

Maryknoll Townhome BOD Newsletter

February 2024

February 12, Regular Board meeting was held by Zoom. Board members Paula O., Joe S, Bob F., Bob O., Gerrit K, Emery A., John F., and REIS Charles F. attended. Residents- Todd and Nancy attended the meeting

Financial Report- Bob F. reported we spend money on a Cash Basis, meaning we book the expense when we pay the bill. If money is not spent in a fiscal year, it rolls into the following year. If for example a 2023 budget item is completed but not paid until 2024, it would be booked in 2024.

Account Receivable from REIS is not in balance with our records, REIS has switched software and is looking to resolve this issue and provide an updated and corrected Balance Sheet.

Cash at end of month:

	Jan 31, 2024	Oct 31,2023
Checking	\$71,362.43	\$68,995.11
Reserve	\$39,071.96	\$35,612.80
Total	\$110,434.39	\$104,607.91

Next meeting March 11, 6:30 PM by Zoom. Short meeting to review any Architectural Variance requests.

REIS will be sending out a Census Form to all residents. The Association needs this important emergency contact information.

REIS will be sending out Insurance information forms. All residents need to have updated insurance information on file with REIS. Residents are reminded you need to have full coverage as if you have a stand alone home. “Condo” insurance that insures only the drywall and interior is not acceptable. Owners should consult with their insurance agent to determine the correct coverage/limits for their home.

The current faded “Stop” signs at either end of Seminary will be replaced with new 18” X 18” “Stop” signs. The current style is no longer available, the new signs will be the familiar road signs.

Salting- Cypress has salted the road two times this year. Cypress has been advised of the lawn damage from plowing. Generally Cypress does a good job in the spring repairing the damage, this year’s damage looks to be greater than normal years. We expect all damage to be repaired in the spring.

Landscaping- deferred to the next meeting.

Buildings and Roads- 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. Decks will continue to be stained in all years. Decks are stained every four years. Buildings 7, and 9 will be stained in 2025.

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

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. Please remember that exterior modifications do require board review and approval. The forms to submit for board review can be found on the association’s website:

maryknolltownhomesofglenellyn.com or from REIS. Please submit your complete requests to ad@REISproperty.com at least one week prior to the next scheduled board meeting so the board will have time to review your request. Also, incomplete submissions may result in delayed review.

Next meeting: March 11, 6:30 PM, Zoom. Short meeting to review AVFs.
Annual Meeting- November 11, 2024, 6:30 PM, location: HealthTrak

Upcoming Events:

*First Friday at Five at the Fire Pit will return with Spring weather.

*Book Club- *Mahjong-

*Not a Maryknoll BOD sponsored event