



Arbor Meadows

December 2025 Newsletter



Welcome

4727 Peggy Poelker 319.325.9000

Birthdays

12/03	Judith	Cleveland	4762
12/08	Rita	Pumphrey	4724
12/11	DeAnne	Hopkins	4786
12/12	Betty	Etling	4773
12/12	Sylvia	Fabely	4872
12/15	Richard	Dobbertin	4876
12/15	Lester	Park	4770
12/22	Janet	Whitehead	4776
12/29	Eric	McDonald	4854

Condos For Sale

Condo	Resident	Realtor	Phone
4883	Barnes	FSBO	217.454.2594
4866	Hall	FSBO	217.972.9986



Board News

Arbor Meadows Budget & Annual Meeting

The budget meeting was held November 18, 2025. The HOA Residents approved the 2.5% fee increase and corresponding budget. This is just a \$5 monthly increase for most residents. Residents will have an increase as follows:

Quads (1.45%) from \$ 215 to \$220

Duplex 1 Car Garage (1.320%) from \$250 to \$256

Duplex 2 Car Garage (1.492%) from \$280 to \$287

The December Meeting will be held on Tuesday, December 9th @ 2:00 p.m. The agenda will include reports from each Board member and their responsibility. We will have a time for suggestions from residents.

Pet Rules Reminder

Subject to Decatur City Ordinance (No. 2208-17) all dogs and cats entering Arbor Meadows Retirement Condominiums must be registered and vaccinated. A new annual copy of this registration is to be submitted to the Board Secretary for any animal kept more than one week in the Unit. Proof of vaccination from another city will be accepted for one year from the date of injection. All pets are restricted to 30 pounds. All pets must be kept on a leash when outside the Unit. All animal feces must be collected immediately by the owner. A fine of \$50 dollars for each and every occurrence will be levied against any Unit in violation of this rule. Any pet causing or creating a nuisance, unreasonable disturbance or in violation of the City of Decatur Registration Ordinance shall be permanently removed from the property upon a three (3) day written notice from the Board.

You may walk your pet on the sidewalks and grass around the Arbor Court circle. If you walk your pet on the side or back yards, please do not approach or walk near the unit owner's porch, patio, windows or doors. Getting too close to the unit may cause a violation of the unit owner's right to privacy.



Merry Christmas

Upcoming Events

Club House Activities

Men's Poker

Mondays 1-3 pm

Women's Bunco

1st Tuesday 1:00 pm

Game Day

3rd Tuesday 1:30 pm

All Welcome! Questions-Pam Maples

Women's Coffee

Cancelled Until Further Notice

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

2nd Thursday of Each Month

December 11, 2025 @ 12:00 noon

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 | Twice Baked Potato

Corn Casserole | Apple Crisp

HOA Unit Owner Meetings 2025

Budget Meeting: To Be Determined

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 an issue with the Board?

Submit your request and subject in writing to the President

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

Season's
Greetings



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

HOA Meeting Packets | Pond

Volunteers

Irrigation, Leonard Perlmutter 4708 217.619.1355

Voting, Lester Park 4770 803-316-4415 (Text)

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
- Not getting emails | go to junk/spam file and find newsletter p.j.patterson@comcast.net Right click never block this sender
- HOA communications can be picked up in clubhouse. A file box with all unit numbers is under the bulletin board.