

MARYKNOLL TOWNHOMES NEWSLETTER

NOVEMBER 2023

Nov 13, the Annual Meeting was held at the GE Police Station. Board members Joe S, Bob F., Bob O., Gerrit K, Paula O., John F., and REIS Charles F. attending.

Residents- Approximately 15 residents attended the meeting

Secretary- Bob O. thanked the Board and REIS for their efforts this past year. He also provided an updated directory for residents, who will receive an emailed list. Anyone who has managed a mailing list knows how difficult a job this is. Thanks Bob!

Financial Report- Bob F. reported:

The account balances as of 10/31/2023:

\$68,995.11 Checking

\$35,612.80 Reserve

\$104,607.91 Total

Expenses are going to plan. We likely will end the year with a surplus. Attached residents will find a summary of the Reserve Study which estimates expenses in future years.

President Report- Joe provided an update to highlights of the year, completion of Sprinkler System, landscaping, buildings, roads, Reserve Study, no increases in dues however we are looking at an increase in the future as expenses have increased.

Board Meetings 2024. All meetings except the Annual Meeting will be Zoom, scheduled the second Monday of every month. Starting time 6:30 PM.

Salting- Cypress, our landscaper and snow plow contractor is offering to salt residents walks and drives for \$110 per salting. Residents interested can contact Cypress directly at 630 293-0339.

Buildings- gutters should be cleaned this month. Buildings 7, and 9 are to be painted in 2024. Decks are to be stained in Buildings 8, and 10 in 2024. No painting in 2025, 2026, and 2027. The savings (approximately \$15,000 to \$20,000/year) will be added to the Reserves. Decks will continue to be stained in all years. Buildings 7, and 9 stained in 2025,

Buildings 1, 3, 4, stained in 2026, Buildings 2, 5, 6 stained in 2027, repeat staining in Buildings 8,10, in 2028.

Residents are reminded our decks are old and with the reduced emission stains some decks do experience peeling. Touch-up paint is available by contacting the Buildings committee of the Board.

Elections:

Board Seats- Paula O., and Gary K. were elected to the Board.

A new Board was put in place after the Annual Meeting.

President- Paula O.

Vice President- Joe S.

Treasurer- Bob F.

Secretary- Bob O.

Landscaping- Emery A.

Buildings and Roads- John F. and Gary K.

ARCHITECTURAL VARIANCE FORM

Residents considering any changes to the outside of their homes submit this form. Rule-of-thumb if you can see the change from the outside, submit a form. All forms should be submitted to REIS two weeks prior to Board meetings. Forms are available from REIS and on the Maryknoll website.

Upcoming Events:

*First Friday- December 1, in the fire-pit area 5PM. Bring your own beverages and optional snacks.

*Book Club-

*Mahjong-

Annual Meeting- TBD November 2024, location: GE Police Department

*Not a Maryknoll BOD sponsored event