



May 7, 2020

Dear Autumnwood Property Owners,

You are receiving this letter because you, as a property owner in Phase III, will be directly affected by the proposal being recommended by the APOA board.

At the September 11, 2019 annual meeting of the Association, the board raised the topic concerning the various out lots currently maintained by the Association throughout the neighborhood. The discussion centered on the maintenance and upkeep of these small parcels of land. These various out lots cost the association \$90 every two (2) weeks to maintain/mow during the warmer weather. Given the season averages approximately 30 weeks, the total amount to maintain/mow averages \$1350 annually to the Association.

The Board is proposing transfer of title of these parcels to the adjacent property owners of Phase III out lots A, B, C, D and E. (See Exhibit A)

The Board will propose to the Association that we sell each out lot parcel to the adjacent property owners for \$1.00. The Association will be responsible for covering legal filing fees for the transfer of title and miscellaneous fees. This transaction would legally extend the property owners lots along with responsibility for the ongoing maintenance and mowing to the property owner. It is understood that the extension of the property will not affect the setbacks as determined by the primary lot restrictions which will remain without change.

Phase III Out lot A runs along the West side of Autumnwood Drive, currently referred to as the Berm. Property owners along this Berm are currently responsible for maintaining their side (West side) of the Berm. The Association is responsible for the maintenance including the mowing of the East Side of the Berm and ditch. The Boards proposal is to section the area of Phase III Out Lot A along property lines of the following five (5) property owners.

I. Out Lot A

- A. Lot 65 - Shirley Miller
- B. Lot 66 - Chad Holloway
- C. Lot 67 - Brian Nowak
- D. Lot 68 - Bob and Michelle Battistelli
- E. Lot 69 - Jerry and Sandra McConville



- II. **Out Lot B**
 - A. Lot 70 - Richard Erickson
- III. **Out Lot C**
 - A. Lot 72 - Mike Carretto
- IV. **Out lot E**
 - A. Lot 84 - David and Debra Duffey
- V. **Out lot D**
 - A. Bob Thrush

In 2022 Autumnwood Drive improvements are being planned, which will include installing storm drains and curbs. Given some of the issues with drainage of water from the back of those lots, this work would allow for the property owners to tap into the city storm drains to eliminate standing water issues on their property. The berm, presently on Phase III Out Lot A, will become the responsibility of the property owners who will take responsibility to maintain the property and mow their ditches along both sides of the berm.

The decision to maintain or eliminate the berm can be determined by the lot owners directly without the association once this proposal is accepted. It may be in the best interest of these property owners to consider making changes to this area when the storm drains and curbs are being constructed. This could be worked into the construction plans so at the completion of the work the berm is either restored or eliminated.

Your interest, questions and/or response to this proposal is requested. All responses/replies should be mailed on or before June 1, 2020, given directly to a board member or sent via eMail to autumnwoodboard@outlook.com

Mail address:
Autumnwood Property Owners Association
PO Box 312
Ottawa, IL 61350

Respectfully,

Duane Lockas
President

Kim Czyz
Treasurer

Jim Smith
Secretary

Lori Kimes
Director

John Nelson
Director

Autumnwood Property Owners Association Board

Attachment: **Exhibit A- Autumnwood Phase III Plat**

