

A photograph of a stone and brick sign for Trinity Creeks HOA. The sign is mounted on a wall made of grey stone blocks and red bricks. The sign itself is dark grey with white text. The background shows green foliage and a building.

Trinity Creeks HOA General Meeting

9-20-2023

7pm-8:30pm

Matteson Community Center
4450 Oakwood Lane, Matteson IL



Willie Johnson
President
708-267-2008



Patrick Peterson
Director
312-388-9661



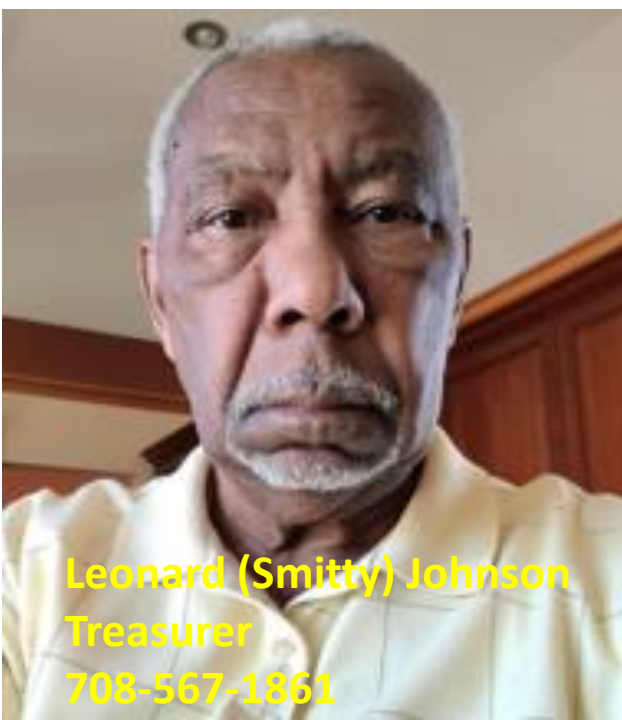
Kevin Richard
Business Agent
708-355-1609



Marilyn Stewart
Director
708-370-6062



Victoria Hill
Secretary
773-576-7736



Leonard (Smitty) Johnson
Treasurer
708-567-1861

2022 Trinity Creeks HOA Board Members



Agenda



Welcome	Willie, President
Park Proposal Update	Willie, President
Block Party Recap	Marilyn, Director
Financials/2023 Budget	Leonard(Smitty), Treasurer
HOA Communications	Victoria, Secretary
2023 Holiday Party “Let’s Do it Again”	Willie, President
Q & A	Willie, President

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.

Agenda Details

- **Welcome**

Willie, President

- Welcome everyone and thanks for joining in person. Please see pages 8 and 9 for attendees.

- **Park Proposal Update**

Willie, President

- There are some delays, Superintendent Gordon Hardin is waiting on bids to begin the work. There are two additional lots that the Village owns, right next to where the park will be located. If we can secure the entire area, it would give us additional space. The Village will maintain the park area. We will inform everyone as soon as we get additional updates.

- **Block Party Recap**

Marilyn, Director

- Thank you to all who participated! The Block Party was a huge success.
- The left-over food was given to a shelter and taken to feed the homeless/hungry.
- The HOA only funded \$75 for the Block Party.

- **Financials/2023 Budget**

Leonard(Smitty), Treasurer

- There were some savings that were discovered with the Board Directors' insurance that was not being utilized. As of August, the HOA has collected \$13,650. Our current balance is \$32,909.13.
- We work with Cambridge Management Company who keeps our finances – they collect our dues and pay our bills at our request. They send the Board monthly statements. Smitty makes sure all things are taken care of and reconciled.
- Please see page 5 for the current financial information.

- **HOA Communications**

Victoria, Secretary

- We have various ways that we'd like to keep in touch with our residents – email, Trinity Creeks website (www.trinitycreeks.org), Trinity Creeks Facebook page, cell phone. Most residents in the meeting said they prefer text as a way of communication. If there is anyone who does not receive texts from Victoria currently, please text her at 773-576-7736 to be added to the text communication.
- We send out surveys occasionally via email. If you would like your voice heard and counted, please complete the surveys when they are emailed. The Board really wants to hear from our residents. When decisions are made, we use the results of our surveys.

- **Holiday Party**

Willie, President

- We had such a great Holiday party last year and had an awesome team, so we'd like to do it again this year. The theme will be "Let's Do It Again" 😊
- If you purchase your tickets before October 15, you will be entered into a raffle to win \$150 cash.
- All are welcome!
- Please see page 6 for further details.

- **Q & A**

Financials

TRINITY CREEKS HOMEOWNERS ASSOCIATION 2023 INCOME & EXPENSE REPORT THRU AUGUST

CALENDAR YEAR 2023	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD	2023 BUDGET
Balance Forward	27,288.78	35,358.65	37,299.85	38,161.18	37,748.86	37,181.23	35,826.86	33,796.39	13,650.00	17,500.00
Budget Assessment Revenue	8,490.00	2,600.00	1,275.00	25.00	300.00	125.00	475.00	360.00	0.00	(2,400.00)
>Unpaid Budget Assessment									0.00	0.00
Total Assessment Revenue									0.00	0.00
Late Fee Assessment Revenue									0.00	3,000.00
Assessment Collection Revenue									13,650.00	18,100.00
Total Revenue	8,490.00	2,600.00	1,275.00	25.00	300.00	125.00	475.00	360.00	13,650.00	15,000.00
Capital Project Reserve EXPENSES										
Cambridge - Management Fee	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	1,666.64	2,520.00
Cambridge - Clerical	25.00								25.00	120.00
Cambridge - Postage & Office	41.97	8.64	2.16	2.16	1.44	2.16	1.44	3.90	63.87	104.00
Cambridge - Property Manager	28.00								28.00	40.00
Cambridge Total	303.30	216.97	210.49	210.49	209.77	210.49	209.77	212.23	1,783.51	2,784.00
R & J Landscaping				110.00	360.00	560.00	470.00	360.00	1,860.00	3,000.00
Director Liability Insurance	116.83	116.83	116.83	116.83	116.86	111.84	1,644.00	(500.00)	1,840.02	1,402.00
Annual Report Filing					11.00				11.00	11.00
Legal Expense		325.00			170.00				495.00	100.00
PO Mail Box Expense						194.00			194.00	185.00
Monument Sign Maintenance									0.00	700.00
HOA - Collection Expense									0.00	1,925.00
HOA - Website Fee						211.04			211.04	225.00
HOA - Zoom Fee									0.00	150.00
HOA - Survey Monkey Fee						192.00			192.00	192.00
HOA - Postage and Office Supplies									0.00	20.00
HOA - Miscellanenous Expense			86.35				181.70	101.10	369.15	550.29
HOA - Block Party Expense								73.93	73.93	450.00
HOA - Christmas Party Expense								1,000.00	1,000.00	2,000.00
Total Other Expenses	116.83	441.83	203.18	226.83	657.86	1,268.88	2,295.70	1,035.03	6,246.14	10,910.29
Total Expenses	420.13	658.80	413.67	437.32	867.63	1,479.37	2,505.47	1,247.26	8,029.65	13,694.29
Revenue Less Expenses	8,069.87	1,941.20	861.33	(412.32)	(567.63)	(1,354.37)	(2,030.47)	(887.26)	5,620.35	4,405.71
Bank Balance	35,358.65	37,299.85	38,161.18	37,748.86	37,181.23	35,826.86	33,796.39	32,909.13		

2023 Trinity Creeks Holiday Party



Q & A and further comments

- There are jobs available at the Lux Leaf Dispensary in Matteson. Reach out to Patrick Peterson for more information.
- Diane Hodges is the President of the League of Women's Voters. The League of Women Voters is a peoples' organization that has fought since 1920 to improve our government and engage all Americans in the decisions that impact their lives. They represent the communities of Bourbonnais, Chicago Heights, Crete, Matteson, Mokena, Monee, Olympia Fields, Park Forest, Peotone, Richton Park, Steger, and University Park. Please look for more information on our Trinity Creeks Facebook page about their Mental Health Summit and other upcoming programs.
- Residents are still noticing dog feces on Amherst. Smitty has ordered more signs. Kevin mentioned that sometimes Coyotes will also drop their feces on the sidewalks. Dog feces is soft while coyote feces is filled with fur and bones during the winter and seeds and berries during the summer. One suggestion was to add doggie bags on poles in case people forget to bring them when they walk their dogs.
- Patrick asked for volunteers to help make our Trinity Creeks sign and that area beautiful. Rogers, Jerome, and Marilyn volunteered.

Trinity Creeks HOA Meeting Participants



Victoria Hill (vhill@advancedgroup.com) is signed in

Trinity Creeks HOA Board





Thank you

Be well and have a great summer!

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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.