

Saddlewood Neighborhood Newsletter

January 24, 2020

Increase to Annual Assessment

Invoices for the 2020 Saddlewood Homeowners Association (SHOA) will be mailed by February 15, 2020. It has become necessary to increase the annual assessment to \$200 for 2020.

As was communicated in a previous newsletter and at the special Homeowners' meeting on November 14, 2019, the increase is largely driven by the need for on-going repairs and maintenance to the 5 drainage and retention basins located on the Association's common property adjacent to the wetlands.

The Association's 2020 Budget and Expense History is attached for your information. The last increase in the annual assessment was made in 2014.

Assessment payments will be due by March 15.

Repairs and Maintenance to Drainage Basins and Common Areas

Beginning in late 2018, Board members, Len Dufkis and Dan Quick completed a survey of the 5 drainage and retention basins. Immediate repairs were completed on 4 of the 5 drains to ensure that they functioned as designed when the sub-division was built.

Additional repairs and on-going maintenance will be needed each year for the foreseeable future including:

- Repairs and clean out of the 5th drainage basin
- Monitoring all basins after rain events to remove debris
- Removal of undesirable vegetation and invasive trees that keep water from flowing freely through the systems
- Reinforcement of washed out areas, using rock and native grasses, to create free-flowing pathways for rainwater run-off

Additional monies collected from the increase in the annual assessment will be applied to this work. This is a long-term improvement process that will be done incrementally each year.

Revised SHOA Rules and Regulations Effective Immediately

Enclosed is a copy of the revised Rules and Regulations. Please note, in particular, changes that were made to the following sections:

- Recreational Vehicles, Boats and Trailers, Commercial Trailers
- Fences
- Enforcement of Association's Assessments

Annual Election of SHOA Board of Directors

Would you be interested in joining the SHOA Board? Maybe you're a long-time resident who would like to get involved or you may be one of the many new residents that has joined the community in recent years. New faces and new ideas are always welcome.

If you're interested, please complete the enclosed self-nomination form to have your name placed on the 2020 Board election ballot or contact Jennise Henry at vjhenry@comcast.net.

Neighborhood Volunteer Day

A neighborhood volunteer day is being planned for a Saturday date (to be determined) sometime this April. The day will be dedicated to the installation of new mulch in the beds at the front entrance - at a substantial savings to the Association.

If you could volunteer a few hours of your time, please contact either:

Len Dufkis 224-500-7488 or Dan Quick 847-431-4482

Online Access to SHOA Documents

The Association's year end financial documents, budget and expense history, revised rules and regulations, etc. can all be found online at the Neighborhood Link site. Go to:

<http://www.neighborhoodlink.com/Saddlewood-Wauconda>