

AGENDA

Grand Pointe Meadows (Single-Family Detached Homes) Homeowner's Association - (GPMHA)
Regular Meeting of July 12, 2016

The GPMHA will hold its regular meeting in the conference room of the Village of West Dundee Public Safety Building, 100 Carrington Dr., in West Dundee, IL at 7:00 p.m. on Tuesday, July 12, 2016.

- I. Roll Call
- II. Approval of Minutes
 - A. None
- III. President Comments
- IV. Board Comments
- V. Public Comments
- VI. Old Business
 - A. Discussion Regarding Entryway Improvements
 - B. Discussion Regarding Entryway Signs
 - C. Discussion Regarding Summer Newsletter
- VII. New Business
 - A. Discussion Regarding New Board Assignments
 - B. Discussion Regarding Boulevard Trees
- VIII. Items in Review
 - A. None.
- IX. Adjournment

MEETING MINUTES

None

Old Business – Item A

MEMORANDUM

Date: June 5, 2016
To: HOA Board - Grand Pointe Meadows (Single-Family Detached Homes) HOA
From: Chris Nelson; Board Member, GPMHOA
Subject: Discussion Regarding Entryway Improvements

Background

The entryway to GPM from Huntley Road is currently configured so that drivers first see the rear yards of two (2) homes. Since 2010, the HOA has attempted to enhance the entryway using limited funds and land that is within HOA control. Recent HOA talks have centered on trying to beautify the entryway in a manner that could potentially mitigate the visibility of the rear yards near Huntley Road.

Discussion

The HOA has reviewed the existing plats (attached) for 1470 Walnut and 1423 Karen, which are the two homes whose rear yards are visible upon entry to GPM from Huntley Road. Surprisingly, each property has a 15' easement upon it, which could accommodate substantial public improvements.

Given the limited resources available to the HOA, it is suggested that the HOA focus on landscape massings. This option would entail the creation of massed landscape screens immediately behind the stone monument signs that would then taper to the south. This would accomplish the visual screening aspect of the intended project.

A suggested rendering will be available for review at the meeting. If the Board concurs with the design idea, it is suggested that a corresponding RFP be developed and let to prospective landscaping companies.

Recommendation

It is requested that the HOA Board provide direction to the management company to pursue the revised option described in the Discussion section and to develop and let a corresponding RFP, the results of which should be presented at the HOA's meeting in September 2016.

Old Business – Item B

MEMORANDUM

Date: June 5, 2016
To: HOA Board - Grand Pointe Meadows (Single-Family Detached Homes) HOA
From: Chris Nelson; Board Member, GPMHOA
Subject: Discussion Regarding Entryway Signs

Background

The GPMHOA maintains two (2) large entryway signs near Huntley Road and Sleepy Hollow Road, respectively. These signs employ pinned letters that are affixed to a Dryvit-like, painted material. Since 2010, the signs have been damaged at least five (5) times, with the damage most frequently occurring in the form of the removal of the “e” in the word “Pointe.” The damage has been occurring more regularly of late, prompting a broader discussion of how to address the situation practically.

Discussion

The HOA has obtained pricing from a single vendor, Meyer Signs of Gilberts, IL, in an effort to ascertain options for either replacing or regularly repairing the entryway signs. The options and related costs follow:

Option	Pros (+)	Cons (-)	Cost
Installation of metal letters on both signs	Harder to remove than current plastic letters.	Expensive replacement; letters might need touch-up painting over time.	\$2,123
Installation of engraved panel for both signs	No letters to remove or maintain.	Expensive replacement.	\$4,228
Repair of missing “e” on both signs 2x per year	Inexpensive option maintains status quo.	Accepting routine damage to common property; cost builds over time.	\$440

Recommendation

It is suggested that the HOA Board adopt a “wait and see” approach to ascertain whether the vandalism continues apace. If it does, the most cost-effective options long-term might be the ones that are most expensive in the near-term.

Old Business – Item C

MEMORANDUM

Date: July 12, 2016
To: HOA Board - Grand Pointe Meadows (Single-Family Detached Homes) HOA
From: Chris Nelson; Board Member, GPMHOA
Subject: Discussion Regarding Spring/Summer 2016 Newsletter

Background

The HOA produces a newsletter, typically each season. The Board reviews the contents of the newsletter prior to release.

Discussion

The attached newsletter draft is presented for review.

Recommendation

It is asked that the Board review the document again and advise as to whether the issue can be released to the residents.

→ For additional information, visit:
www.grandpointemeadows.com

Grand Pointe focus

Spring/Summer 2016

Meeting Notice!



The next meeting of the Grand Pointe Meadows (single-family detached) Homeowners' Association (GPMHOA) is **Tuesday, September 6, 2016 at 7:00 p.m.**

The meeting will be held at the West Dundee Public Safety Center, 100 Carrington Drive in West Dundee.

All residents are welcome and are encouraged to attend.



Your Home's Exterior: A Little Effort Goes a Long Way

With spring upon us, home exterior maintenance begins again in earnest. This year, for the sake of your home's value, please keep the following tips in mind:

Cable/Satellite Installations: Encourage your installer to place new wires within the walls, not run on the exterior of the home. Installers sometimes take shortcuts and run the wires along the exterior. Not only does this diminish the appearance of one's home, it also contributes to an eventual degradation of the line—and your video signal.

Driveways: Consider sealcoating your driveway at least once every few years. Doing so improves the appearance of your property and could increase the longevity of your driveway's asphalt.

Yards and Lawns: When you see a multitude of dandelions and weeds in your grass, seriously consider a lawn care service like Scotts, TruGreen, or Green Tee. Left unchecked, your weed problem will eventually destroy your yard (and potentially damage that of your neighbor), forcing you to into a costly re-turf at a later date.

Clutter: Can't park your car in the garage because of clutter? Consider an offsite storage unit; having a garage sale; or selling your materials on eBay. Doing so will help you get that car into the garage, increasing vehicle longevity and immediately improving the appearance of your home.

Siding and Doors: Repair damage to siding and garage doors. It looks good, and it helps to keep your house up to village code.

News in Brief

Dues Collection in Progress: The annual HOA dues remained at \$250 for 2016. For those who have not paid in full as yet, please ensure that you pay your dues as soon as possible as the deadline has passed. The dues proceeds are used to maintain and ensure the common areas for our subdivision. Failure to pay dues in a timely fashion could result in fines, legal fees, and, additional legal proceedings. For more information, please call Rage Management at 847-742-5555.

Trash Talk: The current HOA bylaws require that trash cans (and recycling bins) be stored out-of-sight. To accomplish this, please store your garbage cans and recycling bins in your garage or at the rear of the house. Storing the bins in the front or on the side of the home is prohibited.

Please Observe Posted Speed Limits: As the weather warms, children spend more time outside playing. For safety's sake, please use caution and observe posted speed limits in our subdivision.

Please Do Not Dump Yard Waste: Please remember that yard waste, including grass clippings, cannot be dumped in empty lots or easements. During the spring, summer, and fall, the Village offers free yard waste collection each Friday, provided the waste is packaged in the brown, paper yard waste bags available at local retailers. For more information, please call Village Hall at 847-551-3800.

Empty or Abandoned Lots: If you see an empty lot or abandoned home that is not being maintained (vis., tall grass, excess weeds, unrepaired exterior), please call the West Dundee Department of Public Works at 847-551-3815 and report it as soon as possible. Such calls allow the village to begin the process of notifying the property owner and "starting the clock" on restoration and maintenance.



New Business – Item A

MEMORANDUM

Date: June 5, 2016
To: HOA Board - Grand Pointe Meadows (Single-Family Detached Homes) HOA
From: Chris Nelson; Board Member, GPMHOA
Subject: Discussion Regarding New Board Assignments

Background

Several new Board members were elected to the GPMHOA in May 2016. It is now incumbent on the newly impaneled Board to select the roles that each Board member will have during his or her respective 2-year term.

Discussion

The GPMHOA Board division of tasks is currently as follows:

Position	Regular Tasks	Previous Holder
President	Develops agenda packets; creates annual report and budget; drafts newsletter; updates website; oversees meetings.	Chris Nelson
Vice-President	Oversees meetings in absence of president; main Board liaison to landscaping contractor.	Becky Carnes
Secretary	Takes meeting minutes; coordinates reservation of meeting spaces.	Cheryl Alopogianis
Treasurer	Presents financial reports as-needed with assistance and input from management company.	Scott Lindgren
At-Large	Supports overall HOA Board functions as-needed.	Unfilled

Recommendation

It is requested that the HOA Board select holders for each position at the July 2016 meeting.

New Business – Item B

MEMORANDUM

Date: July 12, 2016
To: HOA Board - Grand Pointe Meadows (Single-Family Detached Homes) HOA
From: Chris Nelson; Board Member, GPMHOA
Subject: Discussion Regarding Boulevard Trees

Background

The GPMHOA is responsible for the maintenance of the trees in the median on Grand Pointe Boulevard. At present, the trees are in need of trimming and, in some cases, removal and replacement.

Discussion

The GPMHOA landscape contractor, Bonkosky and Sons, recently suggested that the boulevard trees be trimmed. As Bonkosky does not provide the tree-trimming service, contact was made with the Village of West Dundee, as it annually contracts with a tree-trimming service.

The same contract that the Village maintains also provides for tree trimming (and removal) price-matching for other West Dundee-based customers. The name of the company follows:

*Steve Piper and Sons
31W320 Ramm Drive
Naperville, IL 60564*

*(630) 898-6050
steve@stevepiperandsons.com*

For tree replacements, the GPMHOA will need to bid the work to local nurseries or, alternately, look to append its request to the Village's annual tree-replacement effort, which occurs in the fall. There are approximately four (4) trees in need of replacement on the boulevard median.

Recommendation

It is requested that the HOA Board authorize the following:

- The selection of a specific Board member to act as liaison for this project;
- The solicitation of a price quote from Steve Piper and Sone for boulevard tree-trimming and the removal of two (2) diseased trees;
- The direction to the management company to obtain price quotes for the replacement of four (4) boulevard trees within the 2016 calendar year.