance							0.00	700.00
HOA - Collection Expense							0.00	1,925.00
HOA - Website Fee							0.00	225.00
HOA - Zoom Fee							0.00	150.00
HOA - Survey Monkey Fee							0.00	192.00

Bank Balance	35.358.65	37.299.85	37.299.85	37,299,85	37.299.85	37.299.85		
Revenue Less Expenses	8,069.87 1	1,941.20	0.00	0.00	0.00	0.00	10,011.07	4,405.71
Total Expenses	420.13	658.80	0.00	0.00	0.00	0.00	1,078.93	13,694.29
Total Other Expenses	116.83	441.83	0.00	0.00		0.00	558.66	10,910.29
HOA - Christmas Party Expense							0.00	2,000.00
HOA - Block Party Expense							0.00	450.00
HOA - Miscellanenous Expense							0.00	550.29
HOA - Postage and Office Supplies							0.00	20.00
HOA - Survey Monkey Fee							0.00	192.00
HOA - Zoom Fee							0.00	150.00
HOA - Website Fee	4			1			0.00	225.00
HOA - Collection Expense							0.00	1,925.00
Monument Sign Maintenance							0.00	700.00
PO Mail Box Expense							0.00	185.00
Legal Expense	P	325.00					325.00	100.00
Annual Report Filing							0.00	11.00
Director Liability Insurance	116.83	116.83					233.66	1,402.00
R & J Landscaping							0.00	3,000.00



















Thank you Happy Spring

Trinity Creeks Homeowners Association Mission Statement

The mission of the Trinity Creeks Homeowners Association is to promote a resident friendly neighborhood, where residents enjoy an enhanced quality of life, and assures that the value of their homes will be protected. Through the administration of the Declaration of Covenants and applicable local ordinances, the Homeowners Association seeks to collaborate with its members now and in the future toward common goals.

Declaration of Covenants, Conditions and Restrictions – Trinity Creeks Subdivision Matteson, IL Article V, 5b

Purpose and Use of Assessments: All assessments levied by the Board shall be for the purpose of insuring high standards of maintenance, repair and replacement of the entrance signage monument and adjoining landscaping. Such purposes and uses of such assessment shall include (but are not limited to) the costs of the Association of all legal, insurance, repair, replacement, maintenance and other charges by this Declaration of Covenants, Conditions and Restrictions, or that the Board of Directors of the Association shall determine to be necessary or desirable to meet the primary purpose of the Association.