

**Trails at Brittany
Annual Homeowners' Meeting
Lincolnshire CC, Garden Room
7:00 p.m., June 12, 2012**

Introduction

Janet Peshkin, acting President of the TAB HOA Board welcomed everyone to the meeting. There were approximately 40 people in attendance. With the use of a power point presentation the first item of business was the introductions of the acting Board Members since early Fall 2011:

Janet Peshkin: President
Bruce Bonds: Vice-President
Kim Martin: Treasurer
Connie Hosier: Secretary
Shirley Faughn: Member-at-large; Communications

Current Projects

Current Projects that the acting Board has approved and are finished, or in process, were discussed. They include:

- New Trails at Brittany Website [view at: www.trailsatbrittany.org]. Everyone is encouraged to log-in to view HOA Newsletters, Covenants, By-laws, Notices, Budgets, Neighborhood Map, and the Messageboard. By logging in homeowners will regularly receive emails regarding important announcements and information about the neighborhood. The TAB HOA website has many features. For example, Homeowners can post messages on the Messageboard, such as: TAB homes for sale, items for sale, excellent contractors, lost pets, looking for information on a topic, etc.
- Newsletter
 - It is planned to continue to send out via email (to those logged in to the HOA website) about every quarter a Newsletter to inform homeowners of what is happening in the neighborhood and what plans are being made for the future. The Newsletter is also posted on the website.
 - The January Newsletter was included in the annual assessment letter that every lot/home owner received mid-January. The Spring Newsletter was sent via email to over 60 homeowners already signed up on the website. In addition, in May, Post Cards were sent to every resident reminding them to go to the website to see the latest Newsletter.
- Welcome Baskets
 - Welcome Baskets have been created and have been delivered to about 10 new Homeowners since spring, 2011. The Welcome Basket distribution will continue as new owners move into the neighborhood. Homeowners can assist by letting the Board know of new neighbors. Please go to: www.trailsatbrittany.org and Contact

us. We will create and deliver a Welcome Basket to your new neighbor.

- Lake Maintenance

- The Board has initiated an aggressive program to treat all three lakes for algae growth. We believe it has been about 8 ½ years since the lakes were last treated. Therefore, there is significant clean-up needed.
- All three lakes: North lake on Kirby Avenue, Central Lake, the largest, and South lake, south of Brittany Trails have all been treated in June and will continue to be treated until the algae problem is under control.
- South lake needed special attention. Being resistant to algae because of its shallowness, a different chemical, Sonar, had to be purchased and repeatedly applied to treat the resistant growth. The cost was \$2000/gallon. The reserve has been stored for next year. It is hoped that the growth should be cleared by the July 4th celebrations.
- Some of the resistance to treatment has occurred because fertilized lawns run-off seeps in and stimulates growth.

- Lake Rock Re-edging

- One of the largest undertakings and most expensive is the re-edging with rock of all three lakes. The project will begin on June 25 and continue for several weeks. This is the first time the lakes have been re-rocked since the subdivision was built (about 14 years ago).
- The cost is being covered by accumulated capital funds reserved for large projects.
- Homeowners have volunteered their empty lots to dump/store rock or given permission to cross their property to access the lakes. Even though easements have been built into the subdivision for access to the lakes, over the years homeowners have planted trees and done landscaping in those spaces without permission which makes the use of the easements impossible. We are very grateful to the gracious homeowners who are helping make this project doable by allowing access to their property.

- Entrance Maintenance

- The three entrances' flower beds have been raked, weeded, and generally cared for by volunteer neighbors in the fall and spring. And recently a landscaping company has been hired to continue the "clean-up" along both Staley and Kirby. There will be continued maintenance and cleanup over the next several weeks; then regularly every fall and spring.
- Entrance lights that were no longer working have now been repaired and bulbs replaced. A volunteer has agreed to continue to monitor the lights and replace/repair as necessary. If you see any entrance lighting issues please login to the website and send an email to the Board.

Future Projects

- Weed Control in Common Areas; Mowing; Spraying
 - Proposals for work are being collected currently for this project and if you know someone who may be interested please login to the website and send a note to the Board. The Board will then contact the individual with the specifications of the work.
- Increase landscaping and maintenance in Common Areas
 - Cul-de-Sacs need landscaping and maintenance and a Landscaping committee is being formed to address these needs. For example, planting trees at/near the lakes; residents adopting a cul-de-sac to care for, etc. If you are interested in the Landscaping Committee, please login to the website and send a note to the Board.
- Signage
 - Signs are needed for all three lakes, as required by insurance regulations, that state: no swimming, no motorized boats, only catch/release fishing allowed, and Private Property--for residents and their guests only.
 - Research into design and costs is currently being undertaken. Temporary signs may be ready by July 4th.

Questions, Concerns, & Responses

- The City needs to fix potholes on Trails roads other than Curtis Meadow.
- Countryside School -- noise and equipment should be gone by July 31st
- Political Signs are not allowed on lawns – this is currently stated in the Covenants. Will look into this policy further.
- Lei Shabhang would like to plant an approved tree by the Central Lake in a commons area. The Board will consider her request. A plan and process has to be created that will be used to create a pleasing and long-lasting design that doesn't violate Covenants instead of random plantings.
- Geese on lake issue – ideas and methods for discouraging the geese from staying in the commons areas are being sought. Please send your ideas to the Board via the website. Intermittent lights have been used successfully on the UI campus and this option will be explored. It was also suggested that water fountains in the lakes also deter geese.
- Need a sign on Mullikin (near Kirby entrance) to caution drivers of the danger/low visibility at Curtis Meadow
- “Children Playing” or a warning to “slow speed” type of signage is needed to help slow speeding traffic on Mullikin
- It was clarified that there is no playground inside Trails at Brittany but there is the one playground located on Mullikin in Ironwood Subdivision, supported by Park District, which is very close and well designed and well used.

Further Business

- Commons and Commons Access Points:
 - Violations: residents who have made permanent alterations in commons or access areas will be notified yearly by certified mail that this had been done without Board approval. This is to protect the Association in case of a lawsuit.
 - Examples include: obstruction by permanent installations of plantings or structures; installation of sprinkler.
 - The HOA is not liable for any damage that occurs to unapproved installations. Legal action has not been taken at this time. However, the option remains open. The Board would like for the violating homeowners to take responsibility for these issues and make the needed corrections.
 - Some residents choose to fertilize, spray for weeds, and mow a common area near their home. Currently, such maintenance has been allowed (and appreciated). If you, or someone you know, would prefer for the HOA to pick up the care of the common space near your home, please notify the Board via the website. Often, those doing the mowing do not realize that the location is “common” as it is so well maintained. For example, a strip of land behind homes on the east side of Mullikin was being mowed by a homeowner, but because we are now aware of the situation, the mowing contractors will start to take care of it themselves. NOTE: grass growing near utility boxes will not be trimmed because of insurance issues.
 - Vole problem: an ongoing challenge for all residents. Some private treatment options are available from lawn care companies. Please contact a professional to learn how to care for this issue. There is a product that can be used called “Oat Bait” which has to be ordered through a lawn care professional.
 - Mowing issues: Residents are tossing debris into common areas, lakes, and empty lots which degrades the appearance and maintenance of these areas.
 - Some homeowners have placed fences across lot lines into the commons areas. The Board will try to identify these and notify the homeowners of the problem. This also creates a mowing issue, as the mowers have to avoid them for insurance purposes, which prevents all areas being thoroughly maintained.
 - Border violations into the commons have been a long standing problem. Any planned requests for fencing, invisible fencing, and plantings should be evaluated by the Board before going forward with construction.
 - Any new plans for home additions, fencing, and other major home improvements must be submitted to the Architectural Committee for approval prior to construction.

Board Selection and Committees

As a final point of business for the meeting a Paper/pen ballot was handed out for the homeowners (one vote/lot) to select the Board. Those on the ballot included the 5 Acting Board Members and openings for “Write-in” candidates and Members-at-Large positions. The results are:

- Janet Peshkin: President
- Bruce Bonds: Vice-President
- Kim Martin: Treasurer
- Connie Hosier: Secretary
- Shirley Faughn: Member-at-large; Communications

- Cheryl Turner, Member-at-large (write-in, not confirmed)
- Douglas Jones, Member-at-large (write-in)
- James Kurley, Member-at-large (write-in)
- Manssour Moeinzadeh, Member-at-large (write-in)
- Chuck Miller, Member-at-large (write-in)

In addition, there were Committee sign-up sheets available. These are the New Committees and their members:

- Social: Lynn Anderson, Vijay Bavda, and Ann Long
- Beautification: Lei Shabhang
- Architectural – still open; Board will continue to make these decisions
- Neighborhood Watch – still open; as a possible new committee or a task for someone to research the requirements and implement the process.

Following the adjournment of the Meeting, refreshments were provided and a social “mingling” occurred.

Thank you for attending the meeting and we look forward to hearing from you regarding any of the topics mentioned. Please go to: www.trailsatbrittany.org to follow the most current information about Trails at Brittany.

June 2012