**2023 Country Lake Estates**

**Annual Newsletter**

**New Members:**

Jacob & Lindsay Last, Stephen & Whitney Churchill, Ryan West & Chelbana Brook, Griffin & Tajah McNamara, Karl & Alisha Becker, Chad Sims, Angela Baptiste, Bryce & Courtney Ingram, and Anthony & Tonya Jennings

Please try to meet your new neighbors and welcome them to our subdivision.

**Annual Meeting**

November 4th @ 9:00 a.m. @ American Legion, 108 W. Jefferson, Athens

Please attend to discuss any thoughts or concerns!

**President and Secretary position is available and runs for a 3-year term.** If interested in filling these positions, please notify Michelle Kinney @ 217-341-1126 or Trent Gastorf 217-341-6362

Discussion will take place regarding lake issues, dredging, HOA fees, upcoming projects and voting results regarding the new covenants.

**2023 Financials:**

Aeration Repairs $ 707.65 Ameren Total $5,638.50

Corporation Fee $10.00 Entrance Decorations &148.62

Attorney’s Fees $6,863.24 New entrance sign $1,208.00

Tax Preparation$300 Boat Stickers $82.50

Entrance Landscaping $3,345.71 CLE Property taxes $81.08

CLE Insurance $1,154.00 US Post office Box$66.00

Mowing Services $585.00 Office Supplies & website $537.58

Copper Tree Outdoor Lifestyles Landscaping $3,345.71 Small Dam $654.10

Total Expenditures from 10/1/2022 to 9/30/2023 $21,721.86

Total Income from HOA & Boat Stickers $21,721.86

**Financials Continued**

Current Checking Account Balance $15,657.42 Two CD’s at Edward Jones

**2023 Projects:**

CLE entrances will be updated with new plants, rocks, and pavers provided by Copper Tree Outdoor Lifestyles by end of October. The signs were painted black with white lettering by Tom Jennings.

The New entrance sign at Wilson & Pioneer has been completed by JC Custom Woodworking in August. The sign is green treated wood and will need to dry for 3 months before it can be painted and installed. Trent Gastorf will be installing the sign once it is ready.

The small dam has been a major project. In 2022 Sangamon Tree Service removed all the trees and brush. Due to the dam’s steep incline, it is impossible to keep this area free from new growth of evasive plants etc. Cassen’s Excavating was contracted to remove the tree stumps on the big side of lake and add dirt so it can be maintained easier. Step three in the spring will be to add Riprap at the bottom of the dam. We will also be adding rock to the small side of the dam.

Herman Brothers repaired the newest aerator on the big lake, which is in the east finger, down from the boat ramp.

Thank you to Dave Hemberger for repairs to small lake aerator.

**Board**

Michelle was able to secure a higher interest rate 4.5% for 1 year with Edward Jones on the membership’s certificate of deposits (2). The funds were moved from Alliance Community Bank (interest rate of .45%) to Edward Jones January 2023.

As homes and lots in CLE are put for sale and or sold, the CLE Board advises realtors of the covenants & HOA fees so they can share the information with their perspective clients.

HOA President, Michelle Kinney walked door to door and mailed ballots to add new covenants and combine all four into one. We need 65% of the vote to make this happen. Results will be provided soon. Please return your ballot ASAP!

**Association FEEs & Leins**

Five members (six lots) still owe for 2023 HOA fees and or liens.

Two homes are in pre-foreclosure and will collect when sold.

Court proceedings brought about a Judgement and awarded to CLE for home & duplex in additions 1 and addition 4 that included Wage garnishments, payments are being received.

A second court judgment also awarded to CLE in addition 1 (Pioneer) and the member has yet to pay as ordered by Menard County Judge. Due to non-compliance and receiving no payments, we have moved to foreclose on the uninhabited home. This Member has until January 2024 to pay in full or the home will move to a foreclosure sale to collect fees owed.

Lastly, another member has not paid dues for the past four years and the board will take action this coming year if all fees are not paid by January 2024.

Per the law, you can only collect on delinquent HOA liens for the past seven years, so in the best interest of our HOA members that are delinquent will have court filings processed before the seven-year exemption.

**Please be prompt with your January 15th payment of $100.00.**  **If you are unable to pay by the due date, then please contact a board member to set up payment plan or let us know when you will be paying. By contacting us, we will know that you did receive your notice.**

**Also, it would be very helpful to pay for your boat sticker when paying annual dues and Trent will mail out stickers in the spring.**

The HOA board members volunteer their time, and it would be helpful and appreciated for prompt payment and prepaid boat stickers/parking permits.

**Landlords**, please make sure your renters are aware of covenants and that they need a sticker and parking permit for fishing on the lake. Also, remind them of speed limit through the subdivision.

**New and Old complaints from members:**

1.\*\*\*\*\*\*\*\*\*\*\*It has been brought to our attention that some members who live off the north side of Grist mill have placed their wood, burn piles, debris, vehicles, boats etc…on CLE property. CLE owns the property easement next to the cornfield. Several members mow this area; however, it is not to be used for personal use. You are also not allowed to dump your pool chemicals and other items in the corn/bean field. \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

2. Please secure Trash in garbage cans to prevent floating in lake and yards.

3. Please be respectful to your neighbors regarding dogs running loose and continuous barking.

4. Please follow the speed limit throughout the subdivision.

5. Please inspect & maintain your Septic.

6. It is the responsibility of the member to Keep your property and shoreline mowed and weeded, per the covenants this is a requirement. Members who are landlords are responsible for any belongings that is left behind when a tenant moves out, like boats.

7.Members, please remember, your friends and family may utilize the lake but only with a member present. Please Use parking permit when parking at boat ramp. It helps members and law enforcement identify trespassers.

**Please be considerate of your neighbors!**

**Current Board Members:**

Michelle Kinney President 217-341-1126

Trent Gastorf Treasurer 217-341-6362

Vacant Secretary

**Facebook**

Please join our Facebook page @ Country Lake Estates Residents

**Web page**

Please find the online payment portal, the HOA covenants, and updates at Countrylakeestates.online