

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 text on the sign reads "Trinity Creeks" in a large, serif font, and "Matteson, IL" in a smaller, sans-serif font below it. The background shows green foliage and a building.

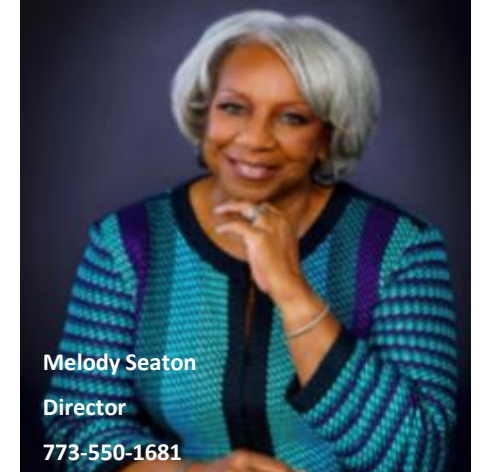
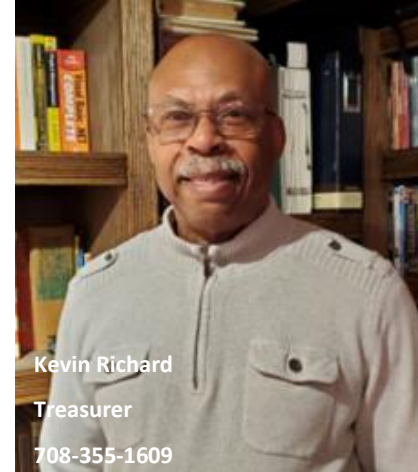
Trinity Creeks HOA General Meeting

9-17-2025

6:30pm-8:00pm

In Person

2025 Trinity Creeks HOA Board Members



Trinity Creeks Homeowners Association

General Meeting

September 17, 2025

Agenda

- **Welcome and Introduction of Guests** **Willie Johnson**
- **Village of Matteson Updates** **Anthony Burton, Village of Matteson**
- **Introduction to Fire & Police** **Fire Chief Bryant and Police Chief Elamin**
- **Solar Farms Discussion** **Willie Johnson**
- **Block Party Recap** **Victoria Hill**
- **Financial Update** **Willie Johnson**
- **Question & Answer** **Willie Johnson**



Trinity Creeks Homeowners Association

General Meeting

September 17, 2025

Agenda

Willie Johnson



• Welcome and Introduction of Guests

Welcome and thank you all for attending in person. Please help yourselves to snacks.

• Village of Matteson Updates

- Anthony Burton shared several upcoming changes in Matteson. The Village is investing \$2 million into road improvements and adding decorative lighting. He noted that more women are joining the law enforcement team, which is a positive development.
- On the business front, Applebee's will be moving into the former Holiday Inn, Wendy's is opening, and a battery factory is being built behind Menards.
- He also mentioned that while the Village does not support Solar Farms moving into Matteson, the decision falls under Cook County's jurisdiction. Additionally, concerns were raised that Solar Farms can lower property values by about 5%.

Village Administrator Anthony Burton

• Introduction to Fire & Police

- The new Fire Chief and Police Chief introduced themselves and shared their contact information. The Police Chief also gave an update on the recent shelter-in-place order related to the five men with guns the week prior. So far, two juveniles and one adult have been arrested, while two suspects remain at large — though their identities are known, they are still in hiding.
- He also shared a few safety reminders:
 - Lock your car doors.
 - Homes with dogs are less likely to be targeted.
 - Stay aware of your surroundings.
 - Call the police if you notice anything unusual.
- Currently, the Police Department has 40 staff members and is working to fill five additional positions. Once construction is complete, the red-light cameras will be reinstated.

Fire Chief Bryant and Police Chief Elamin

• Solar Farms Discussion

- Trinity Creeks will be sending out a petition for residents to sign, stating our opposition to Solar Farms in our neighborhood.
- If you were unable to attend the recent meeting with the Solar Farms representative, the recording is available on our Facebook page.
- There are several reasons why Solar Farms are not a good fit for our community, including their impact on property values, concerns about potential environmental risks, and the overall visual effect on our neighborhood.

Willie Johnson

• Block Party Recap (see pages 8-16)

- Victoria shared the Block Party survey results.

Victoria Hill

• Financial Update

- Willie distributed copies of the financials and reviewed the current results.

Willie Johnson

• Question & Answer

- The Board has decided not to host a Holiday Party this year due to limited volunteer support for events.
- There will be four Board seats up for election for a two-year term beginning in 2026. Melody and Victoria will not be running again, while Willie and Kevin will be up for re-election. Regina remains on the Board.
- Special thanks to Harold Coleman for coordinating the back-flow testing each year — your efforts are greatly appreciated!

Willie Johnson

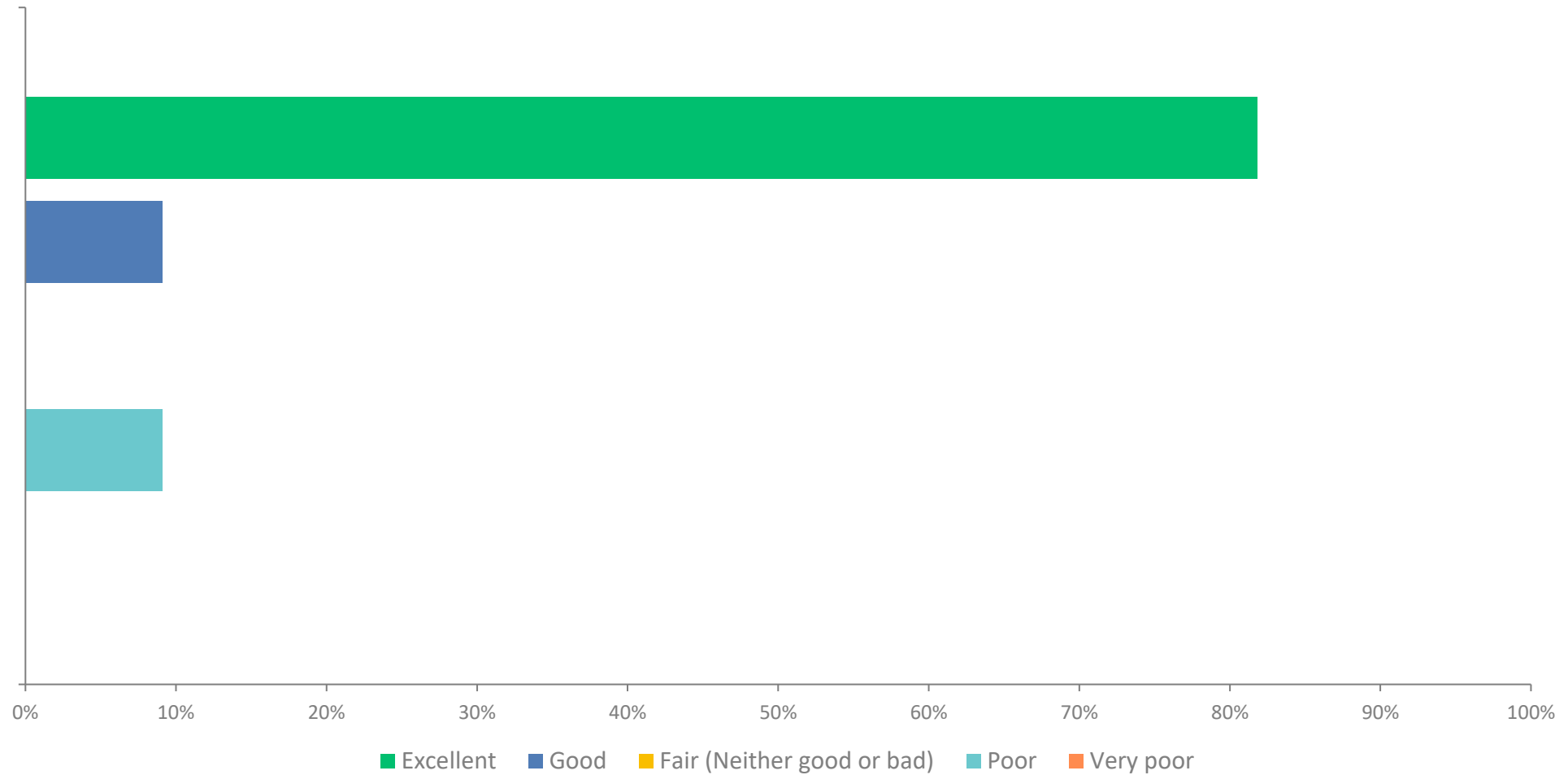


Trinity Creeks Block Party - August 9, 2025

Thursday, September 25, 2025

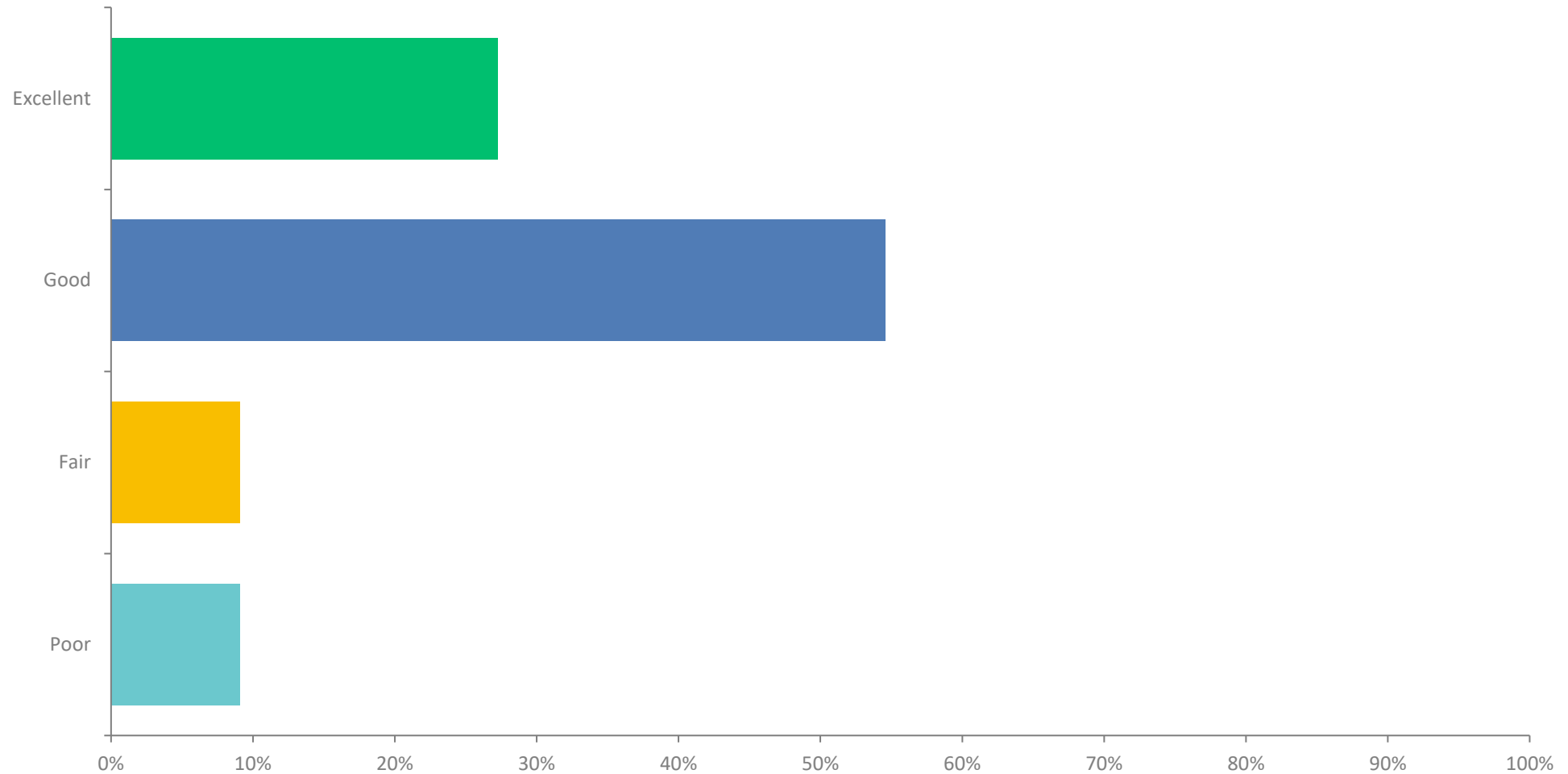
Q1: How would you rate your overall experience at the Block Party?

Answered: 11 Skipped: 0



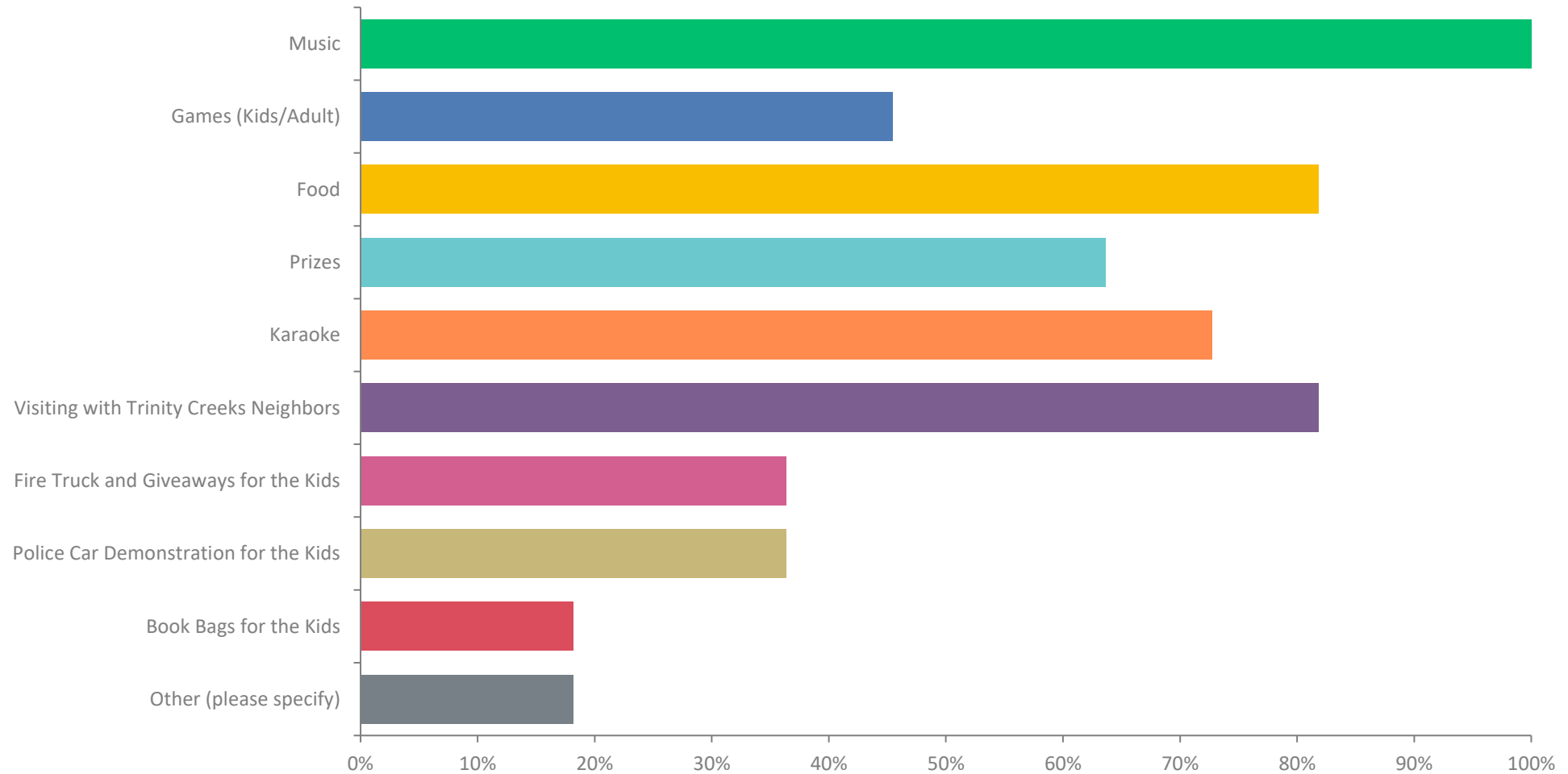
Q2: How would you rate the new park as a venue?

Answered: 11 Skipped: 0



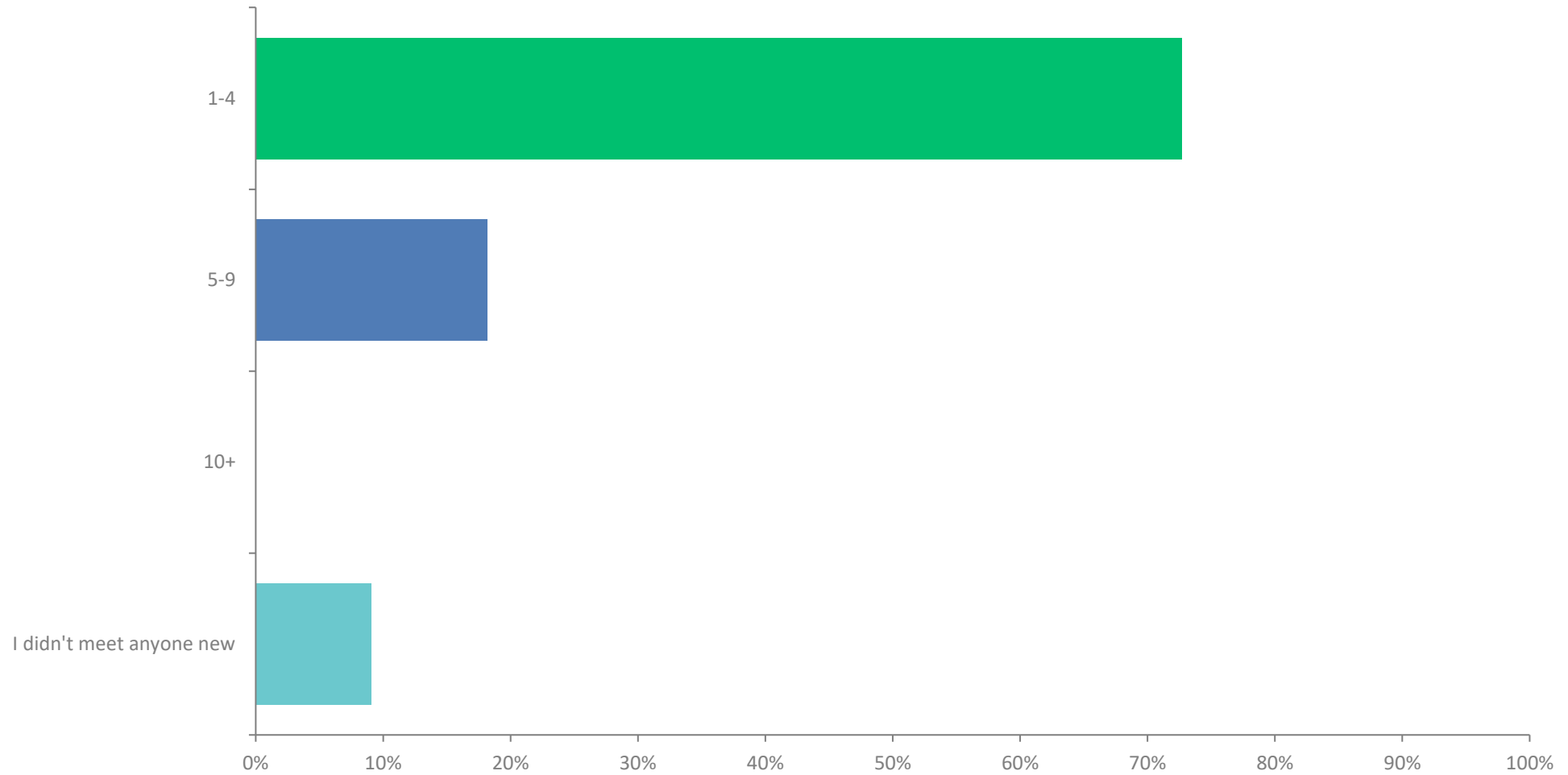
Q3: What did you like most about the Block Party? (check all that apply)

Answered: 11 Skipped: 0



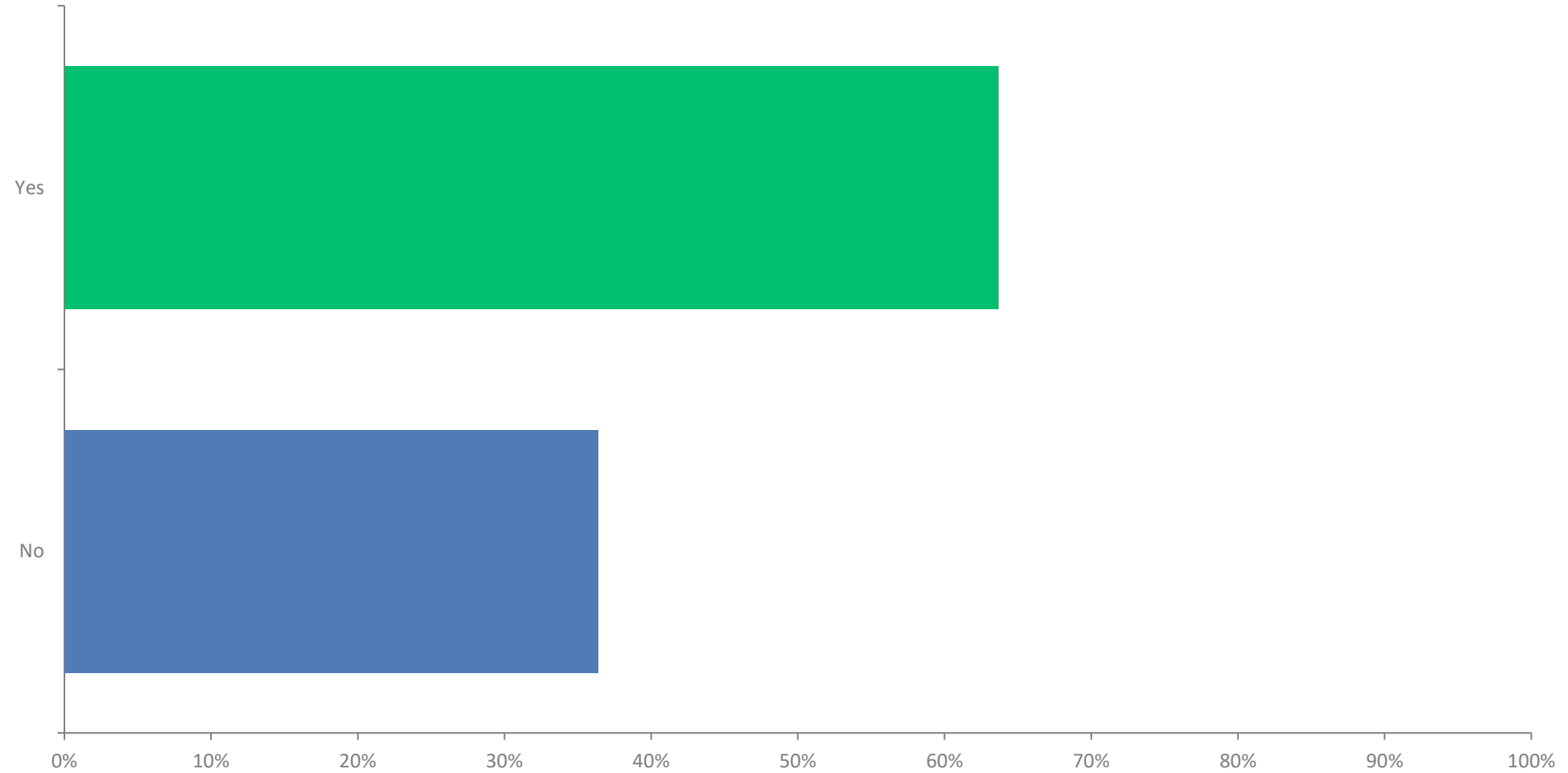
Q4: Did you meet any new neighbors? If yes, how many?

Answered: 11 Skipped: 0



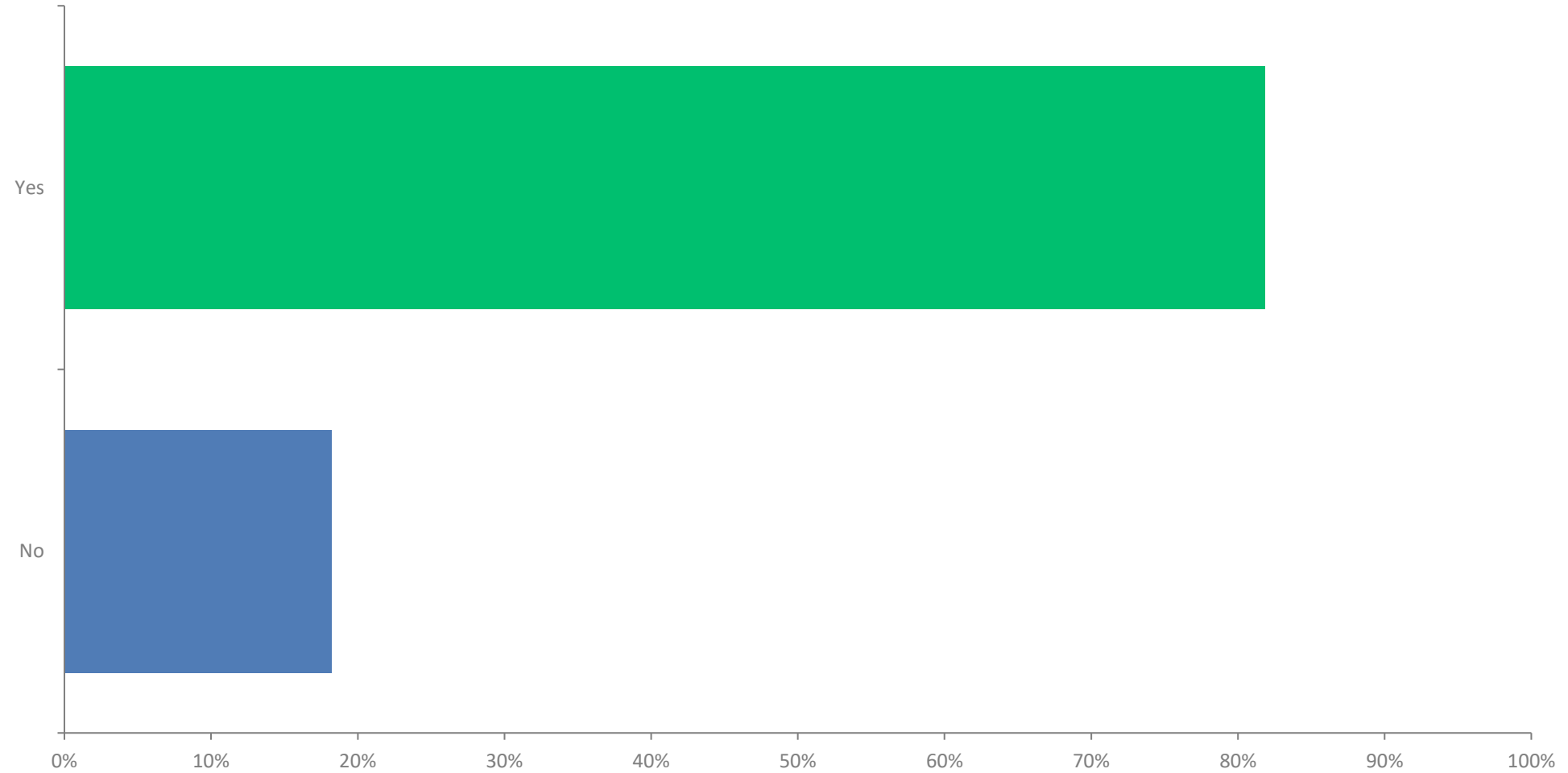
Q5: Did you feel there was enough seating and space to spread out?

Answered: 11 Skipped: 0



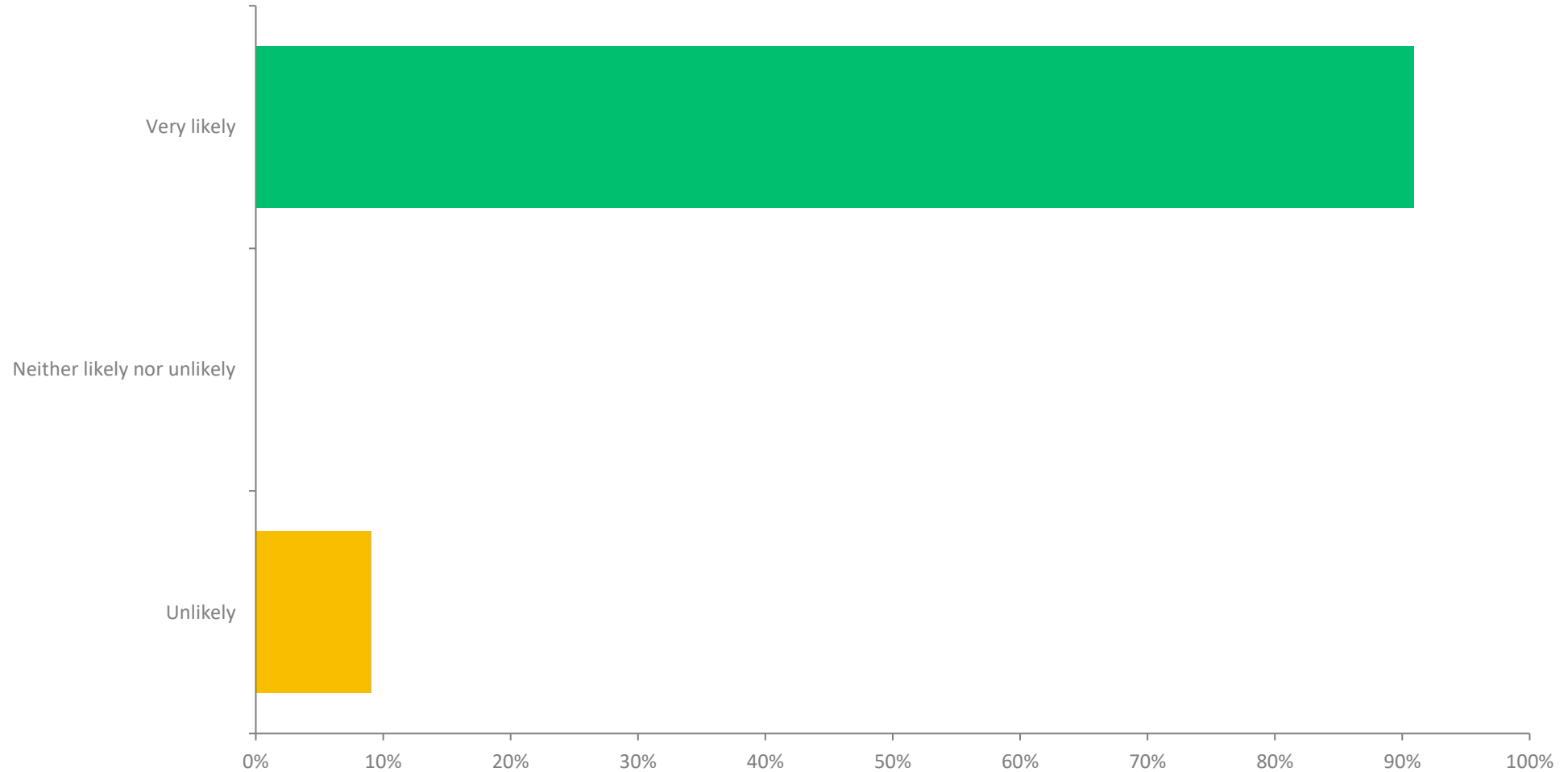
Q7: Was the event welcoming and enjoyable for all ages?

Answered: 11 Skipped: 0



Q8: How likely would you attend a Trinity Creeks Block Party in the future?

Answered: 11 Skipped: 0



Block Party Comments

- Speakers were slightly too loud especially with the children playing next to the speakers.
- Cold or tepid food. Too many weeds and bugs.
- Not enough seating
- It was crowded under the canopies, but, if the other canopies had not blown down, it would not have been so crowded
- Some games with prizes for the children would have been nice.
- Nothing to do except eat.
- Rent a large tent.
- Make sure we have enough seating and covering
- We must have more people assist or allocate funds for help.
- For the first time in our park, i think the picnic was very nice. Thanks to the Planning Committee and everyone who helped in any way.
- Some more tents and tables.
- Cooking off-site was a terrible idea. Food was cold when served. Nothing like a burger or hot dog off the grill. Games are silly and hard to understand the format. Our park may be called a park, but it is really a vacant lot with weeds. This is not what the village promised us. Should there be a block party every year? No.
- Great event

Thank you

Community is not just where we live; it's where we belong, where we connect, and where we thrive together!



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.