



Memos

New Rules and Recommendations

*Written by Board of Directors after
the adoption of June 2023 Version of
Declaration
By Laws
Rules and Regulations*



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MEMO: 001

Board of Directors Approved June 27, 2023

Date: June 27, 2023

To: Residents:

Issue: Landscaping Clarification Exhibit G Page 36

Item 4: Plants and other items are not to be placed in the beds between the driveways.

Clarification: Beds between the front doors of duplexes and the 2 middle quads are included with the exception of dwarf box woods or other dwarf planting approved by the board.

Item 22: Container gardening for vegetables or herbs.

Clarification: Container gardening includes tomatoes.

Good To Know

1) All requests need to be in writing and you will receive a written reply. If a Board member gives you verbal permission, it is **not** valid. The Board's intention is to follow the Rules and Regulations without overriding the rules.

2) The Board strongly suggests keeping copies of your request and reply letters in the pocket of your Residents' Red Book.

Thank you for your cooperation on these matters. Please file this memo behind the memo tab in your Residents' Red Book 2023 By Laws and Constitution.

Sincerely,

Board of Directors



February 7, 2023

MEMO: 002

Dear Resident:

Issue

The Board of Directors has been working to resolve the issue of trash blowing around the yards on trash day. We have observed several possible problems:

- 1) Some Residents do not have the standard WM totes.
- 2) The alternative container is too light weight and falls easily on windy days.
- 3) WM tells us that unless it is a Rubber Maid container, they are not heavy enough.
- 4) The lid is not attached and trash spills.
- 5) The trash bags are blowing all over the yards and streets.
- 6) Critters are getting into the bags and totes without lids.

Solution

- 1) Call WM to order the standard tote. (96 gallon)
- 2) WM Phone 1-800-778-7652 web site www.wm.com
- 3) Purchase a heavier tote with an attached lid.
- 4) Put trash out on Monday Morning after 8:00 am

Consequences

- 1) Our next step is to mandate residents using WM totes. Please help with resolving this issue.
- 2) We would prefer your compliance rather than another rule.

Thank you for your cooperation on this matter. Please share with your neighbor who may not get email notices.

Board of Directors



January 2, 2024

MEMO: 003

Dear Resident:

Issue Replacement Storm Doors

The Board of Directors has been working to resolve the issue of replacement storm doors that are an alternative to the original doors. Here are the replacement models that are approved by the HOA Board of Directors.

1) Anderson Door-Spectrum Series Storm Door - Single Hung model 291 full view. This door is purchased from Anderson Windows. The door is full glass and roll-away screen.
To have a look, this door is installed on unit 4767.

2) There are 2 options:
Pella Select high performance low-E Glass Rolscreen
Larson Tradewinds Full view
Both doors can be purchased from Lowe's only. Pella and Larson are made by the same company and have an exclusive contract with Lowe's. They both have full glass and roll-away screens.
Price are about the same for all three doors (\$500 + cost of installation)
To have a look, this door is installed on unit 4777.

Please remember that you must have HOA permission to install the door.

Thank You,
Board of Directors



MEMO: 004
Winter Tip Reminder:
Keep your garage door closed to avoid frozen pipes.
If you notice your neighbor's door open,
or partially open, please let them know.

Share this tip with those who do not have email.





MEMO: 05

HELP
Keep Pond
Beautiful

- Please do not feed the geese.
- Canada goose dropping in the water allow algae to grow as the nutrients are instantly available. Canada geese are a long term issue.
- A small pond like ours, that cannot process the droppings, it is best not having them.





Irrigation System June 20, 2024 Memo: 006

The Irrigation Contractor is working on our system. Please do not try to turn your system on. You do have water to your house but not irrigation. We plan to have it on next week.

If you happen to see water laying on the ground, please let Emily Chamberlain, board member in charge of irrigation, know immediately. A broken line in the system can cost hundreds of dollars added into our water bill.

If you notice that one of your irrigation heads are not working, please notify Emily immediately. We want to make sure all of the system is functioning.

Attached is the Street Map of the Irrigation System.

The grounds are separated into 6 groups.

They are: Entrance group E1,E2,E3 and Club House group CL1, CL2, CL3.

Each condo has 2 days of sessions that run for 45 minutes each.

Find the color of your group and you can follow the schedule for your condo.

Group E1 will run on Tuesday and Fridays 4:00 am - 4:45 am (Yellow)

Group E2 will run on Tuesday and Fridays 4:46 am - 5:31 am (Blue)

Group E3 will run on Tuesday and Fridays 5:32 am - 6:17 am (Peach)

Group CH1 will run on Wednesday and Saturday 4:00 am - 4:45 am (Green)

Group CH2 will run on Wednesday and Saturday 4:46 am - 5:31 am (Orange)

Group CH3 will run on Wednesday and Saturday 5:32 am - 6:17 am (Lavender)

Arbor Meadows Condos
Irrigation Schedule
2024

MEMO: 006

4840
4842

4850
4852
4854
4856

4853
4855

4803	4801
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4787
4785
4783
4781

4788
4786
4784
4782

4862
4864
4866
4868

4863
4865
4867
4869

4700 Club House CH 1,2,3 Station

4777
4775
4773
4771

4776
4774
4772
4770

4870
4872
4874
4876

4871
4873
4875
4877

E1 Tue & Fri 4:00-4:45

E2 Tue & Fri 4:46-5:31

E3 Tue & Fri 5:32-6:17

CH1 Wed & Sat 4:00-4:45

CH2 Wed & Sat 4:46-5:31

Ch3 Wed & Sat 5:32-6:17

4769
4767
4765
4763

4768
4766
4764
4762

4882
4884
4886
4888

4863
4885
4887
4889

4721	4723	4725	4727
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4757
4755
4753
4751

4756
4754
4752
4750

Guard House

E1,2,3 Station 4702
4704
4706
4708

4710
4712
4714
4716

4722	4724
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4730	4736
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4748
4742

Updated
6/20/2024

72 Quad Units
2 Small Duplex
10 Large Duplex
84 Total Units

How Much INSURANCE is Needed?



MEMO: 007

Coverage Needed

- Real Property (Building, Dwelling) Inside
Build out of the Unit, ceiling to floor, wall
to wall.
- Loss Assessment (HOA Deductible)
- Personal Property (Furniture, Furnishings)
- Loss of Use
- Personal Liability (You and Others)
- Listed Property (Jewelry, Collections etc.)
- Additional Protection (Sewer, Drain, etc.)



Arbor Meadows Retirement Condominiums
4700 Arbor Court | Decatur, IL 62526
www.arbormeadowscondos.com



How Much Condo Owner Insurance Do I Need ?

Memo: # 007 July 15, 2024

Arbor Meadows Retirement Condominiums Insurance Company is State Farm.

Arbor Meadows Insurance Agent is Mike Mandrell

www.mikemandrell.com

1212 E Pershing Rd, Decatur, IL 62526 217-877-6453

Insurance for your Condo will be different than a house. Please feel free to check out questions and answers on the Mandrell web or give Mike a call. If you have an agent you work with, please give them a call and direct your agent to the AMC web site:

arbormeadowscondos.com. Please use your agent or AMC's agent for your updated needs.

Please check out the section called New Resident Forms Downloads on the AMC Website for insurance information and other forms needed. Different insurance companies label the coverage line item different. Please be sure you have the following sections.

Building (Dwelling, Real Property , Your Condo Unit inside at Replacement Cost)

The unit inside includes the build out from ceiling to floor and wall to wall. One estimate formula of coverage needed for the building is the square footage of your condo multiplied by a current value. Our agent recommends a current rate of \$100 to \$ 150 per square feet. Quad units have a square footage of approximately 1,300 sq. ft. This sample coverage for the building would be \$130,000 to \$150,000. Of course, if you have updates in your condo for kitchens, windows, flooring, bathrooms, etc. you may want to use as much as \$200 per square foot. If you are purchasing a duplex or have more square footage, the calculation would be adjusted. These estimates are provided as an example and not considered to be professional advise. Please consult your provider for your personal needs.

Loss Assessment (Deductible You will be Responsible for if Your unit is damaged outside.

The Condo Association holds a policy on the outside building property with a \$10,000 per claim deductible. Condo owners are required to secure Loss Assessment Coverage at a \$10,000 minimum to cover the deductible amount on the outside building property, should you be assessed.

Personal Property

Personal Property is coverage for your furniture and furnishings. Please take a list of inventory or estimate to your agent for the amount that would be appropriate for you.

Additional Coverage (Jewelry, Collections, Loss of Use, Personal Liability and Others)

Check with your agent on other types of insurance you may need.

Condo Owner Responsible for Notification

Condo owners are responsible to notify AMC of coverage, renewals and cancellations. A form is available on our web site to grant to your agent permission to automatically notify us of such changes. Notices should be mailed to:

Arbor Meadows Condos 4700 Arbor Court, Decatur, IL 62526

Attention: Insurance Director.

Web Site: www.arbormeadowscondos.com