

Autumn Fields Homeowners Common Areas Maintenance Association

<https://autumnfields.net/>

2025 Budget Presentation
February 4, 2025

Agenda

- Meet your board members
- 2024 Financial Review & 2025 Budget
- Landscaping & Maintenance Update
- Architectural Review Committee Update
- Laraway Road Project
- Questions?

2024 Financial Review & 2025 Budget (Income)

Autumn Fields - 2024 Budget/Actuals - 2025 Budget Projection

2024 Actuals	2024-FINAL	2024 Budget	2025 Budget Draft	2024 Projection
Income				Income
Resident Dues	25,796	25,571	25,444	Resident Dues (\$225@114) less prepayments
Resident Fines	170	130	0	Resident Fines
New Owner Fees (3 Homes estimated-3 actual)	300	300	300	New Owner Fees (3 homes estimated)
Bank Interest (10 months)	20	29	20	Bank Interest
Total Income	26,286	26,030	25,764	

Current Bank Balances:	12/31/2024
Reserve Account (Savings)	13,747.00
North Pond Restoration Reserve Transfer	2,000.00
Savings Total	11,747.00
Operating Funds (Checking)	34,744.65
North Pond Restoration Reserve Transfer	2,000.00
Operating Funds (Checking)	36,744.65
Total	48,491.65

2024 Financial Review & 2025 Budget (Expenses)

2024 Actuals	2024-FINAL	2024 Budget	2025 Budget Draft	2024 Projection
General & Administrative Expenses				General & Administrative Expenses
Liability Insurance	1,485	1,485	1,920	Liability Insurance - actual
Postage & Delivery	219	72	100	Postage & Delivery
License & Registrations	10	60	10	License & Registrations
Office Supplies	41	0	40	Office Supplies
Computer & Internet	159	212	160	Computer & Internet
Bank Fees	0	0	0	Bank Fees
Taxes	0	0	0	Taxes
Legal Fees	50	75	75	Legal Fees
Activities Support	0	500	500	HOA events sponsorship
General & Administrative SubTotal	1,964	2,404	2,805	SubTotal

2024 Financial Review & 2025 Budget

(Expenses cont.)

2024 Actuals	2024-FINAL	2024 Budget	2025 Budget Draft	2024 Projection
Groundskeeping Expenses:				Groundskeeping Expenses:
Lawn Maintenance Allocation	12,729	12,729	13,744	Lawn Maintenance
Mulch - entire subdivision	7,395	5,835	3,800	Mulch, grass repair, possible bushes replacement
Tree Removal/Replacement	50			Tree removal/replacement/trimming/stump grinding
Ancillary Landscaping Efforts	0			Front entrance maintenance
Front Entrance-wreaths	40		600	Muskrat trapping/removal
Groundskeeping Subtotal	20,214	18,564	18,144	Subtotal
North Pond Restoration Reserve (NPRR)	2,000	3,000	2,000	2025 North Pond Restoration Reserve allocation
NPRR Subtotal	24,178	23,968	22,949	Subtotal
Total Expense	26,142	26,372	25,754	Total Expense
Net Income	144	-342	10	Net Income

Landscaping & Maintenance Update

- Beary Landscaping maintenance contract has ended: 2022-2024
 - Explored other landscaping bids that resulted in no responses or significantly higher bids
 - Despite an increase YOY, we will be signing with Beary again 2025-2028
- Mulching to continue as needed laying down less mulch per tree to avoid mounding
- Continue to remove and replace diseased and dead trees
- Trimming along Wolf Road and Main Entrance
- Refresh front entrance Landscaping and lighting
- The Village of Frankfort is responsible for the maintenance of parkway trees
- [Autumn Fields Spring Cleanup Saturday, April 26, 2025](#)
 - Village of Frankfort encourages residents to clean up our community 9:00 AM - 11:30 AM (Volunteer hours for high school students in the subdivision)

Architectural Review Committee Update

- When you need a permit from the Village of Frankfort, you will need an ARC approval letter to give to the Village with the permit request
- It is HIGHLY recommended that you have the ARC approval letter to turn in with your permit paperwork so that it does not get separated
- To obtain an ARC letter, the **homeowner** must contact arc@autumnfields.net with:
 - Homeowner's name, address and phone number
 - Contractor company name, contact person and phone number
 - Description of work to be done
 - Brand of product and color choice

Laraway Road Corridor Project

www.larawayroadcorridor.com

Laraway Road Project

[home](#)

[FAQs](#)

[documents](#)

[public engagement](#)

[comment](#)

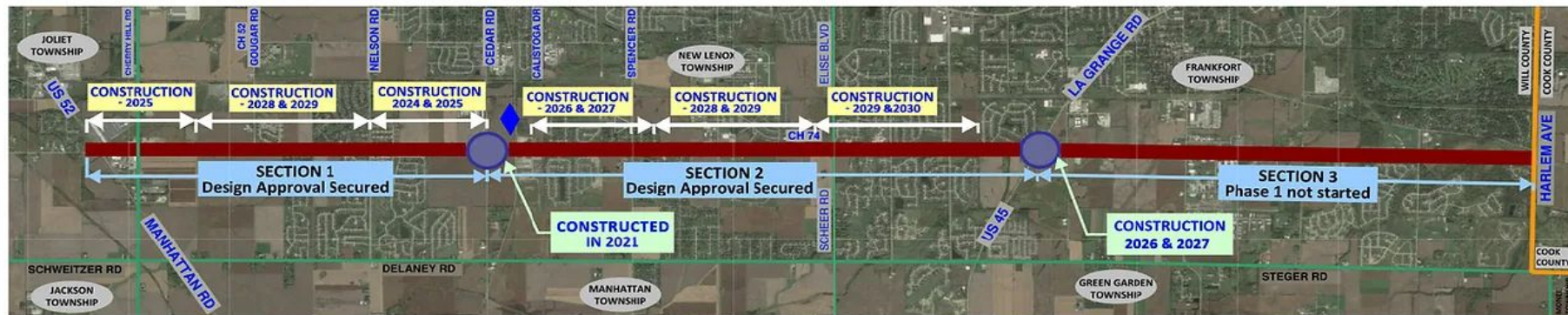
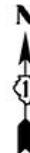
click **HERE** to information from the virtual public information meeting



Welcome to the Laraway Road Project



LARAWAY ROAD CORRIDOR EXHIBIT



LEGEND:



LARAWAY RD



INTERSECTION IMPROVEMENT



NO MAJOR IMPROVEMENT, SECTION IS 4 LANES BETWEEN CEDAR RD & CALISTOGA DR (MILL & OVERLAY ONLY IN 2026 IN CONJUNCTION WITH THE CALISTOGA TO SPENCER ROAD PROJECT)



TOWNSHIP BOUNDARY



COUNTY BOUNDARY

NOTES:

1. CONSTRUCTION DATES ARE TENTATIVE AND CURRENT WITH THE ADOPTED 2025 - 2030 WILL COUNTY TRANSPORTATION IMPROVEMENT PROGRAM (TIP).
2. CONSTRUCTION DATES ARE SUBJECT TO CHANGE DEPENDING ON PRIOR PHASE COMPLETION.

Laraway Road Improvements Cedar Road to La Grange Road

Municipal Limit



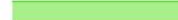
Property Boundaries



Proposed Permanent Easement



Proposed Grass Median



Proposed Bike Path Replacement



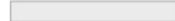
Existing Right of Way



Proposed Right of Way



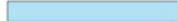
Proposed Curb or Concrete Median



Proposed Pavement



Proposed Sidewalk Replacement



Laraway Road

Wolf Road

Stoll Road

Autumn Drive



Thanks!

Questions? Contact us at:

board@autumnfields.net

Resources for Residents:

<https://autumnfields.net/>

