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## **Report from the Homeowners Association Annual Meeting** **6<sup>th</sup> February 2024**

The Annual Homeowners Association Meeting was held via Zoom on 6<sup>th</sup> February 2024. The Board was encouraged to see greater participation this year, particularly as all decisions affect all Homeowners equally. The Annual Meeting provides an opportunity for Homeowners to express their views and suggestions on any subject.

A summary of the agenda items covered are detailed in the following paragraphs.

### **Review of 2023 Expenditures.**

Details of the 2023 Budget outcomes were as reported in the Calling Notice. The Treasurer pointed out that after years of searching for a professional Brickworker willing to take on the task, we were able to complete the refurbish both Monuments and therefore expenditure in that area was more than planned for.

### **Proposed 2024 Budget**

Annual Assessment. The details of the proposed 2024 Budget were as shown in the calling notice. The Treasurer informed the meeting that the main cost driver in the 2024 budget was, once again, Landscape Maintenance. However, the Treasure explained that, in 2024 a number of planned and unplanned maintenance items combined to cause expenditure that could not be covered in the regular budget and therefore it is necessary to implement a Special Assessment to cover the expenditure.

**The Annual Assessment 2024 is \$295.**

Special Assessment. As mentioned in the Calling notice, The coincidence 3 yearly cycle of the application of Mulch and the need for repair work on the Northern Berm necessitated financing beyond the regular budgeting cycle. Therefore, the need for a Special Assessment for 2024 only. In summary, the unplanned work involves removing 3 trees, replacing 2 of the trees, expanding the mulch beds under some trees and replacing dead grass with mulch.

**The Special Assessment for 2024 is \$85.**

The Treasurer informed the meeting that in order to ease the pain of making payments this year, Homeowners will be given the option of paying the combined Annual and

Special payments at one time in March, with an option to pay the Annual Assessment in March and the Special Assessment in August 2024.

**The proposed budget was approved without objection.**

### **Payment Methods.**

Several Homeowners have asked whether it is possible to pay Association Fees via Credit Card, Zelle or Chase Pay etc. On investigation it was established that, as our bank account is a Not-for-Profit Business Account, it cannot accept such payments as they are only permitted from and to personal accounts.

As a result, the Association can only accept Cash, personal checks or checks made through members "Bill-pay" from their bank accounts. A number of Homeowners currently use the bill-pay method quite successfully.

### **Late Payment Policy.**

No one likes to pay late fees! However, our Late Fee policy is quite generous in both amount and time, raising from \$10, \$25 and \$50 over an extended period. It is NOT optional! If not paid, late fees will be added to the amount due in the following year.

To avoid late fees, pay on time. If you do have a problem, contact the Treasurer before the due date and arrangements can be made for payment. Our desire is not to punish but to encourage timely payments and negate an unnecessary administrative load on the organization.

### **Elections to the Board.**

There were no volunteers from Homeowners to fill the three vacant Board positions, (although there one person did volunteer at the meeting). In accordance with our Covenants, the Board will appoint members to fill those vacancies until the next election in January 2025.

In 2025, there will be 2 Board members whose terms in office will expire.

### **Block Party.**

The Block Party last September was considered a success with approximately 40 attendees. It was again organized and run by a small Group led by Eunice Kreger. Poor weather and attendance were a disappointment but all those attending enjoyed the event.

The Board expressed they're thanks to Eunice and her team for all the efforts to revive the long moribund Block Parties over the past two years.

**If anyone is interested in organizing and running a River Ridge Block Party for 2025, please contact the Board to discuss.**

## **143<sup>rd</sup> Street Extension**

The presenter drew the attention of attendees to the recent publication of the details of the 143<sup>rd</sup> Street Extension that begins this month and will complete by the end of 2025. The eastern extension extends from Rt 59 eastward across the DuPage River, crosses the Plainfield/Naperville Road just north of the Catholic Cemetery and joins 126<sup>th</sup> St. It will be a four lane Road intended to take truck traffic out of downtown Plainfield and open up a faster truck route to the west of Rt 59. There will be a traffic Light crossing on the Plainfield/Naperville Rd. Expect more traffic and noise! Details are available 143rd Street Corridor website (link available in the Village Newsletter emailed Friday 9 February).

## **Any Other Business.**

Safety and Security. A questioner asked whether there had been any recent problems regarding car break ins, dangerous mini bike riding etc. in the sub division. A brief discussion ensued and the conclusion was that there had not been any recent incidences to report.

Traffic Control on Path From Canoe Launch. A member expressed concern that an increasing number of vehicles have been using the walking path from the Canoe Launch to Capista Dr. as a short cut to bypass the 135<sup>th</sup> St/ Naperville Rd junction, particularly at rush hour. To reach Capista Dr., the vehicles must drive over the slanting bank of the Detention Pond, sometimes at a dangerous angle. The questioner asked for a post to be placed in the middle of the path as a deterrent. The Board agreed to draw the attention of the Park District to the problem.

Facebook. The desire to have a dedicated River Ridge Facebook page for homeowners to exchange information on babysitters, repair men and general matters of interest was again expressed. The Board agreed to revive the efforts to provide the facility that had been ongoing for some years now.

Christmas Lights on the Entrance Monuments. The presenter explained the limitation that the lack of an available electrical junction box at both entrances limited our options but agreed to investigate the availability of either battery or solar Christmas Lights this year.

**There being no other business, the President thanked those who did attend and closed the meeting at 8.30pm**