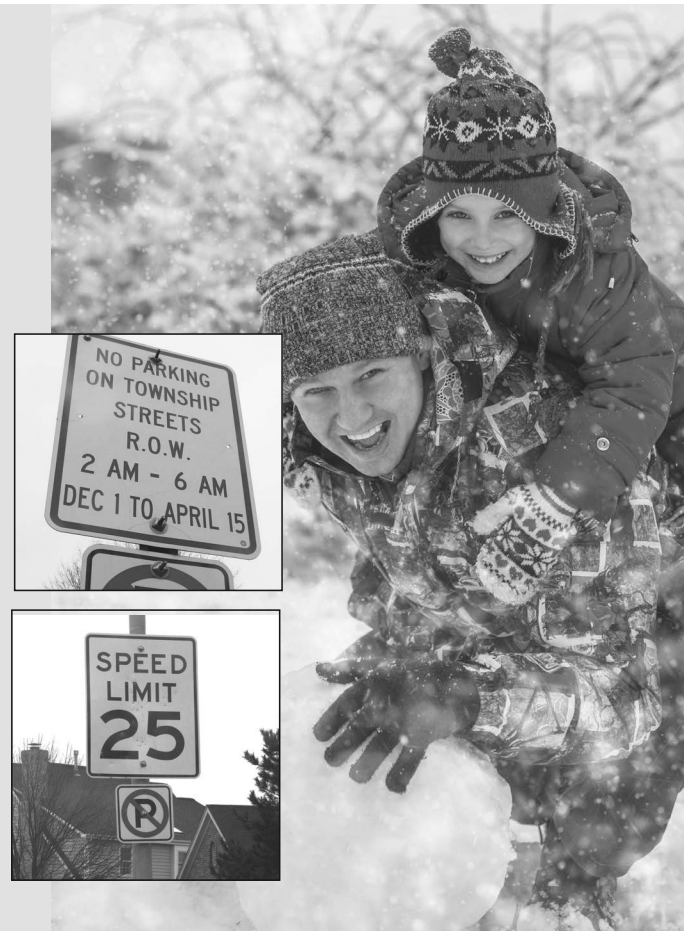


PLACE  
POSTAGE  
HERE



## Helpful tip for being a good neighbor

- Do NOT park in front of a mailbox
  - DO shovel the walks promptly after snowfall
  - Do NOT shovel/blow snow into the street  
It is against the law.
  - DO keep your garage door closed
  - Do NOT speed. Speed limit is 25
  - DO heed the no parking signs especially on Pleasant Hill Road
  - Do NOT park too close to the intersections
- Parking ban is in effect until taxes are due  
No parking on streets from 2 am – 6 am***



# Wheaton Ridge

January 2016

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### IN THIS ISSUE

UPDATING  
OUR BYLAWS  
  
2016  
BUDGET AND  
ASSESSMENT

Information for homeowners in the Wheaton Ridge subdivision.

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## 2016 Wheaton Ridge Homeowners Association Annual Meeting

When: Thursday, January 14, 2016  
7:30-8:30 p.m.

Where: **Pleasant Hill School Library,**  
220 Pleasant Hill Road, Winfield

Who: **All Wheaton Ridge Homeowners**

### From the President

Hello neighbors, December 1st the national weather service marked the end of meteorological fall, and reported a total of 11.36 inches of snow at O'Hare - 9.8 inches above normal. I'm sure we are all thankful it has come and gone, but I wouldn't mind a couple inches in time for Christmas. Of course all this means it's time for another Wheaton Ridge newsletter. I hope you and your families are doing well!

On behalf of the Wheaton Ridge Homeowners Association Board, I invite you to join us for our annual homeowners meeting on January 14th 2016 at 7:30 p.m. in the Pleasant Hill Elementary School Library.

This year's meeting will include:

- ◆ 2015 Business
- ◆ 2016 Budget approval
- ◆ 2016 Board elections (three positions are up for election)

Enclosed you will find the 2015 actual and the 2016 projected budget. Expenses in 2015 were far less than budgeted since we were unable to complete budgeted legal actions to revise the existing bylaws. The proposed assessment fee for 2015 will remain \$125.

The WRHOA Board looks forward to seeing you on January 14th.

Sincerely,

*Jonathan Volle*

President, WRHOA

**GET A DIGITAL DIRECTORY**  
Send an email to:  
**WheatonRidgeHOA@gmail.com**

Wheaton Ridge Directory  
2014



Updating Our Bylaws

This year the board reviewed our existing bylaws, neighboring associations’ bylaws, and considered a wide range of changes. Potential changes were mailed out for each of us to consider, and many of you came to a townhall-style meeting where we had the opportunity to listen to one another on this important issue.

The board reviewed all comments provided, both written and verbal. There was merit to so many, and these were taken into consideration. After editing the proposed changes, they were presented to our legal team. It was at this point we became aware of a requirement to notify every active lean holder of our intent to change the covenants and bylaws.

Notifying lienholders is an expensive and laborious process. We received a quote for \$3,500 to meet this requirement. Of course such an expenditure should be approved in the budget process, and was not considered in the 2015 budget. Having neither the time

to start the process before year’s end nor budgeted money to proceed, the process has been delayed. It will become a matter for the new board to consider in the new year.

Thank you all for your support, interest, and involvement in this process over the past year. Last year we requested that you ‘lend your voice to the process,’ and you did – thank you!



Wheaton Ridge

Waste Haulers that service our area

- Allied/BFI ..... 847-429-7370
  - Monday pick up
- Flood Brothers ..... 630-597-0021
  - Monday pick up
- Roy Strom ..... 630-469-5005
  - Wednesday pick up
- Waste Management..... 866-729-6476
  - Thursday pick up



Please pick up after me!

WHEATON RIDGE HOA  
2014 BUDGET & ACTUAL, 2015 BUDGET  
AND ACTUAL + 2016 BUDGET

	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
	2014	2014	2015	2015	2016
REVENUE					
Assessment (138 homes)	\$17,250.00	\$17,125.00	\$17,250.00	\$17,250.00	\$17,250.00
Prior Year Cash Reserve	\$15,299.29	\$15,299.29	\$6,134.00	\$13,954.97	\$19,288.54
TOTAL REVENUE	\$32,549.29	\$32,424.29	\$23,384.00	\$31,204.97	\$36,538.54
EXPENSES					
Landscape Maintenance	\$8,580.00	\$8,580.00	\$9,000.00	\$8,580.00	8,600.00
Legal Expense	\$5,000.00	\$15,000.00	\$5,000.00	\$180.00	5,500.00
D&O Insurance (CNA)	\$1,900.00	\$1,750.00	\$1,900.00	\$2,079.00	2,200.00
Liability Insurance (Hartford)	\$650.00	\$617.00	\$650.00	\$617.00	650.00
Newsletter & Fee Notice Mailing	\$250.00	\$259.39	\$260.00	\$245.91	275.00
Other Postage	\$10.00	\$4.90	\$10.00	\$72.52	10.00
Annual Meeting Charges	\$200.00	\$66.00	\$200.00	\$132.00	200.00
Annual Fee	\$10.00	\$13.00	\$10.00	\$10.00	10.00
TOTAL EXPENSES	\$16,600.00	\$26,290.29	\$17,030.00	\$11,916.43	17,445.00
SURPLUS / (DEFICIT)	\$15,949.29	\$6,134.00	\$6,354.00	\$19,288.54	19,093.54

CONTACT INFO

For information or questions about the association, or to update your contact information, please send your e-mail to [WheatonRidgeHOA@gmail.com](mailto:WheatonRidgeHOA@gmail.com)

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