

# Arbor Meadows

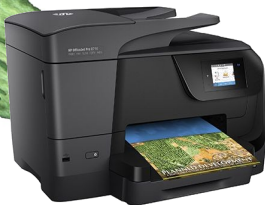
## August 2025 Newsletter

Arbor Meadows Retirement Condominiums A 55+ Owner Occupied Community

### Board News

#### Win A Printer

The HP M9L66A printer purchased in 2018 needed to be replaced before we printed the 84 Red Books. We also needed a printer to print large print and tabloid sized paper. President Gloria will be giving away our current printer. The current printer works, but has a black line through the printed pages. See a sample of the printing in the clubhouse.



The model is a Wi-Fi, color, all in one ink jet. Although it is not a perfect machine, it may be useful to you. If you are interested in winning the printer, please drop your name in the box in the club-

house before August 26. Gloria will draw the winner at the August 26th Board meeting and notify the winner.

#### Macon County Recorder Office Error Corrected

The board has been working with the Macon County Recorder to correct an old county record deed error on ownership from the original developer B & R Construction to Arbor Meadows Retirement Condominiums. Legally AMC owned the property, but the recorder records were not completed as needed. Thanks to Pam Maples for her hard work in getting the record corrected and filed properly with the County Recorder.

#### Beware...Critters Sighted

Residents have spotted woodchucks, ground hogs, armadillos (and other critters around the grounds looking for food and water. Please make sure you keep your garage and other doors closed to avoid issues with guests you may not want.

### Birthdays

8/01	Gene	Ray	4889
8/03	Ray	McKeever	4765
8/05	Cindy	Day	4768
8/10	Rose	Mulligan	4873
8/14	John	Allsup	4714
8/15	Joe	Harley	4763
8/21	Larry	Hoffman	4755
8/25	Darryl	Stock	4766
8/30	Melinda	McDonald	4854

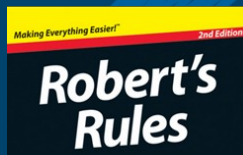
### Anniversaries

8/02	Ron & Lois	YaDeau	4722
8/21	Jerry and Wanda	Matteson	4853

### Condos for Sale

4883 Bill Barnes FSBO 217-454-2594

## ROBERT KNOWS BEST



#### Minutes

The minutes are the record of the meeting's procedures and what was accomplished at the meeting; minutes generally include:

- Name, date, time, names present and kind of meeting.
- Who operated as the chairperson, approval of previous meeting.
- All motions, their topics and who proffered. If approved and votes for each side.
- All board members reports and dispositions.
- When the meeting adjourned.

# Upcoming Events

## Club House Activities

### Men's Poker

Mondays 1-3 pm

### Women's Bunco

1st Tuesday 1:00 pm

Come Join Us!

### Game Day

3rd Tuesday 1:30 pm

All Welcome! Questions-Pam Maples

### Women's Coffee

May-October 3rd Wednesday 2:00 pm

### Women's Bridge

Thursdays 1:00 pm

(except none on 2nd Thursday)

Sign Up Sheet In Clubhouse

### Women's Cards

Friday Afternoon Cards 2:00 pm

New Players Always Welcome

### Club House Luncheon

August & September 5:30

2nd Thursday of Each Month

August 14, 2025 @ 5:30 pm

Committee Will Call for Reservations or

RSVP Wanda Dorsett @ 239.989.2547 @ Unit 4712

RSVP & \$11 Due Sunday Noon Before Thursday Meal

Bring Tableware or To Go Container

Everything Else Provided

### Menu

Ham Loaf | Green Beans

Hash Brown Casserole

Cookies

## HOA Unit Owner Meetings 2025

Budget Meeting: 2nd Tuesday, November 11, 2025 | 2:00 pm

Annual Meeting: 2nd Tuesday, December 9, 2025 | 2:00 pm

June Meeting: 2nd Tuesday, June 9, 2026 | 2:00 pm

Required Voting Quorum = 20% Residents (17)

## Board of Managers Meetings

4th Tuesday @ 10:00 am

Need to address the Board?

Call the Secretary for guest agenda time

## Contact Us

Please Respect Our Volunteers' Time By

Contacting them M-F 9:00 am - 5:00 pm

Arbor Meadows Condos | 4700 Arbor Court | Decatur, IL 62526

Web Site: [www.arbormeadowscondos.com](http://www.arbormeadowscondos.com)

New  
Time

New  
Time

## Arbor Board & Friends of Board

### President

**Gloria Gulliford 4777**

217.330.6155 | [gulli@comcast.net](mailto:gulli@comcast.net)

Gutters | Buildings | Resident Requests | Fences  
Concrete | Handyman | Weed Control | Snow Removal

### Vice President

**Pam Maples 4868**

217.454.1818 | [pammaher@msn.com](mailto:pammaher@msn.com)

Insurance | New Resident Welcome

Pets | Voting

### Treasurer

**Emily Chamberlain 4769**

217.433.4962 | [ejwchamber4769@gmail.com](mailto:ejwchamber4769@gmail.com)

Finances | Mowing | Turf | New Resident Set Up

### Secretary

**Jacque Wrigley 4767**

217.855.3299 | [jacque500@comcast.net](mailto:jacque500@comcast.net)

Minutes | Archives | Keys | Mailboxes | Shrubs & Trees

### Director

**Sue Brady 4753**

386.299.8211 | [beesue41@msn.com](mailto:beesue41@msn.com)

Exterior Lights | Clubhouse | Luncheons

### Director Communications

**PJ Waltenberger 4742**

217.412.4700 | [p.j.patterson@comcast.net](mailto:p.j.patterson@comcast.net)

Newsletter | Resident List | Website

Constitution | Written Procedures | Pond | Geese

HOA Meeting Packets

### Volunteers

**Irrigation, Leonard Perlmutter 4708**

217.619.1355

**Voting, Lester Park 4770**

803-316-4415 (Text during business hours)

## Have a Suggestion?

The HOA Suggestion Box is Located in Clubhouse

Please remember your suggestion must be signed to be read

## Publication Dates

- Resident's Lists: Quarterly Mar, Jun, Sep & Dec
- Other Information Sheets: June & December
- Permanent Memos: As needed, Place in your Red Book
- Just So You Know Email: As needed
- Newsletter items due to PJ Waltenberger 3rd Friday
- Newsletter Published 4th Friday