



## GLENWOOD RESORT OWNERS' ASSOCIATION

a common interest community

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TO: GROA Member

FROM: The GROA Board

DATE: July 17, 2023

RE: **2023 Annual Meeting** (First Notice)

This is your written notice of the 2023 Annual Meeting to be held on Sunday, **August 27, 2023 at 11:00am** at the American Legion Hall in Marseilles, Illinois in accordance with CICC and our by-laws to discuss Association business and the 2024 budget. Enclosed is the 2024 operating budget which will not need to be voted on because it has not changed which also means **2024 Lot Assessment will remain at \$1,100 per Lot.** Enclosed are details on revenue and expenses, so you have a better understanding of the Association's financial picture.

In efforts to conform with law, and to save the Association money, the Board will post the Second Notice on our designated information spot which is the Clubhouse Bulletin Board and the GROA website (GROA1.org).

While the meeting will be at the American Legion Hall, we will also host the Annual Meeting via Zoom. **(To download the Zoom app—go to Zoom US and follow the prompts.)** It is important that you log in no later than 10:45 am as once the meeting opens at 11:00 am no one can be admitted.

Meeting ID: 876 3823 9834  
Passcode: 440885  
One tap mobile  
+13126266799,,87638239834#,,, \*440885# US (Chicago)

We look forward to seeing you in-person or in our Zoom room!

Sincerely,

*Dorothy Lennen*, President (Director)

*Randy Bray*, Treasurer (Director)

*Steve Cluck*, Secretary (Director)

Annual Mtg 2023 First Notice 1



## GLENWOOD RESORT OWNERS' ASSOCIATION

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TO: GROA Member

FROM: The GROA Board

DATE: July 17, 2023

RE: **SPECIAL NOTICE:  
MEETING TO ACKNOWLEDGE THE 2024 OPERATING BUDGET  
(First Notice)**

This is your Special Notice for a meeting for the 2024 Operating Budget ("Budget Meeting"). The Budget Meeting shall be held on Sunday, August 27, 2021 at 11:30 am (after the Annual Meeting) at the American Legion Hall in Marseilles, Illinois.

The 2024 Operating Budget ("Budget") has a column titled, "Jan – Dec 22" to show the actual income and expenses of 2022. The second column titled "Budget" represents what is anticipated to be collected and expensed in 2024. We have also enclosed some detailed reports for a better understanding of the Association's finances. **For 2024 the Annual Lot Assessment is unchanged and remains at \$1,100.**

Sincerely,

*Dorothy Lennon*, President (Director)

*Randy Bray*, Treasurer (Director)

*Steve Cluck*, Secretary (Director)

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2023 Operating Budget Ltr 1



**GLENWOOD RESORT OWNERS' ASSOCIATION**  
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July 17, 2023

Dear Member,

As we prepare for the Annual Meeting, the GROA Board would like to keep Members' informed. Below are highlights and summaries on matters which involve our Association (the GROA):

**Road Construction:** This season, the road contractor completed Briarwood Hill! The Board refrained from additional paving until the increase in expenses were known and paid. The Board intends to have a little more paving done this season.

**Dumpsters:** As the Board mentioned and you have seen, the overflowing dumpsters need to stop because it costs the GROA thousands of dollars in fines. In an effort to minimize this, there is "zero-tolerance" policy for illegal dumping. Signs are posted to clarify what is "illegal". In addition, if you notice "non-GROA" people using our dumpsters jot down the time (or license plate) and email the Board. **GROA Vehicle Stickers are required on Owners' vehicles.** If you are caught illegally dumping, you will be fined. The Board will issue a \$125 fine; however, if the Board does not see a Vehicle Sticker, the matter is turned over to the City Police which issues a \$300 fine.

**OB Well House:** When studying the Budget, you will notice the "Well" expenses are high. The primary reason was the increased cost of Clorox Bleach, in addition, to a leak that was fixed by Randy and Deano.

**Winter Water:** There are a number of people that stay in the park during the winter months using far more amenities. In an effort to balance the scale of seasonal owners (April to October) against "winter" owners (October to March), Owners asked if you would pay a little extra. The Board would like to re-institute a "winter" charge of \$100. Years back, winter Owners agreed to pay their share. Winter Owners are asked to help out to avoid the need to increase Lot Assessments.

**Legal Matters:** The Board has taken an aggressive approach on delinquent owners. If an owner fails to pay their Lot Assessment, the Board reserves the right to deactivate Membership, pursue collections and/or foreclosure on said owner.

**Election:** Next year is an election year. If you have not filled out a "Signature Form" stop in or email the Board at [GROA2012@gmail.com](mailto:GROA2012@gmail.com). Members are reminded to carefully consider candidates and their abilities when voting.

**THANK YOU TO ALL MEMBERS WHO CONTINUE TO VOLUNTEER FOR OUR ASSOCIATION!  
YOUR CONTINUED EFFORTS HELP ALL!**

*Dorothy Lennon*, President

*Randy Bray*, Treasurer

*Steve Cluck*, Secretary

P. O. BOX 293, Marseilles, IL 61341 Phone: 1(815)795-9626

E-Mail: [GROA2012@gmail.com](mailto:GROA2012@gmail.com) Face book: Official Glenwood Resort Owners Association