

12-20-23

7pm-8:30pm

# Trinity Creeks HOA General Meeting





**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**

## 2022/2023 Trinity Creeks HOA Board Members



# Agenda

- Welcome  
Willie, President
- Park Proposal Update  
Willie, President
- Radon Testing  
Marilyn, Director
- Financials/2023/2024 Budget  
Leonard(Smitty), Treasurer
- 2024 Board Election  
Willie, President
- Holiday Party Updates  
Victoria, Secretary
- Q & A  
Willie, President

# Agenda

- **Welcome** Willie, President
  - Thank you everyone who is in attendance.
- **Park Proposal Update** Willie, President
  - The Village of Matteson promised that Trinity Creeks would begin construction on a park last spring. There have been a few delays so the board will meet with the Village again in January to stay on top of the park progression. The Village already voted on the park so now we need to find out when the project will start. We will keep you updated as we find out information.
- **Radon Testing** Marilyn, Director
  - Please see radon gas information on page 5. Radon is a naturally occurring, odorless, colorless gas that is everywhere and is hazardous. We encourage all families to test your homes because radon fluctuates and can cause serious health issues including lung cancer. Radon is the second highest cause of lung cancer after smoking, so we want our residents to be aware. It's important to also seal your sump pump to prevent some of the gas from coming in. Kevin shared a picture (page 5) that shows how his sump pump is sealed.
- **Financials/2023/2024 Budget** Leonard(Smitty), Treasurer
  - Please see budget details on page 7.
- **2024 Board Election** Willie, President
  - We have three(3) people running for the board and we have two (spots) available. Kevin Richard, Rev. Melody Seaton, Regina Brown. The voting forms will be sent via email, our Facebook page, and for those who don't have emails on file, we will place on their doorknob. Marily Stewart and Leonard Johnson will be leaving the board. We thank them for all of their hard work, dedication, and commitment to our community!
- **Holiday Party Updates** Victoria, Secretary
  - Please see pages 10-20 for holiday party updates, survey results, and comments. From the survey and other comments, everyone enjoyed the holiday party and would be very likely to attend again. We also came in under budget in our spending. Thank you Patrick for personally providing the cash prize and raffle gift bags! Thank you planning committee!
- **Q & A** Willie, President
  - Please see page 21 for information on our Trinity Creeks Facebook page and website. If you want to see/hear the entire meeting, please visit our Trinity Creeks Facebook page for the full recording.
  - Please see page 22 for meeting questions and answers.

<https://www.epa.gov/radon/epa-map-radon-zones-and-supplemental-information#region5>

Kevin's sump pump cover



Protect your family from hazardous radon gas.

**SWAT**  
ENVIRONMENTAL  
Radon Mitigation Specialists

### WHY SWAT?

With an increased awareness for health and wellness, families are spending more time at home. Keep your home and family safe by testing for radon and installing a radon mitigation system.

**SWAT Environmental delivers the highest level of radon mitigation services with unmatched customer satisfaction.**

- Free, no obligation quote
- Over 30 years of experience
- Certified technicians who live and work locally
- Custom-built mitigation systems that fit your home's style and aesthetics



1 in 15 homes has elevated levels of radon.



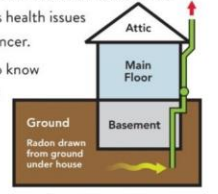
Radon is the #1 cause of lung cancer in non-smokers.



The EPA recommends homes that measure 4.0 pCi/L or higher have a radon mitigation system installed.

### WHAT IS RADON?

- Radon is a naturally occurring, odorless, colorless gas that is emitted when uranium in the soil decays.
- Radon gas can become trapped in your home through cracks in the foundation or other natural openings.
- Living in a home with elevated radon levels can cause serious health issues including lung cancer.
- The only way to know if your home has elevated radon levels is to test.



Example of radon mitigation system

**1-800-NO-RADON**  
swat-radon.com

**SWAT**  
ENVIRONMENTAL  
Soil, Water, and Air Technologies

# Financials

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Smitty

TRINITY CREEKS HOMEOWNERS AE REPORT												
THRU AUGUST												
CALENDAR YEAR 2023	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	2023 BUDGET	2024 BUDGET
<b>Balance Forward</b>	<b>38,161.18</b>	<b>37,748.86</b>	<b>37,181.23</b>	<b>35,826.86</b>	<b>33,796.39</b>	<b>32,909.13</b>	<b>32,837.78</b>	<b>34,948.52</b>	<b>35,073.63</b>			
Assessment Revenue - Current Year		275.00	125.00	250.00	250.00	375.00	250.00	500.00		14,055.00	17,500.00	17,500.00
Assessment Revenue - Prior Years	25.00	25.00		225.00	110.00	275.00	1,875.00	375.00		3,245.00		5,285.00
Total Assessment Revenue										0.00	0.00	
Late Fee Assessment Revenue							50.00			50.00	0.00	
Assessment Collection Revenue							546.75			546.75	600.00	
<b>Total Revenue</b>	<b>25.00</b>	<b>300.00</b>	<b>125.00</b>	<b>475.00</b>	<b>360.00</b>	<b>650.00</b>	<b>2,721.75</b>	<b>875.00</b>	<b>0.00</b>	<b>17,896.75</b>	<b>18,100.00</b>	<b>22,785.00</b>
<b>Capital Project Reserve</b>										<b>0.00</b>	<b>15,000.00</b>	<b>15,000.00</b>
<b>EXPENSES</b>												
Cambridge - Management Fee	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,499.96	2,520.00	2,500.00
Cambridge - Clerical							41.90		95.78	162.68	120.00	400.00
Cambridge - Postage & Office	2.16	1.44	2.16	1.44	3.90	3.12	0.78	1.56		69.33	104.00	104.00
Cambridge - Property Manager										28.00	40.00	40.00
<b>Cambridge Total</b>	<b>210.49</b>	<b>209.77</b>	<b>210.49</b>	<b>209.77</b>	<b>212.23</b>	<b>211.45</b>	<b>251.01</b>	<b>209.89</b>	<b>304.11</b>	<b>2,759.97</b>	<b>2,784.00</b>	<b>3,044.00</b>
R & J Landscaping	110.00	360.00	560.00	470.00	360.00	360.00	360.00	470.00		3,050.00	3,000.00	3,000.00
Director Liability Insurance	116.83	116.86	111.84	1,644.00	(500.00)					1,840.02	1,402.00	1,100.00
Annual Report Filing		11.00								11.00	11.00	11.00
Legal Expense										325.00	100.00	500.00
PO Mail Box Expense			194.00							194.00	185.00	200.00
Monument Sign Maintenance									320.25	320.25	700.00	500.00
HOA - Collection Expense		170.00						70.00		240.00	1,925.00	700.00
HOA - Website Fee			211.04							211.04	225.00	225.00
HOA - Zoom Fee						149.90				149.90	150.00	150.00
HOA - Survey Monkey Fee			192.00							192.00	192.00	192.00
HOA - Postage and Office Supplies										0.00	20.00	20.00
HOA - Miscellanenous Expense				181.70	101.10				110.00	479.15	550.29	600.00
HOA - Block Party Expense					73.93					73.93	450.00	400.00
HOA - Christmas Party Expense					1,000.00				(343.68)	656.32	2,000.00	2,000.00
<b>Total Other Expenses</b>	<b>226.83</b>	<b>657.86</b>	<b>1,268.88</b>	<b>2,295.70</b>	<b>1,035.03</b>	<b>509.90</b>	<b>360.00</b>	<b>540.00</b>	<b>86.57</b>	<b>7,742.61</b>	<b>10,910.29</b>	<b>9,598.00</b>
<b>Total Expenses</b>	<b>437.32</b>	<b>867.63</b>	<b>1,479.37</b>	<b>2,505.47</b>	<b>1,247.26</b>	<b>721.35</b>	<b>611.01</b>	<b>749.89</b>	<b>390.68</b>	<b>10,502.58</b>	<b>13,694.29</b>	<b>12,642.00</b>
<b>Revenue Less Expenses</b>	<b>(412.32)</b>	<b>(567.63)</b>	<b>(1,354.37)</b>	<b>(2,030.47)</b>	<b>(887.26)</b>	<b>(71.35)</b>	<b>2,110.74</b>	<b>125.11</b>	<b>(390.68)</b>	<b>7,394.17</b>	<b>4,405.71</b>	<b>10,143.00</b>
<b>Bank Balance</b>	<b>37,748.86</b>	<b>37,181.23</b>	<b>35,826.86</b>	<b>33,796.39</b>	<b>32,909.13</b>	<b>32,837.78</b>	<b>34,948.52</b>	<b>35,073.63</b>	<b>34,682.95</b>	<b>7,394.17</b>		

# 2024 HOA Board Election

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Willie



# 2024 HOA Board Election



- Positions for election
  - Board Director 2-year term
- How to apply
  - Complete Nomination Application
  - Outline qualifications/experience/your interest
  - There will be various ways to submit the Nomination Application
- Board of Directors
  - To maintain, repair and reconstruct the entrance signage monument(s) and adjoining landscaping on the dedicated easement(s) located on the entry Lot(s) to the Subdivision at Lincoln Highway.
  - To monitor and enforce the covenants, conditions and restrictions of record contained herein.

## **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.

**More details to follow**

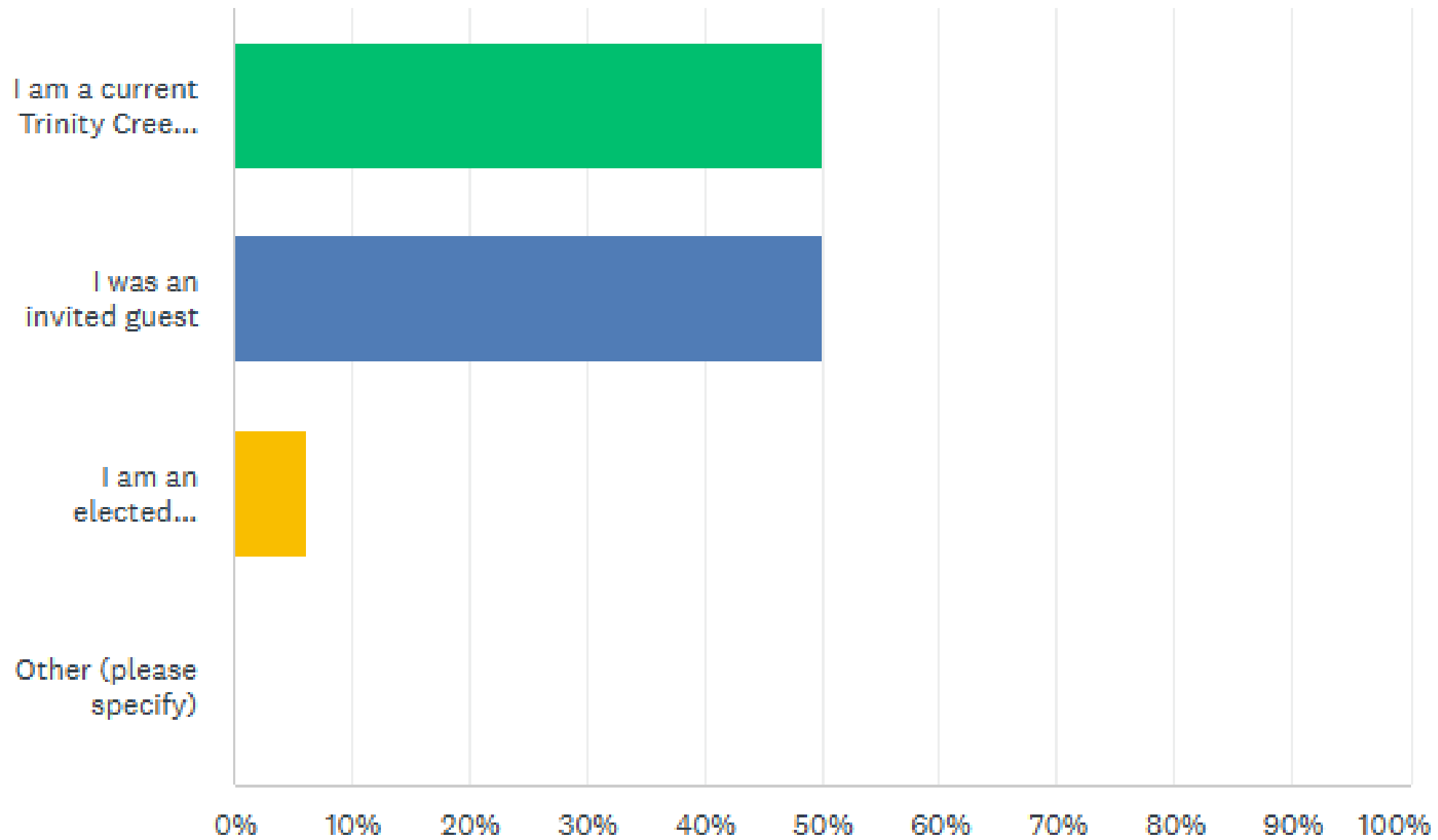
# 2023 Holiday Party Recap Survey Results

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Victoria

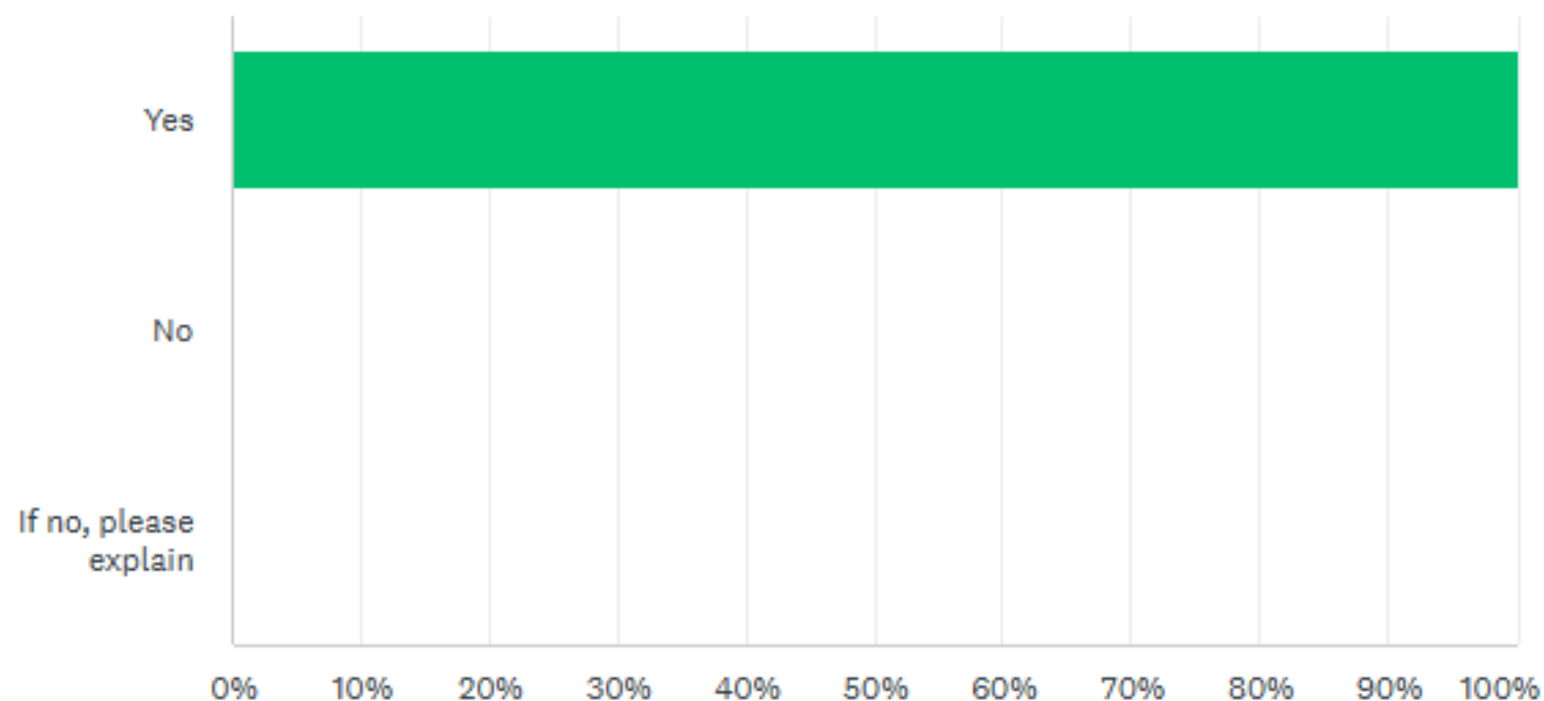






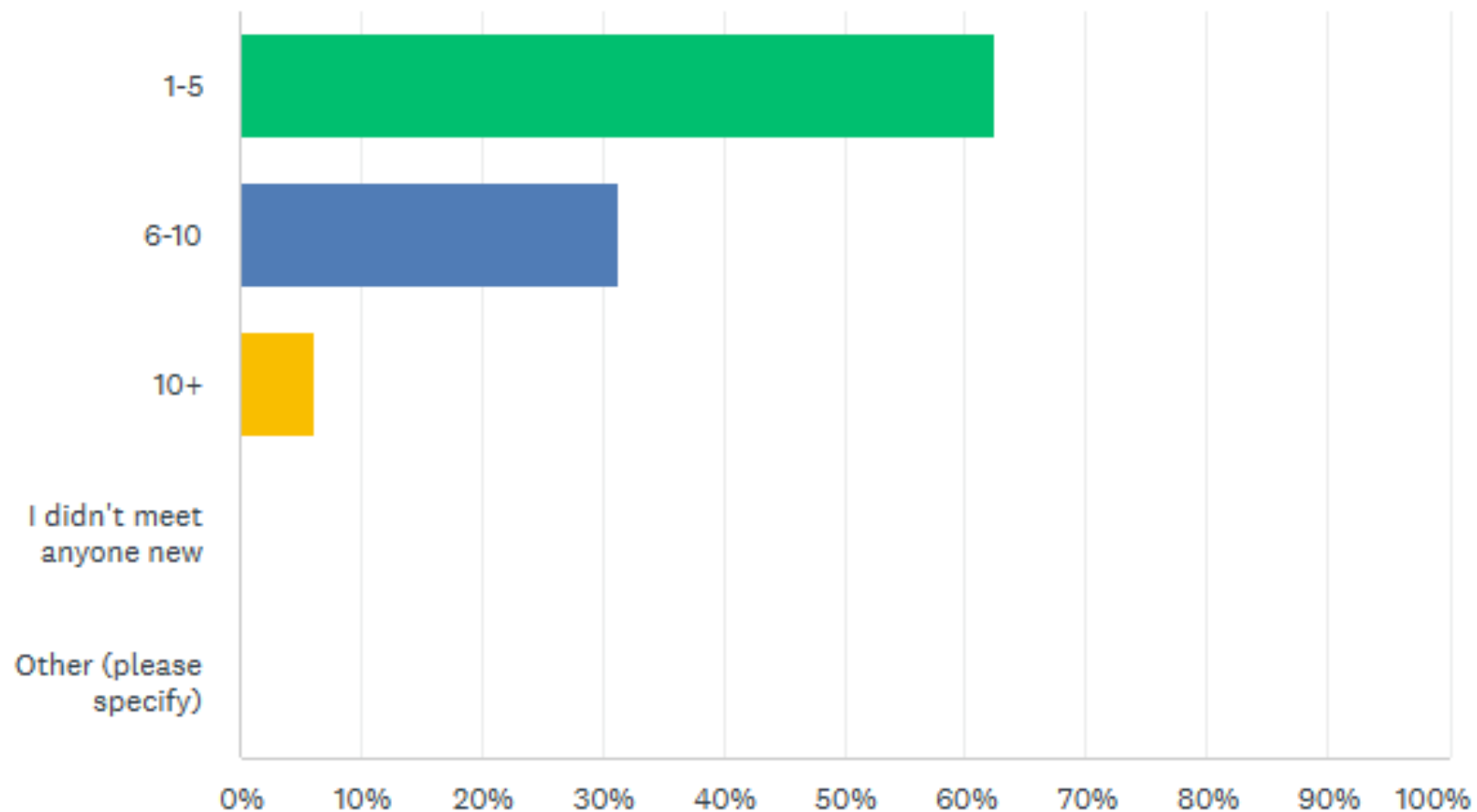
## Did you enjoy the Trinity Creeks Holiday Party on Friday, December 1?

Answered: 16 Skipped: 0



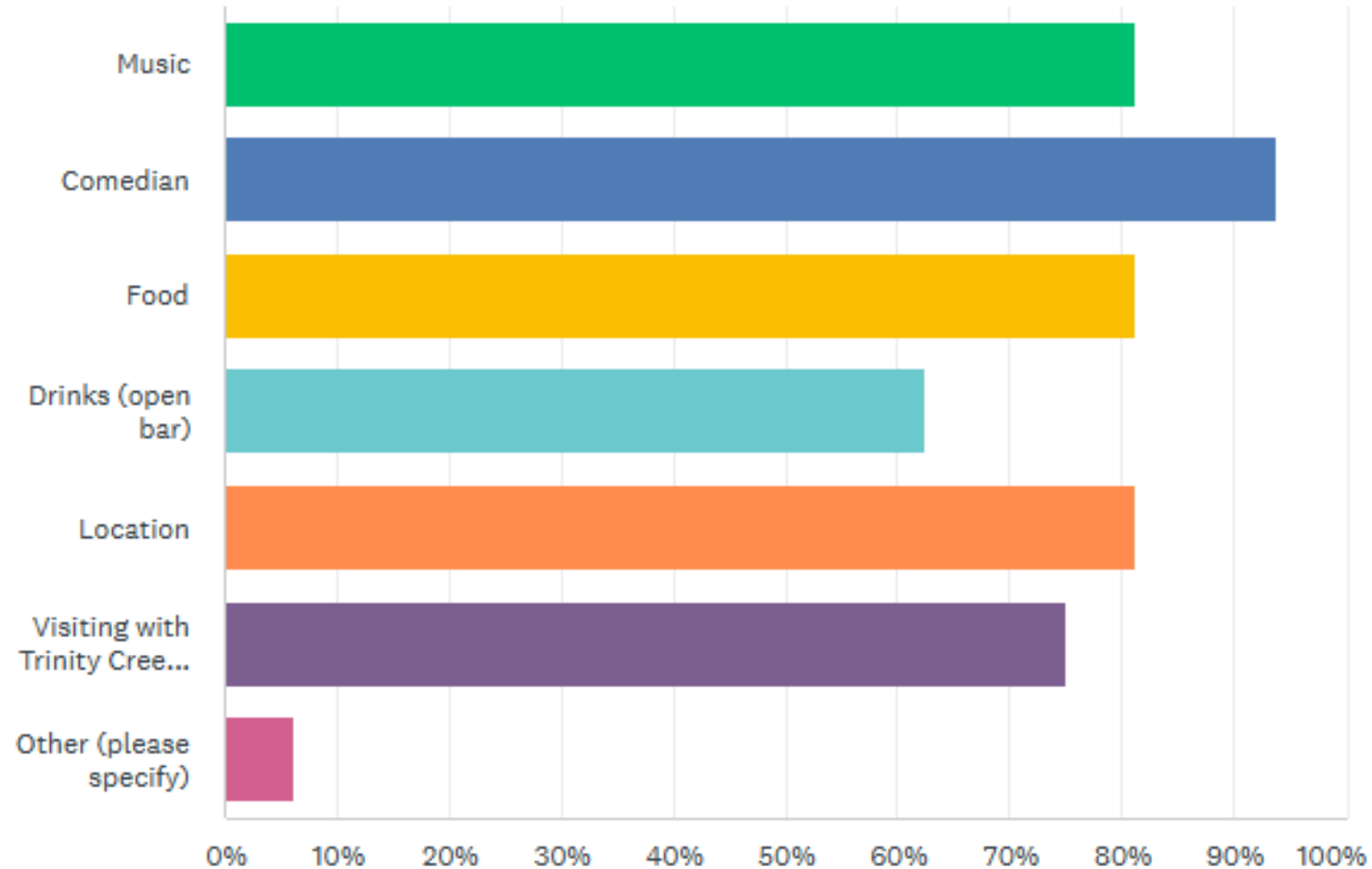
## Did you meet anyone new? If yes, how many people?

Answered: 16 Skipped: 0



# What did you like most about the Holiday Party? (choose all that apply)

Answered: 16 Skipped: 0





# How would you rate your overall experience at the Holiday Party?

Answered: 14 Skipped: 2

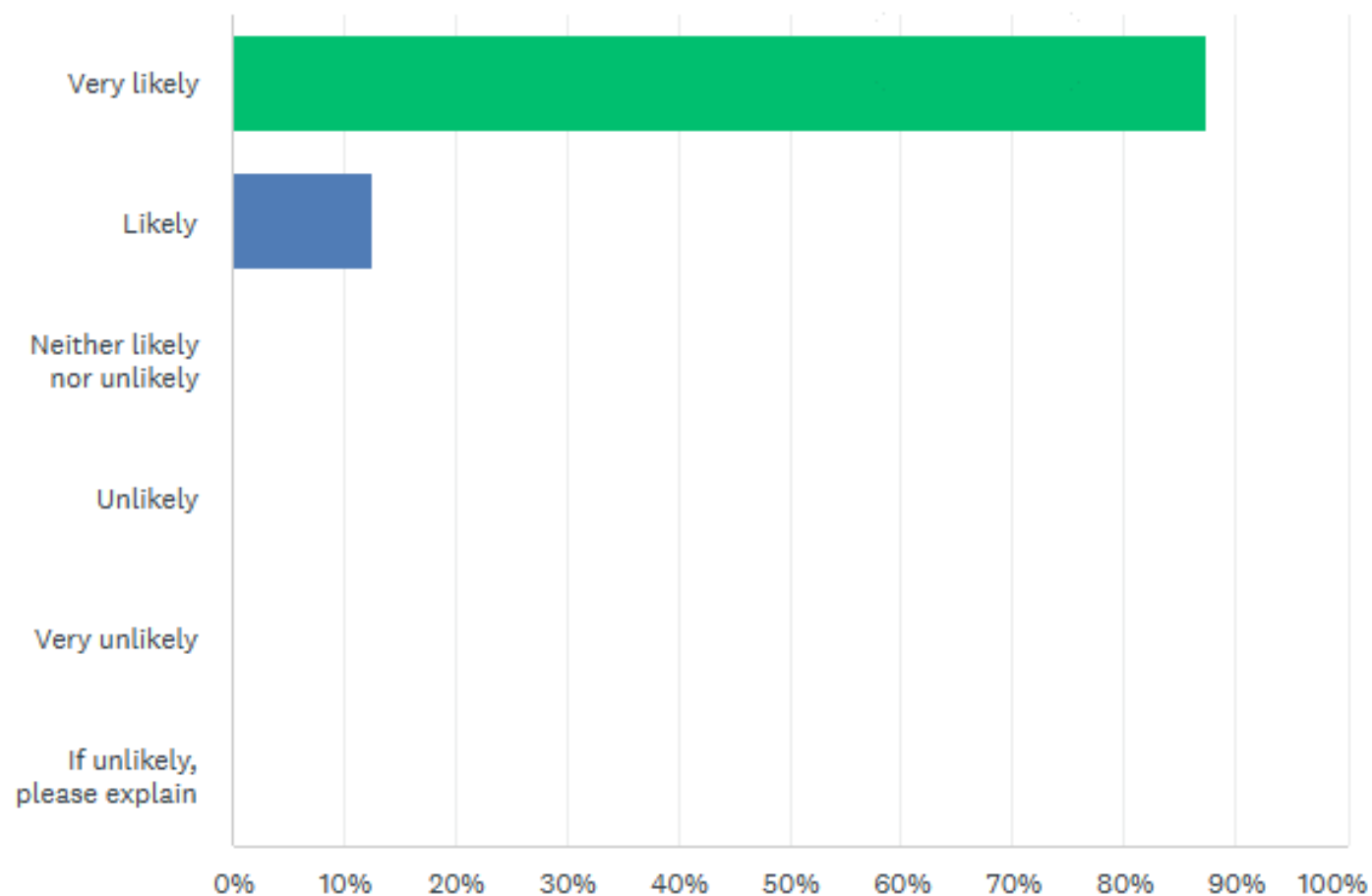
4.9★  
average rating



	HORRIBLE	POOR	FAIR (NEITHER GOOD OR BAD)	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
★	0.00% 0	0.00% 0	0.00% 0	14.29% 2	85.71% 12	14	4.86

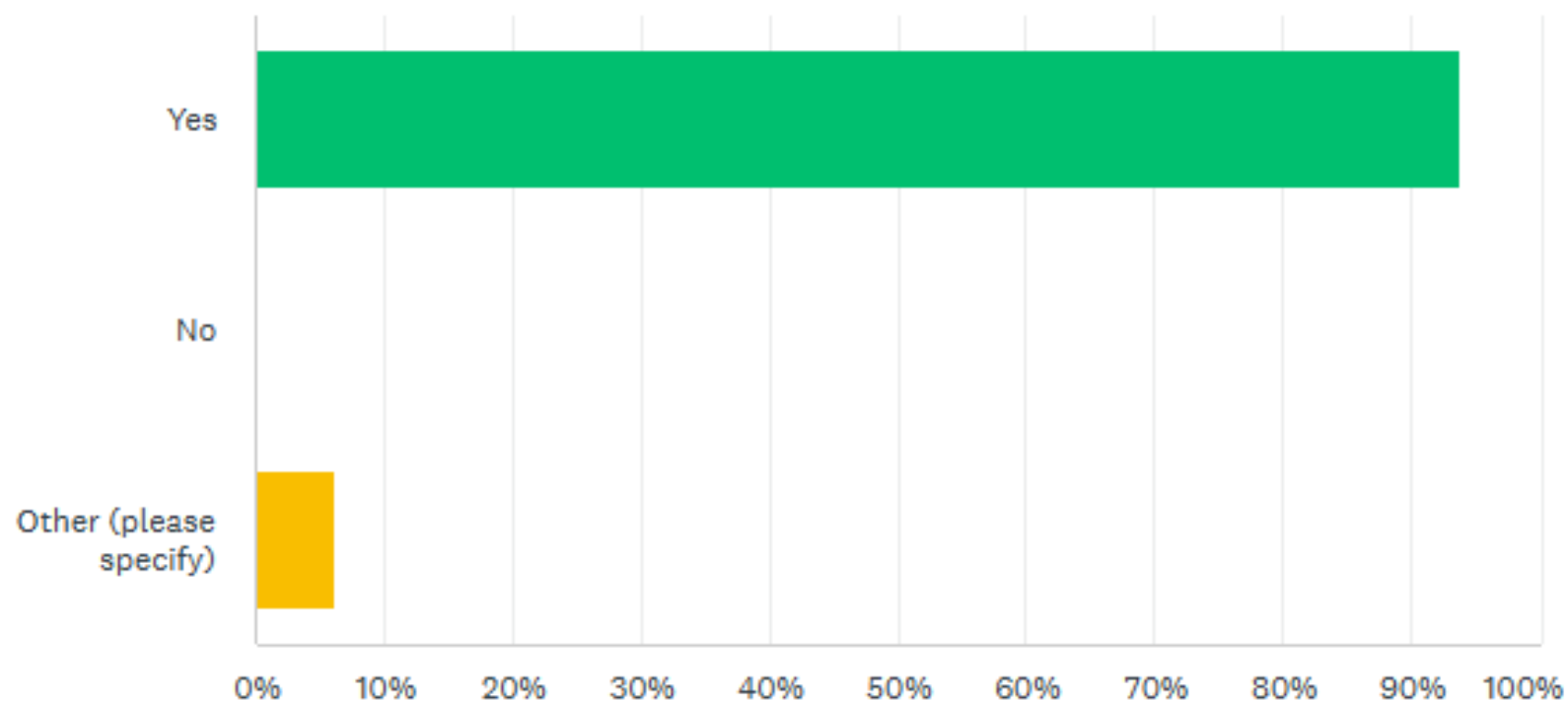
# How likely would you attend a Trinity Creeks Holiday Party in the future?

Answered: 16 Skipped: 0



## Did this Holiday Party align with our mission to promote a resident friendly community?

Answered: 16 Skipped: 0



# Comments

- Probably try having it on the weekend. People can hang out longer and engage more when you're not tired.
- No need for raffles.
- I was an Invited guest an enjoyed myself to the fullest and I hope to attend next year!
- Food could have been a little warmer.
- Awesome event! I'd love to connect to so that my HOA can learn and grow from Trinity Creek
- Idk this was my first time coming don't have another party to compare it to
- Location and guests
- It is rare in the south suburbs to experience an event that offers delicious food in abundance, music that appealed to almost everyone in a beautiful setting.
- A great evening; high class
- It was a pleasure spending the evening with good people, conversation and overall great time!
- Enjoyed evening out in close neighborhood.

# Additional Information

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\*Previous meeting minutes and other information is located on our Trinity Creeks website [www.trinitycreeks.org](http://www.trinitycreeks.org)

\*The entire recording of this meeting is located on our Trinity Creeks Facebook page – scan QR code to join



# Questions/Answers/Comments

- **Seems like we have too much money in our budget. Do we have other upcoming major projects coming out of the budget that will add to the community?**
  - Answer – part of the money (\$15,000) is state mandated by law in the reserve. The remaining is our working capital which is approximately another \$15,000 - &17,000 to pay bills, etc.
- **Do we have any expenses in the budget for maintaining our future park?**
  - There are some things that the Village will cover but, the HOA will have to cover others. We don't know what it's going to cost to operate the park so there isn't a line item in the budget yet.
- **Can the HOA investigate a snow removal service for the residents?**
  - Most other HOA's collect additional fines for snow removal and other amenities. We will create a survey to find out how many residents would be interested. In the interim, we will provide a couple of names of good snow removal companies.
    - Julian Wilson at Blue Lion Snow removal – 312-826-4261, [wilsonjulian0801@gmail.com](mailto:wilsonjulian0801@gmail.com)
- **Sometimes when cars are parked on both sides of the street it makes it hard for residents to back out of their driveway.**
  - If residents are having a special event, they ask the Matteson Police Department and are granted permission to park on both sides of the street.
  - We ask all of our residents to tell their guests to be mindful not to block anyone's driveway. When coming out of a driveway, it may be hard to maneuver successfully if another car is parked directly across the street.
  - Please also remind your guests and be mindful yourself not to park in front of anyone's mailbox. Our mail delivery times are sporadic, and we want to ensure everyone receives their mail timely.



HAPPY

*Holidays*

Thank you

## **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.