

RE: Idyllbrook HOA Response to Dues

Please see the information below from the Idyllbrook HOA Board. This information is being shared directly because of the feedback received because of the recent mailing about past annual dues not collected (currently reflected in HOA Board records as ‘past due’).

HOA Dues

There are approx. 266 homes in the Idyllbrook sub-division. Recently, 170 past-due notices were sent out. Some negative responses have been received, primarily indicating that:

- The recipient does not participate in HOA activities, and should not be expected to pay
- The cost of annual dues is too high
- Recipient feels ‘targeted’

There was a very positive response received, where the resident expressed appreciation for the HOA, a thank you for the reminder, and how much they enjoy living in the Idyllbrook sub-division.

Just to be clear, since the current board has been in place, no (enforcement) action has been, or will be, taken beyond the sending of the notice, based on current records. In essence, ALL residents pay the annual dues if/when they can. Effective 2026, the annual requested dues are moving from \$20.00/yr to \$30.00/yr (from \$1.70 p/mo. to \$2:50 p/mo.). There likely would not be an increase if there was a higher percentage of collection. That said, those that actively participate (and those that do not) in the annual dues should have clarity about the value of annual dues paid (i.e., what is the money used for). **Certainly, the lack of enforcement of dues lends itself to the expectation that non-payment means non-participation (or interest) in HOA activities.**

What Services the HOA Organizes Each Year

Annually the HOA, as facilitated by the HOA Board, sponsors, manages and/or organizes the following – ‘\$\$\$’ indicates where Idyllbrook HOA Funds:

- Annual Easter Egg Hunt \$\$\$
- Dumpster Days (twice a year – around June and September)
- Peoria Neighborhood grant applications (e.g., resulting in signage at both entrances)
- Landscaping as appropriate \$\$\$
- Annual Picnic \$\$\$
- Annual Movies at the Park

- Annual dues collection (including notice of payment due) \$\$\$
- Frequent announcements
- Annual HOA meeting
- Management of complaints
- Annual HOA Insurance premiums \$\$\$ - an HOA is required to be registered with the city. It is also required to carry an insurance policy. HOA insurance, or a master policy, covers property damage and liability for common areas, often including legal and medical costs for accidents in those areas. Specific coverage varies based on the HOA's bylaws and type of master policy ("all-in" or "bare walls"), but it generally protects common amenities, and shared spaces from perils like fire, vandalism, and natural disasters.
- HOA Board meets as needed (e.g., event preparation, HOA Board business, etc.)
- Maintains the Idyllbrook HOA website and additional social media capabilities \$\$\$

Downside of not having an HOA

- No official recognition of Idyllbrook as an HOA
- Inability to apply for the annual Peoria Neighborhood Grants (\$7500 over the past two years – 2024 and 2025)
- Most/all the above services would cease to happen

To close, each resident (each home) makes the personal determination if the annual amount of dues is worth the services managed by the Idyllbrook HOA – as the value could be to the resident or even other residents in the sub-division that could benefit. It does come down to value!

To close, please be aware that the HOA Board serves on behalf of the Idyllbrook sub-division residents. This is a volunteer role with no remuneration expected. The members of the board serve strictly based on the concept of the 'pride of ownership' exhibited by the community it serves. Please be courteous in the course of interactions with board members. Unfortunately, this has not been the case across the board.

Sincerely,

Your Idyllbrook HOA Board