

**Winter water Lots vs Non-winter water Lots. City water vs Well water Lots.**  
For years the Board has fielded comments and complaints on winter water and semi-permanent Owners. After analysis and to resolve this matter, we decided a “Vote” will be included with our election.

**Association Ave Annual Water Cost ~87K**  
**Average # of Owners 385**  
**Average Monthly Water Cost \$19 per Lot**  
**Winter water season 5 months (\$100)**



**Rules for All -- GROA “Covenants”**

Did you realize maintaining your Lot is part of GROA’s covenants? Did you realize vehicles on a Lot are required to have current license plates? Did you realize there is a limit to how much can be built on a Lot? Did you realize you need Board-RR&B approval to cut down a tree on your Lot? Many Owners don’t realize what’s in our covenants. The Board delivered copies of the Covenants to all Owners a few years ago, and currently provide the Covenants to new owners when registering. Can’t find your copy? Visit our website GROA1.org under DocSpot.

As Owners we are required to keep our Lots in compliance with “Our” covenants, without debris, scrap, abandoned vehicles or dilapidated structures. Over the years, the Board has received many complaints from Owners regarding these issues. While the Board and its RR&B has taken action to speak or write Owners about these violations, these matters failed to be addressed. Lots continue to be littered with debris (junk), abandoned vehicles (including lawnmowers & golf carts), scrap materials, excessive wood, dilapidated sheds or excessive structures.

What can be done? Enforcement at the cost of the violator. This year, the Board and its RR&B will enforce its rights and remedies under the Covenants. This may include hiring a “junk removal” company or hire contractors or people to clear violating Lots; subsequently, charging owners the cost or removal and costs for placing a lien on the Lot. Below is a specimen of the Letter which shall be used to enforce GROA’s rights. The GROA Board reserves its rights and remedies under the Covenants, including but not limited to the right to take an Owner to arbitration to resolve Covenant violations.



# The Clubhouse

## From The Board

Dear Members—

As we start our 2024 Spring Newsletter, it is with heavy hearts we inform Members of the passing of Director Steven Cluck. Steve was an elected Director for three terms and during his tenure dedicated himself to many projects that benefitted the GROA. He was known for finding “deals” that saved the Association a lot of money over the years. Unknown to most, Steve read the litigation documents surrounding the Glenwood Properties Inc. (GPI) bankruptcy (about a 1,000 filings), and other lawsuits involving Glenwood Resort Inc. (GRI) and the Association. It was with his review “hiccups” in the drafting were found and resolved. Our deepest sympathies go out to Cindi, his wife, and their three children. Please keep the Cluck family in your thoughts and prayers. We believe Steve would like everyone to kick back by a fire with their family and friends/ Enjoy being together.

Like last year, the Board intends to pay the Association’s essential expenses before commencing capital projects. Once expenses are paid, primary capital projects: (i) SF Bathhouse replace security doors and light renovation to the interior, (ii) road construction and (iii) replace stolen street signs.

The 2024 Lot Assessment is \$1,100K per Lot and is due by April 1, 2024. You may mail your check to GROA, P O Box 293, Marseilles, IL 61341 (or drop it through the Clubhouse mail slot).

Get involved this season! During our camping season, we host events on the second Saturday of each month. In the past, Helen Walker was the lead Event volunteer. We continue to thank her for all her help over the years! Some of Helen’s events included the Bean Bag Tournament, Fish Fry, Duck Race for Charity, Luau and Pavilion Bands! We need new Members to step up and volunteer; bring your ideas! Last year, Tina Tidd (TR) took the lead in hosting our Halloween Saturday. Many Members have voiced they would like to have a “Haunted Hill” this year. To do that it takes a lot of volunteers and early planning. Interested? Email us ([GROA2012@gmail.com](mailto:GROA2012@gmail.com) (mailto:[GROA2012@gmail.com](mailto:GROA2012@gmail.com)) ) mention volunteering for the Haunted Hill and we will get everyone together to make it happen!

As your Board, we continue to work on the common area. The Board receives many complaints on debris-ridden lots. Although Owners receive a “Notice of Violation” from us discussing the complaints, Lots were not cleared. Stronger action is required. Pages 3 and 4 of this Newsletter will discuss what is being done. Working together, we hope to clean up the Association.

Wishing you and your family a Happy Camping Season!

The GROA Board

Dorothy & Randy



March 2024 Edition

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**\*\*Special Thanks\*\***

A special thanks to every person who will volunteer this year—You Rock!

You make a difference! We receive many compliments from other Owners who have noticed a difference in the last few years. The GROA is a better place because of you!



### Interim Director:

With the passing of Director Steven Cluck, we are accepting letters of interest for Interim-Director. Please email ([GROA2012@gmail.com](mailto:GROA2012@gmail.com)) your letter of interest no later than April 30, 2024 to be considered.

### PLACES TO VISIT:



### Treasurer's Report:

January Beginning Balance: \$ 6,587.32

January Ending Balance: \$11,525.09

\$

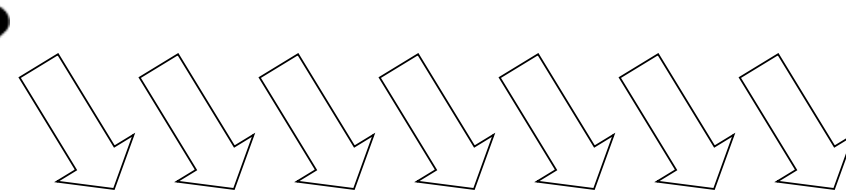
### Easter and Passover Blessings



**Status of Roads Completed:** Briarwood, Deertrail, NorthFork and Outback. To be completed ThornRidge and SouthFork. Subject to finances, the Thornridge circle will be completed. Next up are the SouthFork circles.



Spring is a time of renewal; you too can be renewed by changing habits and reaching new goals.



### ENFORCEMENT LETTER THAT WILL BE SENT RELATING TO GROA COVENANTS:

This notice is being sent to you on behalf of the Glenwood Resort Owners Association ("GROA"). As a property owner, you have agreed to abide by the terms and conditions of the GROA Bylaws and Covenants.

The GROA Bylaws and Covenants state that:

- ☐ all RV sites shall be maintained at all times in a manner that prevents the site from becoming unsightly, unsanitary or a hazard to health.
- ☐ No Lot Owner shall permit or allow for dumping of any sanitary or other waste upon any RV site or elsewhere on the Property except in places designated by GROA.
- ☐ GROA shall have the right to remediate the RV site to comply with the Bylaws and Covenant and add the cost to your account and shown on your annual Lot Assessment.

This is your final notice that your property (Lot) is in violation of the Bylaws and/or Covenants. You have 14 days to correct the violation. If after 14 days, the violation continues on your property (Lot), GROA will take steps to cure the violation on your property (Lot). You will be responsible for the costs incurred by GROA, said costs will be added to your annual assessment.

### OUR RESORT!

**ANNUAL DUES:** The 2024 Lot Assessment is \$1,100 for each Lot which is due no later than April 1, 2024. Please pay on time to avoid late, collection and legal fees.

**LEGAL MATTERS:** Evictions and Foreclosures: The Board, in the best interest of Owners, had counsel file evictions and foreclosure lawsuits against delinquent owners. Delinquent Owners have been paying and fast becoming paid! Several foreclosed Lots were sold with new Owners paying assessments. The Board intends to enforce its rights and remedies under the By-Laws and Covenants, including sending delinquent Owners to a Collection Agency which charges 35%, which is the Owners responsibility.

**LaSALLE COUNTY ASSESSOR:** LaSalle County notified owners of an increase to real estate property taxes based on the taxation of additions, decks, sheds, etc. Several owners protested the tax increase to no avail. The Board is currently reaching out to an attorney to review our rights. We will keep Owners posted on our findings.

**RULES & REGULATIONS COMMITTEE:** This year avoid the top complaints by neighbors—overgrown grass, junk in yard and junk cars.

There have been reports of unsupervised children driving golf carts. To avoid liability, parents/custodians who allow children to drive golf carts, ATVs, etc. unsupervised will be required to sign a Release of Liability.