

# ARBOR MEADOWS CONDOS

## January 2025 Newsletter

### Board News

#### Annual Meeting

Thanks to all who attended the Annual Meeting. We had a busy 2024, but it was a great year for AMC. New roofs, new gutters, landscaping finished, new refrigerator in clubhouse, and much more. The pond and tuck-pointing projects are ready for 2025.

We introduced our new board members, Pam Maples, Leonard Perlmutter and Lester Park. We look forward to working with them and their great team spirit.

#### Finances

Emily reported AMC is in good shape with the 2024 budget. We should finish the year as planned.

#### Thank You Shirley

Thanks to Shirley Pryczynski for her years of service to the board. Best wishes. We will miss you, Shirley.

### Birthdays

1/4	William Altman	4863
1/6	Coline Ganley	4855
1/7	Denise Edwards	4875
1/8	Jean Destefano	4864
1/16	Velma White	4885
1/28	Loretta Roberts	4850
1/30	Emily Chamberlain	4769

#### Condos for Sale

4840 Binkley FSBO Small Duplex 217-972-6370

#### Need to Know

Leonard has been working hard to repair our tired and lame irrigation system. He has been putting flags in the yard to help him mark repairs. Please leave them on the lawn and he will remove when he is finished. Thanks for your cooperation.

WE WISH YOU A

*Happy New Year*

# UPCOMING EVENTS

## **Club House Activities**

### **Exercise Class-All Welcome**

Mondays 9:30 -10:00 am  
Gloria Gulliford 217.330.6155

### **Men's Poker**

Mondays 1-3 pm

### **Women's Coffee**

3rd Wednesday 2:00 pm May-October

### **Women's Bunco**

1st Tuesday 1:00 pm

Come Join Us! Jan Dobbertin 217.620.4543

### **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 Noon Luncheon**

2nd Thursday of Each Month  
January 9, 2025 @ 12 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 | Baked Potato with Sour Cream & Butter  
Green Beans | Apple Crisp

### **HOA Unit Owner Meetings 2024**

June Meeting: 2nd Tuesday, June 11, 2025 | 2:00 pm  
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

### **Have a Suggestion?**

The HOA Suggestion Box is Located in Clubhouse  
Please remember your suggestion must be signed to be read

### **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)

## **Arbor Board & Friends of Board**

### **President**

#### **Gloria Gulliford 4777**

217.330.6155 | [gulli@comcast.net](mailto:gulli@comcast.net)  
Gutters | Buildings | Resident Requests  
Fences | Mailboxes | Handyman

### **Vice President**

#### **Lester Park 4770**

803.316.4415 | [lesterpark1956@gmail.com](mailto:lesterpark1956@gmail.com)  
Shrubs | Trees | Snow Removal | Concrete Work

### **Treasurer**

#### **Emily Chamberlain 4769**

217.433.4962 | [ejwchamber4769@gmail.com](mailto:ejwchamber4769@gmail.com)  
Finances | Mowing | Turf | Irrigation  
New Resident Set up

### **Secretary**

#### **Jacque Wrigley 4767**

217.855.3299 | [jacque500@comcast.net](mailto:jacque500@comcast.net)  
Minutes | Archives | Keys | Pets

### **Director**

#### **Sue Brady 4753**

386.299.8211 | [beesue41@msn.com](mailto:beesue41@msn.com)  
Exterior Lights | Clubhouse | Luncheons

### **Director**

#### **Pam Maples 4868**

217.454.1818 | [pammaher@msn.com](mailto:pammaher@msn.com)  
New Resident Interviews | Insurance

### **Director**

#### **Leonard Perlmutter 4708**

217.619.1355 | [sammysmith56@yahoo.com](mailto:sammysmith56@yahoo.com)  
Irrigation

### **FOB Communications**

#### **PJ Waltenberger 4742**

217.412.4700 | [p.j.patterson@comcast.net](mailto:p.j.patterson@comcast.net)  
Newsletter | Resident List | Web Page | Memos  
Constitution | Written Procedures | Pond & Geese  
HOA Meeting Packets

### **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