



**GROVE ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 28, 2025**

Minutes of the Board of Directors Meeting of the Grove Estates Homeowners Association, Oswego, Illinois, held at the Oswego Police Department located at 3355 Woolley Rd. in Oswego, IL 60543 at 6:30pm on the 28th day of May.

I. CALL TO ORDER

Michele Morris called the meeting to order at 7:30pm for discussion regarding updates on the bioreactor, addressing complaints filed against board members, process of handling complaints among homeowners and changing the length of time to comply with violations.

II. ROLL CALL OF OFFICERS

Present: Michele Morris (President)
Patrick Morris (Vice President)
Mike Kelty (Treasurer)
Janine Kay (Secretary)
George Escobedo (Maintenance)

Absent: Martin Ivec (Maintenance)

Also Present: Cerise Escobedo, Dan Hoshell, Hilda Montes, Candace Kelty, Greg Overstreet, Megan Overstreet and Mike Bernhard

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

HOA minutes from meeting held on February 12, 2025 were approved by all board members (First vote-Janine Kay, seconded by George Escobedo)

IV. OLD BUSINESS

Mike Kelty informed everyone the cost for repairing the bioreactor has increased to \$17,693.51. He stated the importance of making repairs as our current PLC and computer systems are outdated. The repairs would allow the system to run on 4G which would allow better monitoring for any issues via alarm system. He also stated the monthly cost for maintaining the system to comply with sanitary guidelines would be \$425/month and work could start by mid-July. (First vote-Janine Kay, seconded by George Escobedo). Please note, no board member opposed.



V. NEW BUSINESS

Michele Morris addressed an inconsistency on our current fine schedule to be corrected and spoke about the timeframe currently in our fine schedule. As it stood at the time of this meeting, a homeowner has 30 days after a warning is issued to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice with the proposed fine to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, with a second fine and will have an additional 15 days to comply. Michele proposed we change the following:

- a. Timeframe after warning to comply from 30 days to 15 days
- b. Timeframe from second notice and first fine from 30 days to 15 days
- c. Timeframe from third notice and second fine from 15 days to 7 days

(First vote-George Escobedo, seconded by Mike Kelty)

Michele then stated this was effective immediately.

The difference between complaints and violations was explained as well as the different process of the HOA issuing a violation versus a homeowner filing a complaint. If a homeowner files a complaint against another homeowner, it is the responsibility of the HOA to determine if the complaint is a true violation. Said determination would take place as a vote amongst the HOA board members.

Homeowner complaints were then addressed as all HOA board members received complaints from Michael Cardamone. Each board member addressed the complaints made against them and stated their rebuttal. Please note at this time, some of the homeowners questioned why this was being done and it was explained that we take all complaints seriously and will always strive to be transparent with homeowners.

- a. The first rebuttal regarding lot 11 was from Mike Kelty (rebuttal attached) who stated the complaints filed against him were in regards to weeds and underbrush on his undeveloped lot and fencing placed in his yard by Michael Cardamone. He stated there is no covenant regarding weeds and underbrush of unapproved lots. It was determined there was no violation and was dismissed. (First vote-Janine Kay, seconded by George Escobedo)
- b. The second rebuttal regarding lot 38 was from Janine Kay (rebuttal attached) who stated the complaints filed against her were in regards to weeds and underbrush on her undeveloped lot. There is no covenant regarding weeds and underbrush of unapproved lots. It was determined there was no violation and was dismissed. (First vote-Michele Morris, seconded by Patrick Morris)
- c. The third rebuttal regarding lot 24 was from George Escobedo (rebuttal attached) who stated the complaints filed against him were in regards to weeds and underbrush on his undeveloped lot. There is no covenant regarding weeds and underbrush of unapproved lots. It was



determined there was no violation and was dismissed. (First vote-Patrick Morris, seconded by Janine Kay)

- d. The next rebuttal regarding lots 32, 44 and 45 was given by Michele Morris on behalf of Martin Ivec. (Rebuttal attached).
 - 1.) Lot 44-Martin does not own this lot
 - 2.) Lot 45-Martin does not own this lot
 - 3.) Lot 32-the complaint filed against him was in regards to weeds and underbrush on his undeveloped lot. The complaint also cited stored piles of landscape waste. There is no covenant regarding weeds and underbrush of unapproved lots. Martin stated he did have landscaping stone leftover from a landscaping project. Martin also stated he would remove the stone as an act to demonstrate being a good neighbor since the complainant was bothered by it. It was determined there was no violation and was dismissed. (First vote-Michele Morris, seconded by George Escobedo)
- e. The next rebuttal regarding lots 29, 30, 31 and 37 was from Patrick and Michele Morris. (Rebuttal attached)
 - 1.) Lot 29-They stated the complaint filed against them was in regards to weeds and underbrush on their undeveloped lot. There is no covenant regarding weeds and underbrush of unapproved lots. It was determined there was no violation and was dismissed.
 - 2.) Lot 30- They stated the complaint filed against them was in regards to weeds and underbrush on their undeveloped lot. There is no covenant regarding weeds and underbrush of unapproved lots. It was determined there was no violation and was dismissed.
 - 3.) Lot 31- They stated the complaint filed against them was in regards to weeds and underbrush on their undeveloped lot. There is no covenant regarding weeds and underbrush of unapproved lots. It was determined there was no violation and was dismissed.
 - 4.) Lot 37-They stated the complaint filed against then was in regards to industrial storage containers, storing excessive construction materials and waste piles. The containers have rocks in them to be used for landscaping but agreed to move them to demonstrate being neighborly since it was bothering the complainant. It was determined there was no violation and was dismissed. (First vote-Janine Kay, seconded by Mike Kelty)

George Escobedo then updated everyone in regards to the communication he has had with the Oswegoland Park District and informed everyone the Park District will be repaving the walking path in the subdivision this summer.



VI. HOMEOWNERS SESSION

Michele Morris opened up the meeting floor for any questions from the homeowners which were fully answered among members of the board. The following questions were then presented to the board:

- a. Dan Hoshell asked to review the updated timeframe between violation warnings and fines discussed earlier in meeting
- b. Greg Overstreet asked how homeowners who have a complaint filed against them will know if the complaint will be addressed at the next meeting to present their rebuttal should they choose to do so
- c. Megan Overstreet asked whether or not having an arts and crafts studio on an empty lot is still considered an undeveloped lot
- d. Dan Hoshell asked for verification on when clearing a lot, what needs to be picked up and not left behind
- e. Dan Hoshell asked if he could cut trees that are leaning over on his property from the Oswego Park District's property (Please note he was not advised to do so)
- f. Candace Kelty discussed the importance of keeping native plants around for animals and pollination. She explained how its beneficial and hopes to preserve it in our subdivision .
- g. Dan Hoshell asked if the roads at the entrance of our subdivision would be cleaned up after construction vehicles were parked there during construction of roads outside of our subdivision
- h. Dan Hoshell asked for an update of when we would have more landscaping done at the sign up front

Michele Morris made a motion to adjourn the meeting at 7:32pm. (First vote-Mike Kelty, seconded by George Escobedo.

Please note after the meeting was adjourned, Hilda Montes approached the board about the idea of planting grass seed in her front yard instead of sod as the covenants require.



QCAnalytical

Estimate

ADDRESS

Grove Estates
26 S. Madison Street PO
Box 830
Oswego, IL 61543

ESTIMATE # 1010-PLC
DATE 05/14/2025

DATE		QTY	RATE	AMOUNT
	PLC Services Parts for PLC upgrade, HMI upgrade and the EWON with cellular card and antenna - parts list provided	1	12,393.51	12,393.51
	PLC Services Programming and Install	1	5,300.00	5,300.00

Remit to:
2323 4th St. Peru, IL 61354

TOTAL

\$17,693.51

All remittance advices for electronic payments should be sent to
accounting@testinc.com
50% is due at acceptance with balance due at completion.

Accepted By

Accepted Date

Project Name: The Grove Estates - Main Plant PLC Upgrades Parts and Re Program		
Manufacture	Description	Part Number
Allen-Bradley	CompactLogix 5370 L3 Controllers, Dual Ethernet w/DLR capability, 1MB Memory, 8 I/O Expansion, 16 Ethernet IP Nodes.	1769-L30ER
Allen-Bradley	L3x & L3y CompactLogix Power Supplies 120/240 VAC Input 4A @ 5VDC, 2A @ 24VDC	1769-PA4
Allen-Bradley	16 Point 24 VDC Sinking/Sourcing Input Module	1769-IQ16
Allen-Bradley	8 Point VAC/VDC Relay Output Module	1769-OW8
Allen-Bradley	Compact I/O to DSI Module	1769-SM2
Allen-Bradley	PowerFlex 4-Class DSI RJ45 Terminal Blocks - RJ45 two position terminal block (6 pieces) with two 120 Ohm terminating resistors	AK-U0-RJ45-TB2P
Allen-Bradley	MicroLogix 1400, 20 digital 120V ac inputs, 12 Relay outputs, 110/240V ac power	1766-L32AWA
Automation Direct	C-more CM5 series touch screen HMI, 10in color TFT LCD	CM5-T10W
Phoenix Contact	Narrow EtherNet Switch 8 Ports	1085243
HMS	EWON Flexy 205 Industrial Gateway	FLEXY20500_00MA
HMS	Flexy Card Cellular 4G North America	FLB3208_00H
HMS	4G Antenna With Mounting Bracket and 5m Cable	FAC91201_0000



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

Mike Cardamone 4779 Lees Ct (Lot 5) 630 947-5949
Witness's Name Address Unit No. Phone No.
TBA cc'd Scott G Richmond, Esq.

Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR:

Michael Kelly 4843 Lees Ct Lot # 11
Violator's Name Address Unit No. Phone No.
owner of lot # 11

Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

5/9/2005 1245 LOT # 11
Violation Date Time Location
Rules and Regulations # 12 see attached (EXH B)
Section(s) of Declaration, By-Laws or Rules & Regulations violated

Witness' Observations: see attached (EXH B)

Were any photographs or recordings made? Yes No By whom? TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Mike Cardamone 5-9 2005
Signature Date Signed

DE CONCERNS FOR POTENTIAL CLIENTS.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.

Lot 11 Violation Complaint

Rebuttal

M. Kelty. 5-28-25



Mike Cardamone issued Violation complaints on May 9th, 2025 regarding Lot 11 (see attached)

Violation complaint #1 contains the following:

1. Dead or down trees
2. Underbrush/weeds
3. Unsightly growth
4. Refuse piles
5. Private trees killing original HOA trees

Violation complaint #2 contains the following:

1. Storage of fencing
2. Storage of building materials

Rebuttal:

Violation Complaint #1

1. There is no Covenant requirements that require dead or down trees to be removed from undeveloped lot. In fact, Mike C has the same condition on Lot 10 at the back of the lot (Pic 1).
2. The covenant restrictions regarding weeds/undebrush are intended for occupied lots that contain residences - not undeveloped lots. The original subdivision lots are natural habitat lots and are not required to be manicured, otherwise the majority of the lots would be in violation of the covenants - not the intent. If you identify the vast majority of the vegetation in our lot 11, it is native plant growth - not weeds. Mike C has the same conditions on his lots 7, 8 & 9. (Pic 2). In fact, Mike C's lot 6 contains an extensive amount of actual weed growth on a manicured street facing lot (Pic 3,4,5).


Rebuttal (cont).

3. The covenant restrictions regarding unsightly growth are intended for occupied lots that contain residences - not undeveloped lots. As indicated in #2, The original lots are natural habitat lots and are not required to be manicured. Lot 11 has not changed in notable appearance since we purchased the lot from Crestview. But during that time, Mike C purchased his home acknowledging the lot's natural habitat appearance, thus only now is making a complaint - it surely did not stop his home purchase. Any claims that lot 11 appearance deters from his home value is meritless. Lots 12, 13, & 14 located across from Lot 11, recently sold with Lot 11's natural habitat appearance (along with many other undeveloped nearby lots), thus clearly not hindering any sale or property value.
4. The covenant restrictions regarding natural branch refuse pile are intended for occupied lots that contain residences - not undeveloped lots. Any branch piles on lot 11 are for early summer chipping. It should be noted that Mike C has multiple refuse piles on his lots 7, 8 & 9 of similar nature (Pic 6, 7,8).
5. The claim that lot trees on undeveloped lots are overcoming and killing original parkway trees is again meritless. The undeveloped lots do not have covenant requirements with regard to maintenance of trees. In fact, there are subdivision tree removal restrictions per the agreed upon PUD for the subdivision; all lots contain native significant trees which are protected per the PUD. The same conditions exist on the majority of Mike C's owned lots (Pic 9,10). Mike C's unapproved tree removals on lots, 5, 10 & 6 are in violation of the PUD.

Rebuttal (cont).

Violation Complaint #2

1. The fencing that is located on lot 11 is the extra fencing from Mike C fencing project that HE MOVED on our lot after we purchased the lot without our approval - basically illegally dumping on someone's property. The fencing has not moved location since he placed it there (it is thousands of pounds of fencing material). IF it negatively impacts Mike C's potential home value, then he should arrange with us for him to remove it from our lot and to properly dispose of it. Otherwise, I suggest since Mike C originally located the fencing in its current position, and the fencing is covered with native plant growth, his current claim of it appearance of negatively impacting his property value is void.
2. The covenant restrictions regarding proper material storage on unoccupied lots does not exist. Mike C is referencing "material waste piles" which NOT what is located on lot 11. In addition, if Mike C is so concerned about his property value, then why has he not submitted a violation complaint for his neighbor directly across the street from his house that has been storing construction materials (2x wood material, insulation, OBS panels, trim, etc) for over 4 months on his front driveway. Mike C violation complaints are selective and inconsistent (Pic 11).



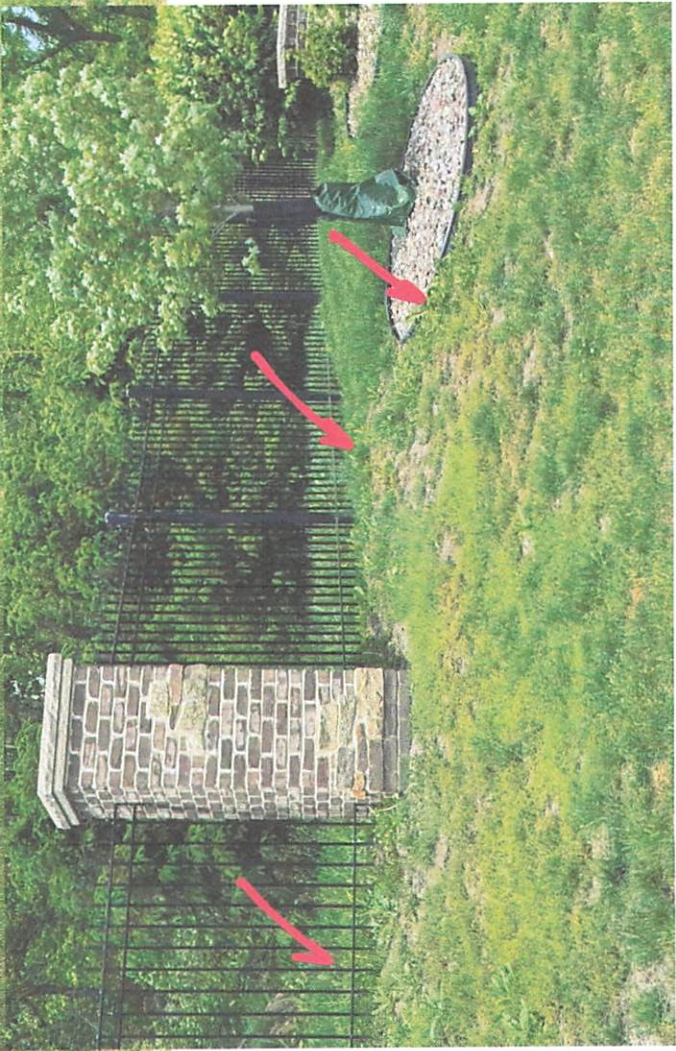
The vast majority of the violation complaints listed by Mike C are contained within **his owned lots**, thus I find the complaint nothing more than a retaliatory effort by himself to deflect the actual driveway boat parking violation that he received from the HOA board. Only HOA board members received Mike C violation complaints despite the “so called violations” being present on all 50 lots of the subdivision. In fact, the same covenants that Mike C is referencing to in his complaint clearly indicates that “...no ..waste containers shall be stored, kept or maintained anywhere except within the dwelling units...”. Mike C is in clear violation of this since he keeps his garage cans outside of his residence in a designed spot. Mike C’s violation complaints are inconsistent, selectively targeted and not factual.

I recommend that the board disregards the Mike C violation complaints on Lot 11 due to the obvious hypocrisy.... The issued complaints and his claims of negative property valuation **ALL** exist on his lots.

As they say “ Hypocrisy often thrives in the gap between word and actions”.



Pic 2



Pic 3, 4, 5



Pic 11



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

Mike Cardamone 4771 Lees Ct (Lot 5) 947-5949 ⁶³⁰
Witness's Name Address Unit No. Phone No.

TBA Ccd Scott G. Richmond, Esq.
Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR:

Michelle Morris 7250 Roberts Ct # LOT 38
Violator's Name Address Unit No. Phone No.

Owner of Lot # 38
Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

5/9/2025 1245 LOT # 38
Violation Date Time Location

Rules and Regulations # 12 See Attached (Exh E)
Section(s) of Declaration, By-Laws or Rules & Regulations violated

WITNESS OBSERVATIONS: SEE ATTACHED (Exh E)
Witness' Observations:

Were any photographs or recordings made? Yes No (By whom?) TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A

Mike Cardamone
WITNESS

Signature 6-9 2025
Date Signed



38
exhibit
E

on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.-Article VII, Section 7 of the Declaration.

Initially, a warning notice will be sent to the owner for this type of violation and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$100 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 15 days to correct the violation. If the violation is not corrected within the additional 15 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

12.) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed.-Article VII, Section 8 of the Declaration.

Initially, a notice of violation will be sent to the owner for this type of violation, a fine of \$100 will be charged to the owner, and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

38
exhibit
E

Witnessed Observations: Photographs showing multiple down or dead trees, underbrush, weeds, unsightly growths, refuse piles. This lack of any or all maintenance reflects poorly on the neighboring lots, which induces land erosion and drainage problems. Private trees are overcoming and killing original HOA street trees. This seems like it directly violates the new HOA specific rules and fines.

I am distressed as an owner, by the street view of these unsightly growths, weeds, underbrush, allowed to be placed or maintained on any of the lots. We fear the negative property value reflection this will cause my upcoming home listing coming to market in a few weeks, our broker explained these would be concerns for potential clients. We began again as we did last year clearing all new dead and underbrush of all our 3 vacant lots. (we have proof of current contracted work and paid work from last year)

All owners should be held to the same standards and begin cleaning up all and any lots to reflect the HOA rules and fines.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.



Lot 38-lot in reference to complaint (half NATURAL lot and half was cleared to expand the backyard and has always been beautifully maintained).

Lot owned by Mike Cardamone, what is different from this lot compared to lot 38 that a complaint has been filed against?





View of Kay residence from the road, well maintained yard, plants, flowers, etc

View of Cardamone residence from the road (Lee's Ct) is a berm covered in weeds and unsightly overgrowth. Clear violation of Article VII, Section 8 of Grove Estates Covenants





Close up of the berm in front of the Cardamone residence showing weeds and unsightly growths. Clear violation of Article VII, Section 8 of Grove Estates Covenants

Cardamone states in his complaint that other NATURAL lots are 'unsightly' and will affect the sale of his property while he has a berm around the exterior of his lots (that the home sits on) with weeds standing at 3 feet tall.



We received a complaint
about our vacant lot #24
that stated it had weeds.

The lot is in its natural
state. It is fenced +
mowed near our lot that
has our home on it so
the ~~weeds~~^{grass} does not grow
into the fence. We are
confused as to this
complaint.

Thank-You,
Cecilia + George
Escobedo



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

Mike Cardamone 4779 Lees Ct Lot 5 680 947-5949
Witness's Name Address Unit No. Phone No.

TBA C.C. Scott E. Richmond, Esq.
Names, Addresses, Unit #'s & Phone #'s of any other Witnesses 7310 Roberts Rd

INFORMATION CONCERNING VIOLATOR:

Martin Ivce 7324 Roberts Ct Lot # 32
Violator's Name Address Unit No. Phone No.

Owner of lot # 32
Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

4/9/05 1245 lot # 32
Violation Date Time Location

Rules and Regulations # 12 see attached (Exh C)
Section(s) of Declaration, By-Laws or Rules & Regulations violated

Witness' Observations: see attached (Exh -) Stone + rock retook pile's
Were any photographs or recordings made? (Yes No By whom?) TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Mike Cardamone

Signature

Date Signed

5-7, 20 25



Exh
C
#32

on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.-Article VII, Section 7 of the Declaration.

Initially, a warning notice will be sent to the owner for this type of violation and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$100 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 15 days to correct the violation. If the violation is not corrected within the additional 15 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

12.) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed.-Article VII, Section 8 of the Declaration.

Initially, a notice of violation will be sent to the owner for this type of violation, a fine of \$100 will be charged to the owner, and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

* Some piles of
landscape waste #32

Witnessed Observations: Photographs showing multiple down or dead trees, underbrush, weeds, unsightly growths, refuse piles. This lack of any or all maintenance reflects poorly on the neighboring lots, which induces land erosion and drainage problems. Private trees are overcoming and killing original HOA street trees. This seems like it directly violates the new HOA specific rules and fines.

I am distressed as an owner, by the street view of these unsightly growths, weeds, underbrush, allowed to be placed or maintained on any of the lots. We fear the negative property value reflection this will cause my upcoming home listing coming to market in a few weeks, our broker explained these would be concerns for potential clients. We began again as we did last year clearing all new dead and underbrush of all our 3 vacant lots. (we have proof of current contracted work and paid work from last year)

All owners should be held to the same standards and begin cleaning up all and any lots to reflect the HOA rules and fines.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.

Lot 32 Roberts Court, Oswego

We would like to respond to the complaint made by Mike Cardemone on May,9,2025.

He references rules and regulations #12 ,” No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any of the lots”

He states we have” multiple down or dead trees, underbrush, weeds, unsightly growths and refuse piles. He also states” that being left in this state induces land erosion and drainage problems. Private trees are overcoming and killing original HOA trees.”

*Lot 32 is an undeveloped lot that has been left in its natural state other than some green giant arborvitae that have been planted just beyond the parkway for privacy. There are some landscaping boarder stones that were left over . We do not think it is a violation to have natural stone on our lot but will agree to have it removed as an act, demonstrating being a good neighbor, since you state it clearly bothers you.

We are unaware of any land erosion or drainage problems that are occurring due to this lot being kept in its natural state. The HOA trees on this lot are alive and thriving.



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

680
Mike Candamore 4779 Lees Ct Lot 5 947-5949
Witness's Name Address Unit No. Phone No.

TBA CC & Smt E Richmond, ES9.
Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR:

Martin Ivec 7324 Roberts Ct Lot #45
Violator's Name Address Unit No. Phone No.

owner of lot #45
Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

5/9/05 1245 lot #45
Violation Date Time Location

rules and regulations #12 see attached
Section(s) of Declaration, By-Laws or Rules & Regulations violated

Witness' Observations: see attached (Exh A)

Were any photographs or recordings made? (Yes No By whom?) TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS. AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Signature: Mike Candamore Date Signed: 5-9, 20 20



Exh A

45

on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.-Article VII, Section 7 of the Declaration.

Initially, a warning notice will be sent to the owner for this type of violation and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$100 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 15 days to correct the violation. If the violation is not corrected within the additional 15 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

12.) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed.-Article VII, Section 8 of the Declaration.

Initially, a notice of violation will be sent to the owner for this type of violation, a fine of \$100 will be charged to the owner, and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

Witnessed Observations: Photographs showing multiple down or dead trees, underbrush, weeds, unsightly growths, refuse piles. This lack of any or all maintenance reflects poorly on the neighboring lots, which induces land erosion and drainage problems. Private trees are overcoming and killing original HOA street trees. This seems like it directly violates the new HOA specific rules and fines.

I am distressed as an owner, by the street view of these unsightly growths, weeds, underbrush, allowed to be placed or maintained on any of the lots. We fear the negative property value reflection this will cause my upcoming home listing coming to market in a few weeks, our broker explained these would be concerns for potential clients. We began again as we did last year clearing all new dead and underbrush of all our 3 vacant lots. (we have proof of current contracted work and paid work from last year)

All owners should be held to the same standards and begin cleaning up all and any lots to reflect the HOA rules and fines.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.

Lot 44 Roberts Court, Oswego

We would like to respond to the complaint made by Mike Cardemone on May,9,2025.

We do not own this lot.



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

Mike Cardamone 4771 Lees Ct (Lot 5) 630 947-5949
Witness's Name Address Unit No. Phone No.

TBA ccd Scott G. Richmond, Esq.
Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR:

Michelle Morris 7250 Roberts Ct # LOT 29
Violator's Name Address Unit No. Phone No.

Owner of Lot # 29
Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

5/9/2025 1245 LOT # 29
Violation Date Time Location

Rules and Regulations # 12 See Attached (Exh B)
Section(s) of Declaration, By-Laws or Rules & Regulations violated

Witness' Observations: SEE ATTACHED (Exh B)

Were any photographs or recordings made? Yes No (By whom?) TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Mike Cardamone _____ 5-9, 2026
Signature Date Signed



#29 Exh B

on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.-Article VII, Section 7 of the Declaration.

Initially, a warning notice will be sent to the owner for this type of violation and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$100 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 15 days to correct the violation. If the violation is not corrected within the additional 15 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

12.) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed.-Article VII, Section 8 of the Declaration.

Initially, a notice of violation will be sent to the owner for this type of violation, a fine of \$100 will be charged to the owner, and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

#29 Exh B

Witnessed Observations: Photographs showing multiple down or dead trees, underbrush, weeds, unsightly growths, refuse piles. This lack of any or all maintenance reflects poorly on the neighboring lots, which induces land erosion and drainage problems. Private trees are overcoming and killing original HOA street trees. This seems like it directly violates the new HOA specific rules and fines.

I am distressed as an owner, by the street view of these unsightly growths, weeds, underbrush, allowed to be placed or maintained on any of the lots. We fear the negative property value reflection this will cause my upcoming home listing coming to market in a few weeks, our broker explained these would be concerns for potential clients. We began again as we did last year clearing all new dead and underbrush of all our 3 vacant lots. (we have proof of current contracted work and paid work from last year)

All owners should be held to the same standards and begin cleaning up all and any lots to reflect the HOA rules and fines.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.

Lot 29 7250 Roberts Court, Oswego

We would like to respond to the complaint made by Mike Cardemone on May,9,2025.

He references rules and regulations #12 ,” No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any of the lots”

He states we have” multiple down or dead trees, underbrush, weeds, unsightly growths and refuse piles. He also states” that being left in this state induces land erosion and drainage problems. Private trees are overcoming and killing original HOA trees.”

*Lot 29 is an undeveloped lot that has been left in its natural state. We are unaware of any land erosion or drainage problems that are occurring due to this lot being kept in its natural state. The HOA trees on this lot are alive and thriving.

Mike Cardemone’s statement on the complaint form, “ all owners should be held to the same standards and begin cleaning up all and any lots ...” I find unwarranted.

There is no mandate in place by Grove Estates Declaration of Covenants and Restrictions for any lot owners of undeveloped lots in Grove Estates to clear dead trees or underbrush.

Grove Estates is a PUD that has a recorded agreement with Kendall county to preserve the trees that are in the subdivision. Nothing is to be removed from any lot without prior written approval by the Grove Estates Association Board members.

In addition, cutting trees and underbrush and leaving piles of branches, underbrush or other refuse to remain on any lot once cut is a direct violation.



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

Mike Cardamone 4779 Lees Ct (Lot 5) 630 947-5949
Witness's Name Address Unit No. Phone No.

TBA CC'd Scott G. Richmond, Esq.
Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR:

Michelle Morris 7250 Roberts Ct # LOT 30
Violator's Name Address Unit No. Phone No.

Owner of LOT #30
Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

5/9/2025 1245 LOT # 30
Violation Date Time Location

Rules and Regulations # 12 See Attached (Exh C)
Section(s) of Declaration, By-Laws or Rules & Regulations violated

Witness' Observations: SEE ATTACHED (Exh C)

Were any photographs or recordings made? Yes No (By whom?) TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Mike Cardamone 5.9 2025
Signature Date Signed



#30
EH #C

on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.-Article VII, Section 7 of the Declaration.

Initially, a warning notice will be sent to the owner for this type of violation and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$100 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 15 days to correct the violation. If the violation is not corrected within the additional 15 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

12.) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed.-Article VII, Section 8 of the Declaration.

Initially, a notice of violation will be sent to the owner for this type of violation, a fine of \$100 will be charged to the owner, and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

#30
EH #C

Witnessed Observations: Photographs showing multiple down or dead trees, underbrush, weeds, unsightly growths, refuse piles. This lack of any or all maintenance reflects poorly on the neighboring lots, which induces land erosion and drainage problems. Private trees are overcoming and killing original HOA street trees. This seems like it directly violates the new HOA specific rules and fines.

I am distressed as an owner, by the street view of these unsightly growths, weeds, underbrush, allowed to be placed or maintained on any of the lots. We fear the negative property value reflection this will cause my upcoming home listing coming to market in a few weeks, our broker explained these would be concerns for potential clients. We began again as we did last year clearing all new dead and underbrush of all our 3 vacant lots. (we have proof of current contracted work and paid work from last year)

All owners should be held to the same standards and begin cleaning up all and any lots to reflect the HOA rules and fines.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.

Lot 30 Roberts Court, Oswego

We would like to respond to the complaint made by Mike Cardemone on May,9,2025.

He references rules and regulations #12 ,” No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any of the lots”

He states we have” multiple down or dead trees, underbrush, weeds, unsightly growths and refuse piles. He also states” that being left in this state induces land erosion and drainage problems. Private trees are overcoming and killing original HOA trees.”

*Lot 30 is an undeveloped lot that has been left in its natural state. We are unaware of any land erosion or drainage problems that are occurring due to this lot being kept in its natural state. The HOA trees on this lot are alive and thriving.

Mike Cardemone’s statement on the complaint form, “ all owners should be held to the same standards and begin cleaning up all and any lots ...” I find unwarranted.

There is no mandate in place by Grove Estates Declaration of Covenants and Restrictions for any lot owners of undeveloped lots in Grove Estates to clear dead trees or underbrush.

Grove Estates is a PUD that has a recorded agreement with Kendall county to preserve the trees that are in the subdivision. Nothing is to be removed from any lot without prior written approval by the Grove Estates Association Board members.

In addition, cutting trees and underbrush and leaving piles of branches, underbrush or other refuse to remain on any lot once cut is a direct violation.



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

Mike Cardamone 4779 Lees Ct (Lot 5) 630
Witness's Name Address Unit No. Phone No. 947-5949

TBA Off Scott G. Richmond, Esq.
Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR:

Nichelle Morris 7250 Roberts Ct # LOT 31
Violator's Name Address Unit No. Phone No.

Owner of Lot # 31
Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

5/9/2025 1245 LOT # 31
Violation Date Time Location

Rules and Regulations # 12 See Attached (Exh D)
Section(s) of Declaration, By-Laws or Rules & Regulations violated

Witness' Observations: SEE ATTACHED (Exh D)

Were any photographs or recordings made? Yes No By whom? TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Mike Cardamone 5-9, 2025
Signature Date Signed

GROVE ESTATES

#31
Eh b #
D

on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.-Article VII, Section 7 of the Declaration.

Initially, a warning notice will be sent to the owner for this type of violation and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$100 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 15 days to correct the violation. If the violation is not corrected within the additional 15 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

12.) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed.-Article VII, Section 8 of the Declaration.

Initially, a notice of violation will be sent to the owner for this type of violation, a fine of \$100 will be charged to the owner, and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

#31
Eh b #
D

Witnessed Observations: Photographs showing multiple down or dead trees, underbrush, weeds, unsightly growths, refuse piles. This lack of any or all maintenance reflects poorly on the neighboring lots, which induces land erosion and drainage problems. Private trees are overcoming and killing original HOA street trees. This seems like it directly violates the new HOA specific rules and fines.

I am distressed as an owner, by the street view of these unsightly growths, weeds, underbrush, allowed to be placed or maintained on any of the lots. We fear the negative property value reflection this will cause my upcoming home listing coming to market in a few weeks, our broker explained these would be concerns for potential clients. We began again as we did last year clearing all new dead and underbrush of all our 3 vacant lots. (we have proof of current contracted work and paid work from last year)

All owners should be held to the same standards and begin cleaning up all and any lots to reflect the HOA rules and fines.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.

Lot 31 Roberts Court, Oswego

We would like to respond to the complaint made by Mike Cardemone on May,9,2025.

He references rules and regulations #12 ,” No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any of the lots”

He states we have” multiple down or dead trees, underbrush, weeds, unsightly growths and refuse piles. He also states” that being left in this state induces land erosion and drainage problems. Private trees are overcoming and killing original HOA trees.”

*Lot 31 is an undeveloped lot that has been left in its natural state. We are unaware of any land erosion or drainage problems that are occurring due to this lot being kept in its natural state. The HOA trees on this lot are alive and thriving.

Mike Cardemone’s statement on the complaint form, “ all owners should be held to the same standards and begin cleaning up all and any lots ...” I find unwarranted.

There is no mandate in place by Grove Estates Declaration of Covenants and Restrictions for any lot owners of undeveloped lots in Grove Estates to clear dead trees or underbrush.

Grove Estates is a PUD that has a recorded agreement with Kendall county to preserve the trees that are in the subdivision. Nothing is to be removed from any lot without prior written approval by the Grove Estates Association Board members.

In addition, cutting trees and underbrush and leaving piles of branches, underbrush or other refuse to remain on any lot once cut is a direct violation.



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

Mike Cardamone 4779 Lees Ct (Lot 5) 630 947-5949
Witness's Name Address Unit No. Phone No.

TBA ccd Scott G Richmond, Esq.
Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR:

Michelle Morris 7250 Roberts Ct # LOT 37
Violator's Name Address Unit No. Phone No.

Owner of Lot # 37
Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

5/9/2025 1245 LOT # 37
Violation Date Time Location

Rules and Regulations # 12 See Attached (Exh A)
Section(s) of Declaration, By-Laws or Rules & Regulations violated

Witness' Observations: SEE ATTACHED (Exh A)

Were any photographs or recordings made? Yes No By whom? TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A WITNESS.

Mike Cardamone 5/9/2025 me
Signature Date Signed

Exh A
37



on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.-Article VII, Section 7 of the Declaration.

Initially, a warning notice will be sent to the owner for this type of violation and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$100 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 15 days to correct the violation. If the violation is not corrected within the additional 15 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

12.) No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any of the lots, and no refuse pile or unsightly object shall be allowed to be placed or maintained on any of the lots. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be properly maintained. No trash, garbage, or other waste containers shall be stored, kept, or maintained anywhere except within the dwelling units or the garages on each of the lots, except on such days as such trash, garbage, or other waste material is to be collected and removed.-Article VII, Section 8 of the Declaration.

Initially, a notice of violation will be sent to the owner for this type of violation, a fine of \$100 will be charged to the owner, and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

37
Exh A

Witnessed Observations: Photographs showing multiple industrial storage containers, storing excessive construction and/or building materials. Material waste piles along the property's front right yard from street on "Lot 37".

I am distressed as an owner, by the street view of these unsightly objects and commercial containers. We fear the negative property value reflection this will cause my upcoming home listing coming to market in a few weeks, our broker explained these would be concerns for potential clients.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.

* I do not own Lot 38
Michelle Morris



Exhibit A

Grove Estates Homeowners' Association
VIOLATION COMPLAINT - WITNESS STATEMENT

PLEASE PRINT OR TYPE. Complete all known information, if unknown, so state. Attach additional sheets if necessary.

INFORMATION CONCERNING WITNESS (ES) TO VIOLATION:

Mike Cardamone 4779 Lees Ct (Lot 5) 630 947-5949
Witness's Name Address Unit No. Phone No.

TBA Ccd Scott G. Richmond, Esq.
Names, Addresses, Unit #'s & Phone #'s of any other Witnesses

INFORMATION CONCERNING VIOLATOR:

Michelle Morris 7250 Roberts Ct # Lot 38
Violator's Name Address Unit No. Phone No.

Owner of Lot # 38
Name, Addresses, Unit # and Phone # of Unit Owner, if different

INFORMATION CONCERNING VIOLATION:

5/9/2025 1245 LOT # 38
Violation Date Time Location

Rules and Regulations # 12 See Attached (Exh E)
Section(s) of Declaration, By-Laws or Rules & Regulations violated

Witness' Observations: SEE ATTACHED (Exh E)

Were any photographs or recordings made? Yes No (By whom?) TBA

Include all recordings or photographs with this form or forward as soon as possible. Include the name of the person who made the recording or photograph, the date it was made and the name of anyone else who was present.

I HAVE MADE THE ABOVE STATEMENTS BASED ON MY PERSONAL KNOWLEDGE AND NOT UPON WHAT HAS BEEN TOLD TO BE. I WILL COOPERATE WITH THE ASSOCIATION AND ITS ATTORNEY TO PROVIDE ADDITIONAL STATEMENTS OR AFFIDAVITS, AND IN THE EVENT A HEARING OR TRIAL IS NECESSARY, I WILL APPEAR TO TESTIFY AS A

WITNESS
Mike Cardamone

Signature

5.9, 20 25
Date Signed



38
exhibit
E

on any of the lots and no household pets of any type whatsoever shall be kept, maintained, or housed anywhere on any of the lots except inside the dwelling unit.-Article VII, Section 7 of the Declaration.

Initially, a warning notice will be sent to the owner for this type of violation and the owner will have 30 days to correct the violation. If the violation is not corrected within 30 days, the owner will be sent a second notice, a fine of \$100 will be charged to the owner, and the owner will have an additional 30 days to correct the violation. If the violation is still not corrected within the additional 30 days, the owner will be sent a third notice, a fine of \$200 will be charged to the owner, and the owner will have an additional 15 days to correct the violation. If the violation is not corrected within the additional 15 days, the owner will be sent a final notice, and a fine of \$50 per day will be charged to the owner until the violation is corrected.

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38
15
E

Witnessed Observations: Photographs showing multiple down or dead trees, underbrush, weeds, unsightly growths, refuse piles. This lack of any or all maintenance reflects poorly on the neighboring lots, which induces land erosion and drainage problems. Private trees are overcoming and killing original HOA street trees. This seems like it directly violates the new HOA specific rules and fines.

I am distressed as an owner, by the street view of these unsightly growths, weeds, underbrush, allowed to be placed or maintained on any of the lots. We fear the negative property value reflection this will cause my upcoming home listing coming to market in a few weeks, our broker explained these would be concerns for potential clients. We began again as we did last year clearing all new dead and underbrush of all our 3 vacant lots. (we have proof of current contracted work and paid work from last year)

All owners should be held to the same standards and begin cleaning up all and any lots to reflect the HOA rules and fines.

We would like relief immediately and follow up regarding this violation.

Cc'd Scott G. Richmond, Esq.

Lot 38 7250 Joyce Rd, Oswego

We would like to respond to the complaint made by Mike Cardemone on May,9,2025.

We do not own Lot 38.