

Arbor Meadows Condos

June 2025 Newsletter

Board News

Unit Owners June Meeting

Tuesday, June 10, 2025 @ 10:00 am will be our next Unit Owners Meeting. On the agenda is approving some clarifications in the current constitution. After approving, we will have a new printing of the Declaration, By Laws and Rules and Regulations. To be good stewards of the HOA, we will be replacing the contents of your current Red Book with the updated version. Please bring to the meeting, your current Red Book of the Declaration, By Laws and Rules and Regulations. If you cannot attend the meeting, please drop your Red Book at the Club House in a box designated for the books. We will then deliver your new Red Book in July. So, look for your book and have it handy. If you need help, please call or text Jacque, our Secretary @ 217.855.3299.

Club House Shut Down

Please remember to shut down the Club House before leaving. We have had issues of things not shut down causing expenses we do not have a budget for. See signs in Club House and attached flyer for instructions.

New Activity Times

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

Welcome

4755 Larry & Roselyn Hoffman
4840 Judith Szorc
4869 Joe & Betty Robison

Birthdays

6/07	Shelby	Schmid	4866
6/07	PJ	Waltenberger	4742
6/16	Joan	Rendfeld	4771
6/17	Janet	Donner	4782
6/21	Laverne	Coffey	4781
6/23	Jan	Dobbertin	4876
6/26	Michael	Waltenberger	4742
6/29	Thomas	Wall	4862

Anniversaries

6/11	Nancy & Gene	Ray	4889
6/19	John & Mary	Allsup	4714
6/23	Steve & Sharon	Fink	4784

Condos for Sale

4751	Myrna Teggatz	217-433-1185
4883	Bill Barnes	217-454-2594



Happy Father's Day

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

Club House Luncheon

June, July, August & September 5:30

2nd Thursday of Each Month

June 12, 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

**New
Time**

Menu

BBQ Hamburgers | Baked Beans
Pasta Salad
Strawberries & Angel Food Cake

HOA Unit Owner Meetings 2025

June Meeting: 2nd Tuesday, June 10, 2025 | 10:00 am
Budget Meeting: 2nd Tuesday, November 11, 2025 | 2:00 pm
Annual Meeting: 2nd Tuesday, December 9, 2025 | 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

Volunteer Irrigation

Leonard Perlmutter 4708

217.619.1355

Volunteer 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