

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 sign is surrounded by greenery, including a large bush of red flowers in the foreground and some trees in the background.

# Trinity Creeks HOA General Meeting

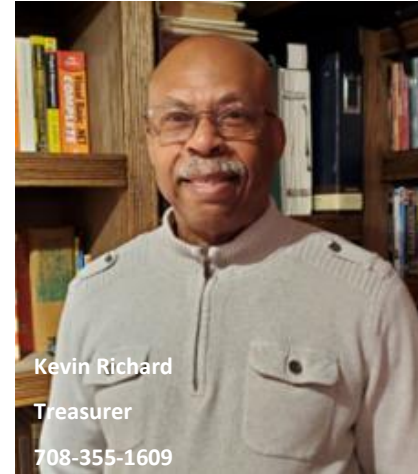
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3-20-2024

6:30pm-8:00pm

Matteson Community Center  
4450 Oakwood Lane, Matteson IL

# 2024 Trinity Creeks HOA Board Members



# Agenda Details

- **Welcome** **Willie, President**
  - Welcome everyone and thanks for joining in-person. We will continue to have meetings in-person when the weather permits.
- **Awards Presentation** **Willie, President**
  - Plaques were awarded to Marilyn Stewart and Leonard (Smitty) Johnson, former HOA Board members, in recognition of their years of dedicated service and hard work. See page 4 for photos.
- **New Board Members/New Homeowners** **Patrick, Director**
  - Patrick introduced the new Board members, Kevin Richard and Reverend Melody Seaton, as well as our off-board non-voting member, Regina Brown. To read their bios, please visit our website page at [www.trinitycreeks.org/board-contact.html](http://www.trinitycreeks.org/board-contact.html).
  - We would like to extend a warm welcome to our new homeowners, Nicholas and Ivory Rhymes, residing at 911 Destiny Drive.
- **Park Updates** **Gordon Hardin, Superintendent of Public Works, Village of Matteson**
  - Superintendent Gordon provided an update on the upcoming park in Trinity Creeks, scheduled for construction in April/May 2024.
  - The park will feature a gazebo with a 24-foot octagon-shaped concrete walking pad, complete with lighting and electrical components. Additionally, park benches and flowers will be included in the design.
  - Maintenance of the park, including garbage pickup, will be handled by the Village, while Trinity Creeks will manage the park reservation schedule.
  - There were inquiries about the possibility of adding signage to encourage dog owners to pick up after their pets, as well as the potential addition of a water fountain or spigot. Gordon agreed to investigate these suggestions further.
  - See page 7 for photos.
- **Community Updates** **Anthony Burton, Administrator, Village of Matteson**
  - In 2009, Matteson faced financial challenges. However, upon becoming Home Rule, Matteson's credit rating improved significantly, resulting in a healthier financial position.
  - As a result of this improvement, several developments are underway in Matteson, including increased road repairs.
  - Additionally, the town is experiencing growth in businesses, with new establishments moving in such as Chik-fil-A, Jets Pizza, Smoothie King, Bell Tire, and potentially a winery, cake company, breakfast place near Sam's distribution center, a calypso Cajun restaurant, and a golf entertainment center.
  - Matteson's nine car dealerships are thriving, and tax revenues from Amazon are doing well.

# Agenda Details

- **Financials**

**Kevin, Treasurer**

- The HOA has collected 85% of assessments so far. However, to achieve our community goals, it's imperative that we attain 100% collection of assessments.
- The majority of the assessments are allocated to landscaping.
- For those interested in obtaining a copy of the financial report, please contact Victoria Hill, our Board Secretary.

- **Late Assessment Fees**

**Melody, Director**

- The Board is suggesting a Fourth Amendment to the Declaration of Covenants, which will introduce a late fee schedule for unpaid assessments. The proposed amendment will specify, "Should any assessment remain unpaid for 90 days after it has become due, such assessment shall be subject to a cumulative late fee of \$25 per quarter, with the late fee increasing by \$25 per quarter."
- To ensure everyone has the opportunity to vote, we will distribute the survey through multiple channels: on our Trinity Creeks Facebook page, via email, and by placing a QR code on everyone's doorknobs.

- **Permit Process**

**Willie, President**

- The Board is additionally suggesting the inclusion of the following language in the Fourth Amendment: "The HOA Board will not approve home permit requests if the homeowner is delinquent on their assessments."
- Homeowners must seek approval from the Board President for any exterior renovations to their homes.

- **Communications**

**Victoria, Secretary**

- The Board will use various communication channels to reach everyone, including the Trinity Creeks Facebook page, email, the Trinity Creeks website, door knockers, and text messages.
- For the quickest updates, we encourage you to join and follow our activities on Facebook.
- If you know of neighbors who are not engaged or receiving information, please provide their email addresses and cell phone numbers to Victoria at [VictoriaHill1234@outlook.com](mailto:VictoriaHill1234@outlook.com).

# Award Presentation



# Village of Matteson Park/Community Updates



# Park Updates/Examples of Gazebos



# Thank you

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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.