

**Creekside Homeowners Association  
2025 Annual Meeting  
President's Report**

**ANNUAL MEETING:  
SATURDAY, DECEMBER 6, 2025  
College of DuPage Culinary and Hospitality Center (CHC)  
First Floor Auditorium  
10:00 AM – 11:30 AM  
Coffee and “Dunkin Munchkins” Provided**

**Board Election**

This year we have TWO vacancies on our board. Our overlapping board terms run with the calendar year and are two years in length.

Greg Bossingham and I are running for new terms.

You may vote in-person using a paper ballot or you may use the electronic voting link below.

**Only one ballot per home is allowed by using either of the two voting methods.**

**Annual Budget**

At the 2018 Annual Meeting the membership voted to increase the monthly assessment by 10% each year until we reached \$500.00 per month. It was thought at that time that an annual 10% assessment increase would likely allow us to complete the necessary upcoming capital projects without the need for special assessments. That decision has turned out to be accurate.

The current board would like to hold the “\$500.00 cap” voted upon in 2018 through 2028. This is, of course, subject to financial reassessment and a vote by future Boards and also inflationary increases. We realize that we always need to balance ongoing homeowner affordability with our long-term maintenance requirements.

## **Capital Improvements**

In 2019 we replaced all 52 roofs at a cost of approximately \$500,000. Our contract allowed us to finance a portion of the cost at zero interest over two years with the contractor. That loan has now been fully paid off.

In 2024 we did a full exterior painting (\$152,000) and;

Full driveway reconstruction (with curb cuts) for \$164,000.

There were many exterior repairs and improvements in 2025 which will be discussed in detail. Although we have performed many recent replacements and improvements, our older buildings and grounds continue to require rather expensive maintenance. This includes chimney repair, retention wall rebuilding, exterior wood repair and older tree maintenance / removal. Our current \$500.00 per month assessment is anticipated to be adequate to fund these projects.

We are now in a reserve rebuilding cycle and we anticipate we will remain in excellent shape moving forward.

## **City of Wheaton**

The City of Wheaton reimbursed us \$3,600.00 for maintenance of the stormwater detention area in 2022. This arrangement may or may not continue into next year.

The Association owns and insures the stormwater detention area on Stonebridge Trail - but some of our surrounding adjacent neighborhoods also drain into it. The payment by the City is taken from a small "Special Service Area" tax on both our and the surrounding "Streams Subdivision" neighbor's property tax bills. The small line item on our property taxes comes to between \$20.00 and \$35.00 per home, per year and is also used to maintain the creek / pond shoreline in the adjoining Streams subdivision.

## **Reserve Committee**

Jim Carter, 1566 Stonebridge, once again chaired our Reserve Committee in 2024. Jim was joined by fellow committee members Bill Taylor, Greg Bossingham, Ron Rago, Brian Buscher and Richard Bronson. The Reserve Committee met this year, and I would like to personally thank them for their hard work and solid advice. Jim Carter will make brief presentation at the Annual Meeting.

My thanks to everyone for continuing to make Creekside of Wheaton a great place to live.

Gary Wente  
President

### **CREEKSIDE OF WHEATON HOMEOWNERS ASSOCIATION ELECTRONIC BOARD OF DIRECTORS BALLOT**

**THIS LINK IS LIVE!  
YOU MAY VOTE ANYTIME FROM TODAY  
UNTIL 9:00 AM ON SATURDAY, DECEMBER 6, 2025.**

**ONLY ONE VOTE PER ADDRESS.**

**IF YOU VOTE ELECTRONICALLY, YOU MAY NOT VOTE AGAIN BY PAPER  
BALLOT AT THE ANNUAL MEETING.**

**VOTING LINK:**

<https://docs.google.com/forms/d/1DqgoPf0NWOT8dfHKMF8nRJ-McCRuu9uoOIVASeg5Ej4/edit>