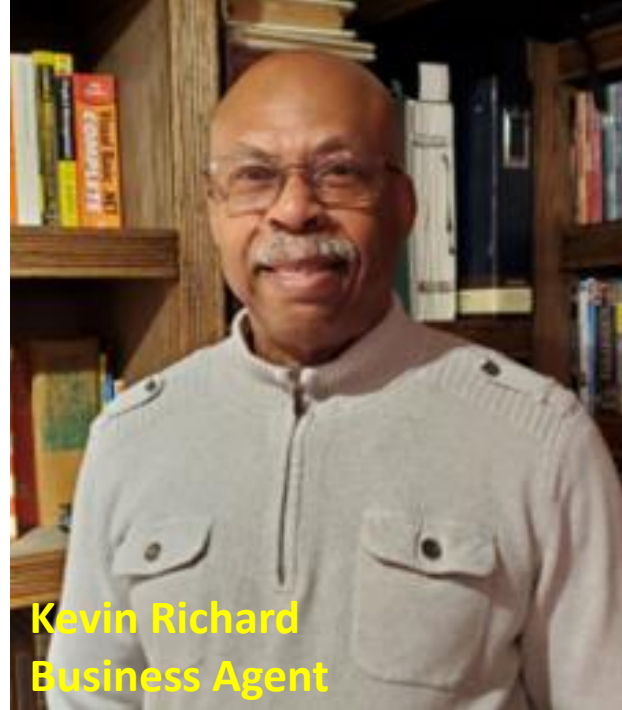




**Willie Johnson**  
**President**



**Patrick Peterson**  
**Director**



**Kevin Richard**  
**Business Agent**



**Marilyn Stewart**  
**Director**



**Victoria Hill**  
**Secretary**



**Leonard (Smitty) Johnson**  
**Treasurer**

## 2022 Trinity Creeks HOA Board Members



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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9-21-2022

7pm-8:30pm

# Agenda

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- Welcome  
Willie, President
- Block Party  
Patrick, Director
- Holiday Party Updates  
Victoria, Director and Willie President
- Financials  
Leonard(Smitty), Treasurer
- Clean Neighborhood  
Leonard(Smitty), Treasurer
- Safety/Security Best Practices  
Patrick, Director
- Q & A  
Willie, President

# Agenda with details

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- **Welcome & Introductions of Board** Willie, President
  - Willie Johnson, President, Victoria Hill, Secretary, Patrick Peterson, Director, Leonard Johnson, Treasurer
- **Block Party – Saturday, August 27** Patrick, Director
  - Patrick showed the survey results. You can view the results on the following slides 6-11.
  - Everyone who took the survey said they enjoyed the Block Party, everyone met new neighbors which was one of the top things they liked most about the Block Party, most people thought the party was good, and all said they would likely attend next year.
  - Additional feedback for next year: need more volunteers, planning should start in spring, need garbage cans or dumpster in the beginning, need to purchase less or different food, need better speakers, need a budget prior to planning.
  - \$429 deficit which is in line with the other years possibly due to inflation and more variety of foods purchased.
- **Holiday Party Updates – Saturday, December 3** Victoria, Director and Willie President
  - Victoria and Willie discussed the details of the Holiday Party slides 13-15. We are having our first ever Holiday Party to promote community, build relationships, meet new homeowners, and celebrate all of the residents. We took a survey earlier this year and majority of the people who took the survey said they want to have a holiday party. The goal is to have everyone attend and have a great time.
  - Questions from the homeowners: Is having a free party using assessment fees a violation of the covenants and have you consulted with attorney or management company?
  - The Board will add at least 1 social event to the by-laws moving forward.
  - The Board believes that the Mission and Covenants align with having a Holiday Party slide 16.
- **Financials** Leonard(Smitty), Treasurer
  - Smittys went over the financials listed on slide 17.
- **Clean Neighborhood** Leonard(Smitty), Treasurer
  - Garbage is starting to build by Amherst Lane and Colgate. Maybe we can get some young people once/month to clean up those areas? Add to the budget for next year.
  - As a community, we should clean up the areas in front of our homes. Also, please make sure your garbage bags are secure. Let's keep our community clean.
- **Safety/Security Best Practices** Patrick, Director
  - Over the last few months, we've had several incidents – someone abandoned a vehicle on Destiny after being in a car accident, someone's house was burglarized on Amherst in early afternoon, at 7:30pm on Destiny, 2 men came to someone's house posing as Nicor workers.
  - Let's understand things are happening so please – call the police if something happens, use your Ring to answer the door, get cameras on your house – these things deter criminals.
  - We are a community, so let's get to know our neighbors and work together to protect our neighborhood. Call your neighbor if something happens, this could save your neighbor.
- **Q & A** Willie, President
  - Thank you for attending and all of the questions/feedback will be taken back for discussion in our next Board Meeting.
  - Slide 20 lists the Board phone numbers if you need any of us.

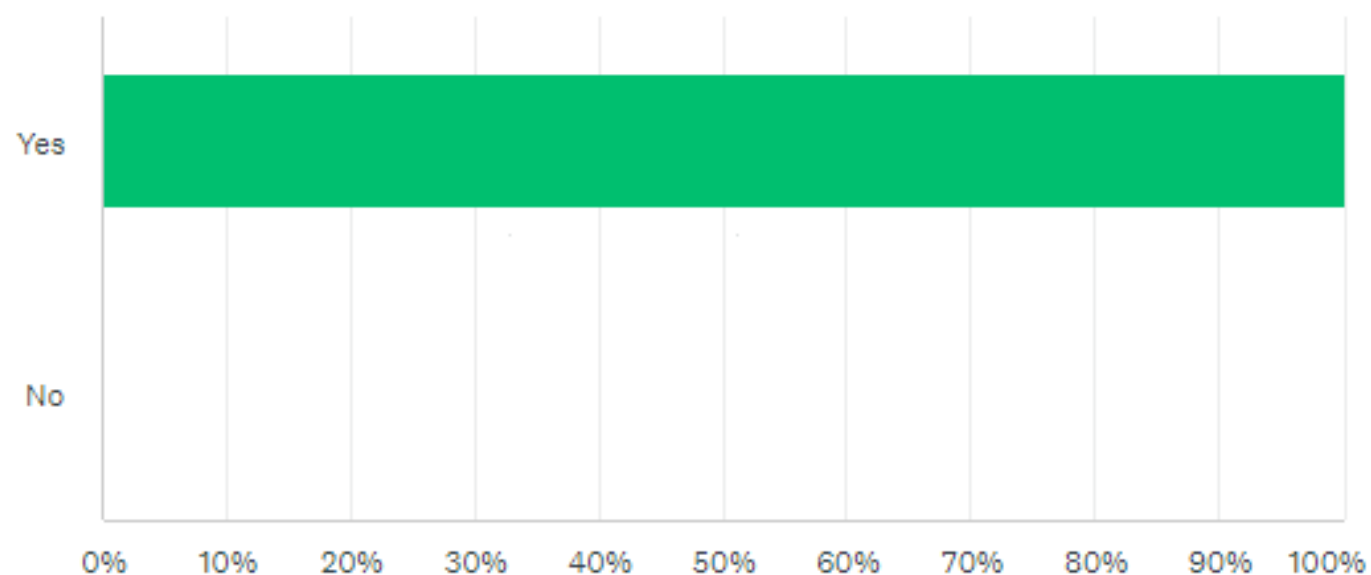
# Block Party Recap Survey Results

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Patrick

# Did you enjoy the Trinity Creeks Block Party on Saturday August 27?

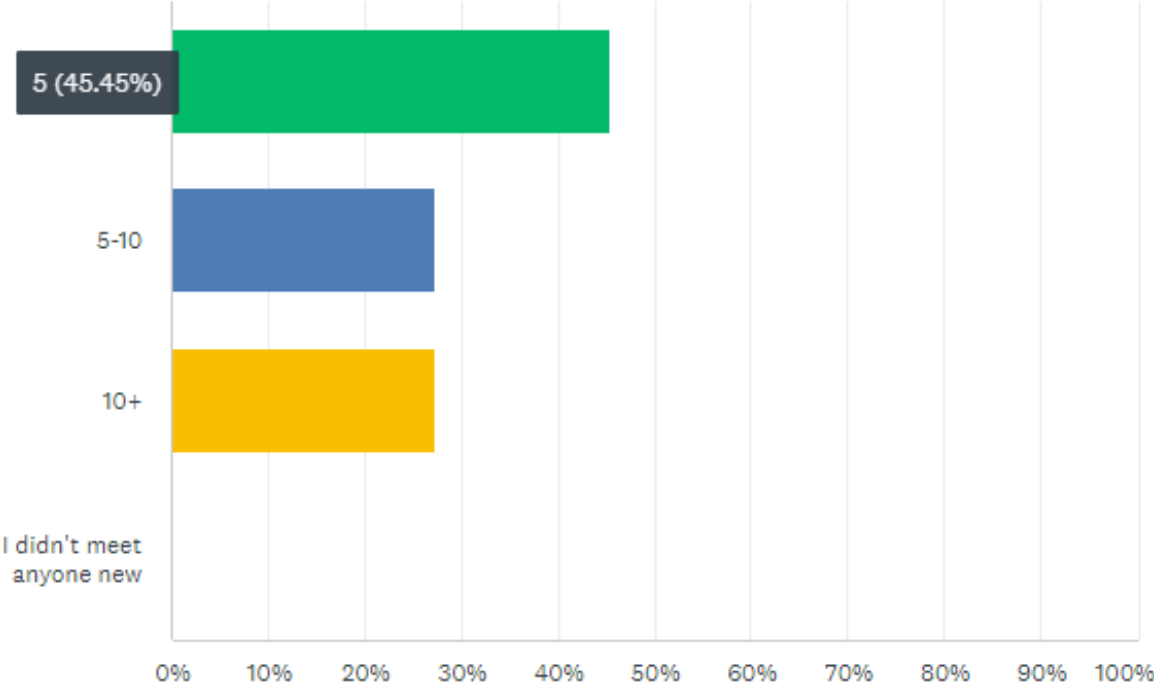
Answered: 15 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	100.00% 15
No	0.00% 0
<b>TOTAL</b>	<b>15</b>

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

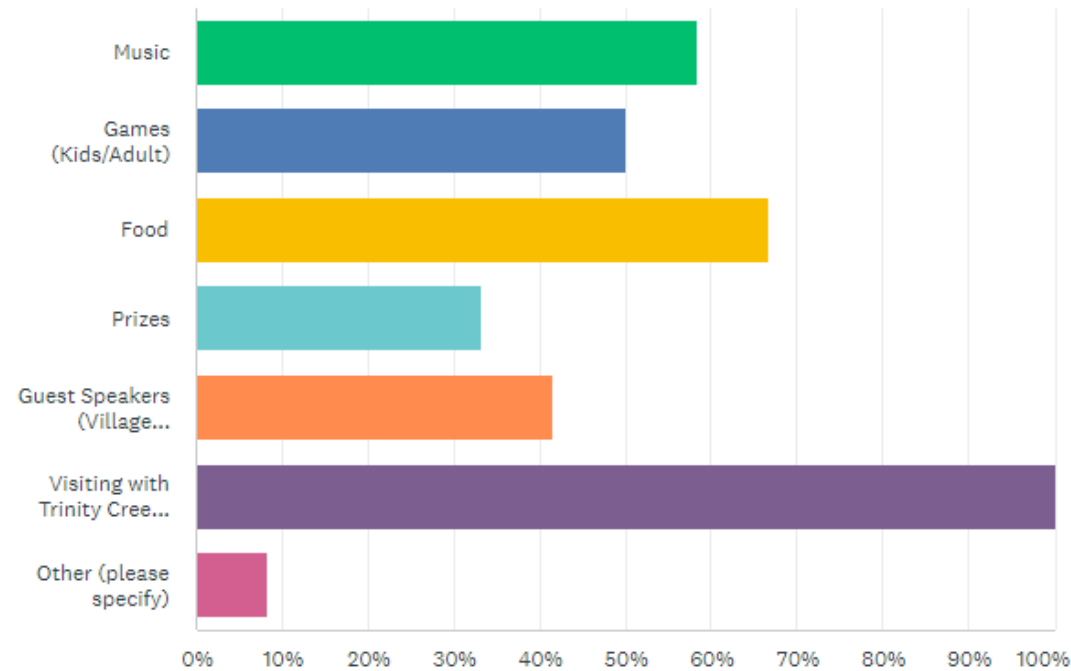
Answered: 11 Skipped: 4



ANSWER CHOICES	RESPONSES
▼ 1-5	45.45% 5
▼ 5-10	27.27% 3
▼ 10+	27.27% 3
▼ I didn't meet anyone new	0.00% 0
<b>TOTAL</b>	<b>11</b>

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

Answered: 12 Skipped: 3



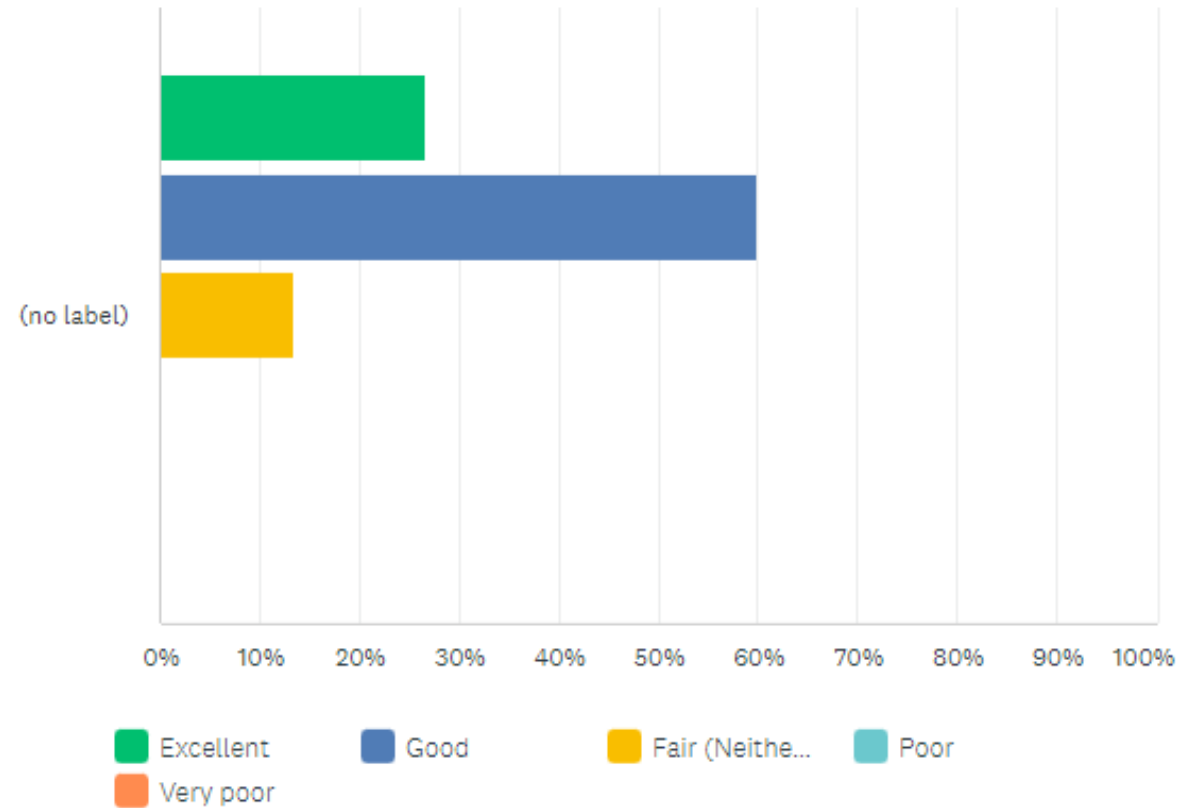
**\*Responses:**  
Music was good but speakers were bad

ANSWER CHOICES	RESPONSES
▼ Music	58.33% 7
▼ Games (Kids/Adult)	50.00% 6
▼ Food	66.67% 8
▼ Prizes	33.33% 4
▼ Guest Speakers (Village Presidents & Trustees)	41.67% 5
▼ Visiting with Trinity Creeks Neighbors	100.00% 12
▼ Other (please specify) <a href="#">Responses</a>	8.33% 1



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

Answered: 15 Skipped: 0



	EXCELLENT	GOOD	FAIR (NEITHER GOOD OR BAD)	POOR	VERY POOR	TOTAL	WEIGHTED AVERAGE
(no label)	26.67% 4	60.00% 9	13.33% 2	0.00% 0	0.00% 0	15	1.87

Comments (0)

# Please add any additional feedback to assist us with future event success

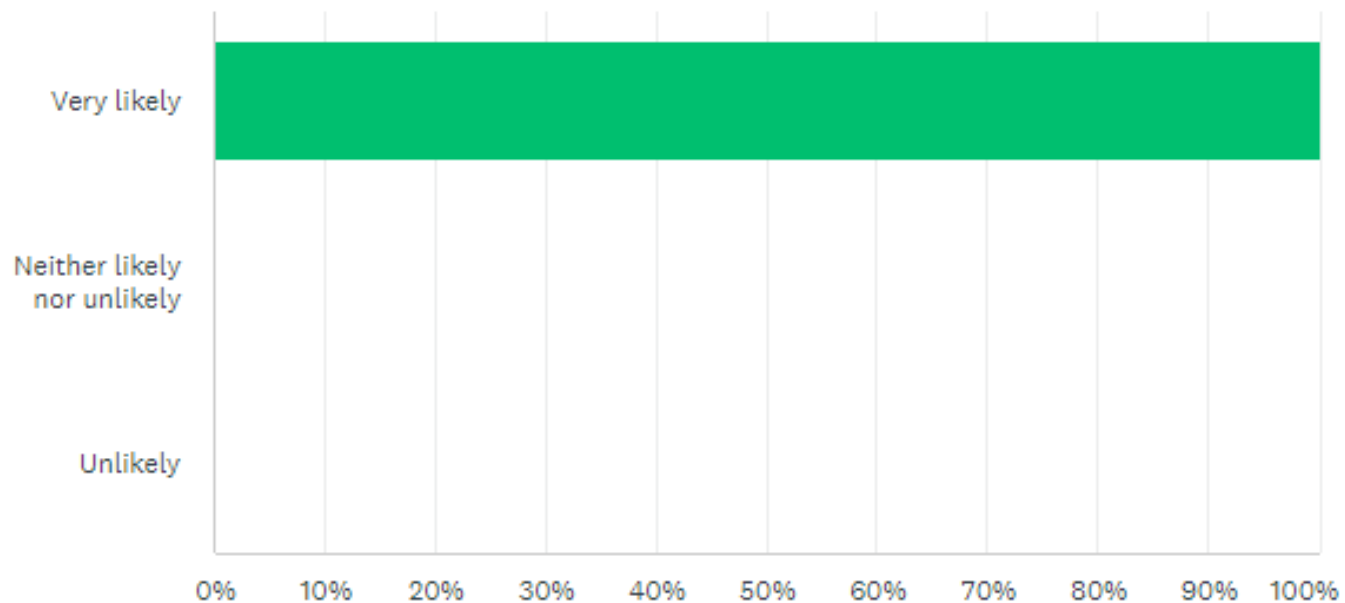
Answered: 2   Skipped: 13

## **\*Responses:**

1. In-person planning meetings starting in the spring. 2. Develop a budget before spinning. 3. A better plan developed by the committee for day of event. 4. We lacked garbage cans in the beginning; we should have insisted on a dumpster. 5. Far too much food purchased.
2. More volunteers needed

# How likely would you attend a Block Party in the future?

Answered: 15 Skipped: 0



ANSWER CHOICES	RESPONSES
Very likely	100.00% 15
Neither likely nor unlikely	0.00% 0
Unlikely	0.00% 0
<b>TOTAL</b>	<b>15</b>

Comments (0)

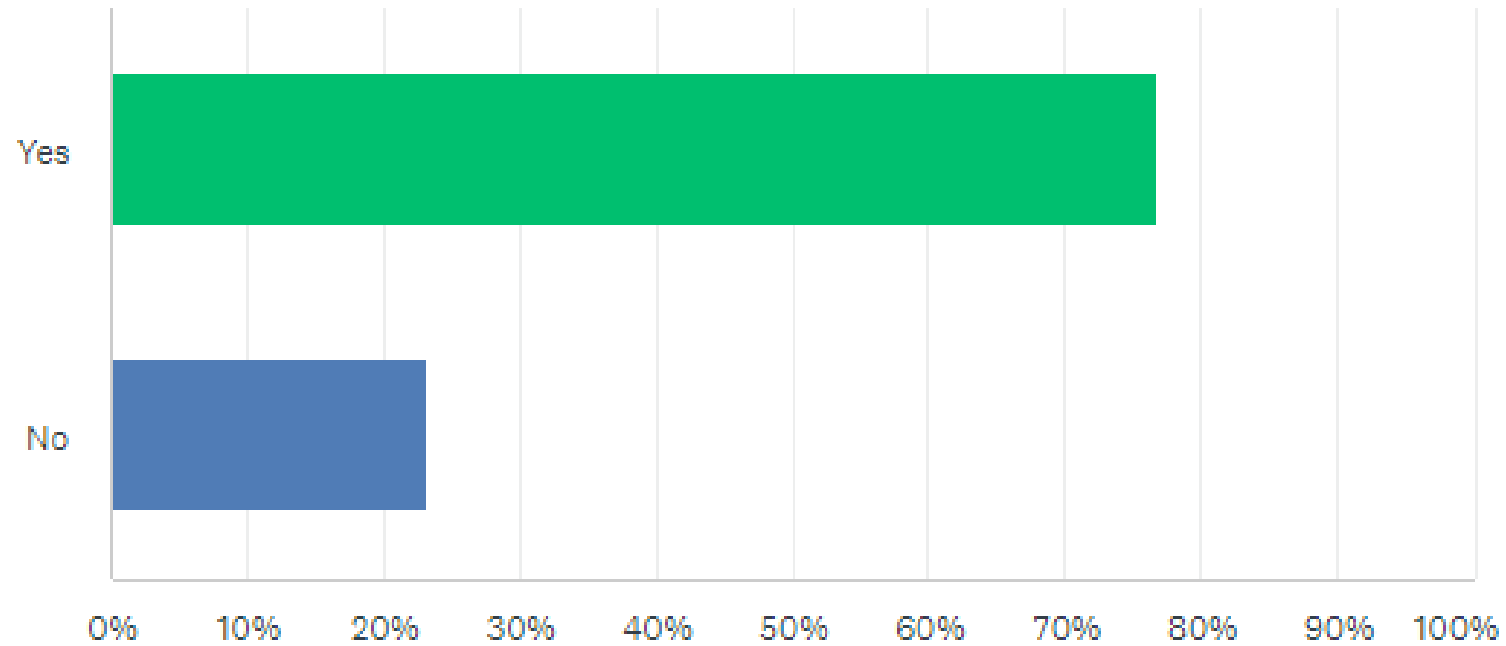
# Holiday Party Updates

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Victoria/Willie

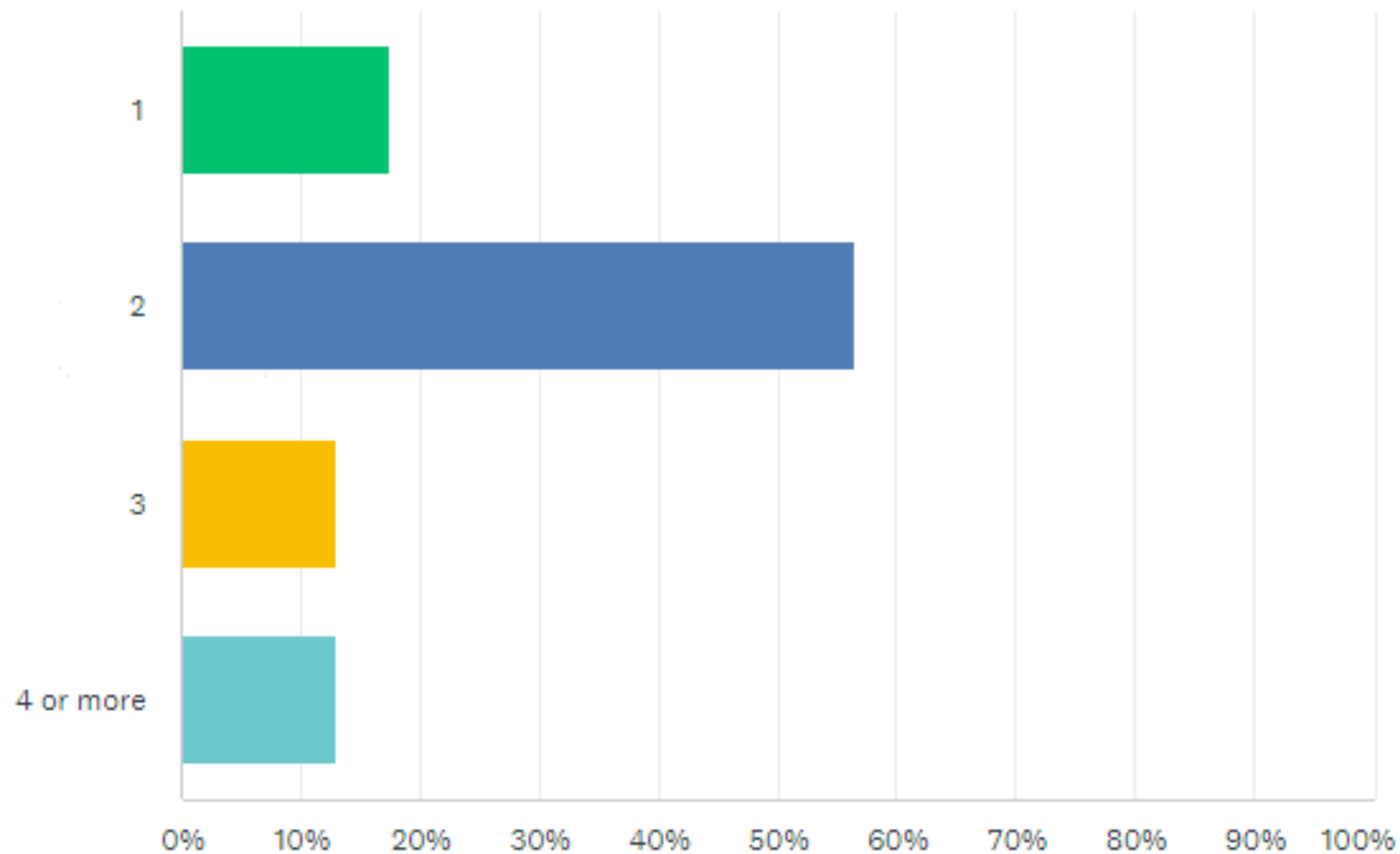
# Would you like to attend the end of the year Trinity Creeks HOA Holiday Party in December? (adults only)

Answered: 30 Skipped: 1



# How many adults in your household would attend the Holiday Party in December?

Answered: 23 Skipped: 8



# Holiday Party Details

- **Date:** Saturday, December 3, 2022
- **Time:** 6pm – 12am
- **Location:** Dolphin Lake Clubhouse, 2700 W. 183<sup>rd</sup> Street, Homewood, IL

## What's included?

- **Cost:** Free for 2 adults per household – includes dinner, non-alcoholic drinks
- **Drinks:** Cash bar
- **Entertainment:** DJ, games, dancing, raffles, etc.

...More details to follow



## **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.



# Financials

# Clean Neighborhood

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Smitty

**TRINITY CREEKS HOMEOWNERS ASSOCIATION 2022 INCOME & EXPENSE REPORT**

CALENDAR YEAR 2022	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	YTD	BUDGET	YTD FORECAST
Balance Forward	23,518.02	24,135.08	32,573.02	34,026.56	33,978.61	33,184.22	31,282.54	30,935.29			
Budget Assessment Revenue	1,468.25	9,000.00	1,775.00	650.00	275.00	275.00	25.00	525.00	13,993.25	17,500.00	13,993.25
>Unpaid Budget Assessment									0.00	(2,400.00)	0.00
Total Assessment Revenue									0.00		0.00
Late Fee Assessment Revenue									0.00	500.00	0.00
Assessment Collection Revenue					750.00				750.00	3,000.00	750.00
<b>Total Revenue</b>	<b>1,468.25</b>	<b>9,000.00</b>	<b>1,775.00</b>	<b>650.00</b>	<b>1,025.00</b>	<b>275.00</b>	<b>25.00</b>	<b>525.00</b>	<b>14,743.25</b>	<b>18,600.00</b>	<b>14,743.25</b>
<b>EXPENSES</b>											
Capital Project Reserve									0.00	3,000.00	
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	2,499.96
Cambridge - Clerical									0.00	120.00	0.00
Cambridge - Postage & Office	0.69	81.17	3.45	0.69	1.38	1.38	6.21	1.38	96.35	60.00	144.53
Cambridge - Property Manager		40.00							40.00		60.00
<b>Cambridge Total</b>	<b>209.02</b>	<b>329.50</b>	<b>211.78</b>	<b>209.02</b>	<b>209.71</b>	<b>209.71</b>	<b>214.54</b>	<b>209.71</b>	<b>1,802.99</b>	<b>2,700.00</b>	<b>2,704.49</b>
R & J Landscaping						1,200.00		360.00	1,560.00	3,000.00	2,340.00
Director Liability Insurance	109.66	109.66	109.68	109.68	109.68	109.68	116.83	116.83	891.70	1,224.00	1,337.55
Annual Report Filing						11.00			11.00	10.00	11.00
Legal Expense									0.00		0.00
PO Mail Box Expense		146.00				182.00			328.00	110.00	328.00
Monument Sign Maintenance									0.00	700.00	0.00
HOA - Postage and Office Supplies									0.00	20.00	0.00
HOA - Miscellanenous Expense	532.51	(23.10)					40.88		550.29	86.00	550.29
HOA - Block Party Expense								452.67	452.67		452.67
HOA - Christmas Expense					1,500.00				1,500.00		4,500.00
HOA - Collection Expense				379.25		61.25			440.50	1,925.00	660.75
HOA - Website Fee						211.04		149.90	360.94	225.00	360.94
HOA - Survey Monkey Fee						192.00			192.00		192.00
<b>Total Other Expenses</b>	<b>642.17</b>	<b>232.56</b>	<b>109.68</b>	<b>488.93</b>	<b>1,609.68</b>	<b>1,966.97</b>	<b>157.71</b>	<b>1,079.40</b>	<b>6,287.10</b>	<b>7,300.00</b>	<b>9,430.65</b>
<b>Total Expenses</b>	<b>851.19</b>	<b>562.06</b>	<b>321.46</b>	<b>697.95</b>	<b>1,819.39</b>	<b>2,176.68</b>	<b>372.25</b>	<b>1,289.11</b>	<b>8,090.09</b>	<b>13,000.00</b>	<b>12,135.14</b>
Revenue Less Expenses	617.06	8,437.94	1,453.54	(47.95)	(794.39)	(1,901.68)	(347.25)	(764.11)	6,653.16	5,600.00	2,608.12
Bank Balance	24,135.08	32,573.02	34,026.56	33,978.61	33,184.22	31,282.54	30,935.29	30,171.18			

# Safety/Security Best Practices

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Patrick



**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





Thank you