

ARBOR MEADOWS

JULY, 2025 NEWSLETTER

Arbor Meadows Retirement Condominiums
A 55+ Owner Occupied Community

Board News

Unit Owners Red Book

If you have not already done so, please drop your Red Book at the Club House in the box designated for the books. We will then deliver your new Red Book in July. If you need help, please call or text Jacque, AMC Secretary @ 217.855.3299.

New Activity Times

Check out the new times for Game Day and Monthly Luncheons in upcoming events on the reverse side.

HOA Resident News

- HOA Votes yes to install fiber optics in the Back as an option for residents when selecting Cable Service. The service would be available in 2026 or 2027.
- Tuckpointing on needed units will begin this summer.
- Gutters and siding repairs will start this summer. Complete siding will be done on units 4751-4757, 4801-4803 and 4871-4877. All other units will be repaired as needed.
- The board is working with the Macon County Recorder to correct an old county record error on ownership from the original developer B & R Construction to Arbor Meadows Retirement Condominiums.



You Are Invited
Clubhouse Ice Cream Social
Sunday, July 13, 2025 2-4 pm

Welcome

4840

Judith Szorc

630-797-6264

Birthdays

7/5	Ruby	Fear	4723
7/6	Frank	Whitehead	4776
7/21	Myrna	Teggatz	4751
7/23	Sally	Dennee	4730
7/26	Cindi	Harris	4801
7/29	Steve	Dennee	4730

Anniversaries

7/12	Mark & Carol	Kreke	4877
7/23	Rick & Cyndi	Harris	4801

Condos for Sale

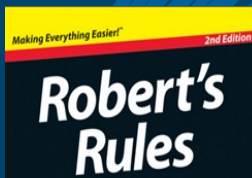
4883

Bill Barnes

FSBO

217-454-2594

ROBERT KNOWS BEST



AMC original bylaws of 10/24/1996 adopted Roberts Rules of Order to run the meetings. This monthly column will highlight tips for our members regarding RRO.

Agenda and Speaking

The agenda is set by the Board of Directors. Items may be proposed to the board in writing for discussion with attachments. The President will notify you of the results of your request and terms, if any. Based on the items on the agenda, it may be necessary to limit the time presenters have, or your item will be addressed at the board meeting and not the member meeting.

When the President recognizes you at the meeting, please stand, state your name and unit number. You may then make your presentation to the members and take your seat. If further action is required, the President will preside.

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

New
Time

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

New
Time

Club House Luncheon

July, August & September **5:30**

2nd Thursday of Each Month

July 10, 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

Meat Loaf | Corn Casserole

Baked Potato

Cherry Crisp

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

Arbor Board & Friends of Board

President

Gloria Gulliford 4777

217.330.6155 | 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

Insurance | New Resident Welcome

Pets | Voting

Treasurer

Emily Chamberlain 4769

217.433.4962 | ejwchamber4769@gmail.com

Finances | Mowing | Turf | New Resident Set Up

Secretary

Jacque Wrigley 4767

217.855.3299 | jacque500@comcast.net

Minutes | Archives | Keys | Mailboxes | Shrubs & Trees

Director

Sue Brady 4753

386.299.8211 | beesue41@msn.com

Exterior Lights | Clubhouse | Luncheons

Director Communications

PJ Waltenberger 4742

217.412.4700 | 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