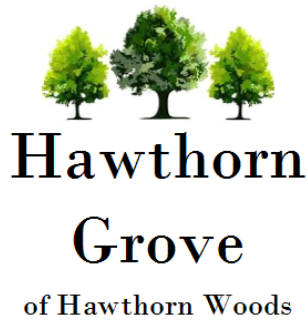




Homeowners Association

YEAR END 2019

ASSESSMENT FOR 2020

Our Homeowner's Assessment will be the same as 2019. **\$65 per month** or \$780 for the year.

Remember!!! Payments are due by the first of the year or the first of the month if paying monthly.

BOARD MEMBERS 2020

Jim Weeks—President
6 Hawthorn Grove Dr

Michael Murtishi—VP
11 Harrington Ct

Mo Tariq—Treasurer
4 Harrington Ct

Barry Jasilli—Secretary
18 Hawthorn Grove Dr

Sara Foster—Director
5 Hawthorn Grove Dr

Ed Haley—Director
8 Hawthorn Grove Cr

If you want a copy of our covenants, bylaws and rules, email request to the board's email listed on page 2.

Annual Homeowners Meeting

Our annual homeowners' meeting was held October 15th at Oregon's Restaurant. Thirty-three homeowners representing 21 homes enjoyed dinner, visiting with neighbors and learning about key activities impacting our home values. This 40% attendance of homes was our highest participation level in the subdivision's history. The national average participation for HOA's is 25%. Thanks to all homeowners who make this annual meeting a priority each year!!

Special guests were Joseph Mancino, Mayor; Pam Newton COO; and Erika Frable, Director of Public Works from Hawthorn Woods. The mayor updated our homeowners on the defeat of the Rt 53 extension project and the potential usage of the 1,100 acre corridor that IDOT had acquired for this project. This corridor runs along the West border of our subdivision. Potential usage for this land includes paths, parks and nature areas which would be great for all of us!! Pam and Erika updated us on a \$25M bond referendum that is being proposed for 2020 to give funding needed to repave our Village streets. It is important that this passes in order to ensure the repaving that is needed in our subdivision. **(UPDATE:** On November 25th, we received major patch work on our streets and street sweeping is now budgeted by the Village going forward.)

"Hawthorn Grove is the example that we give other subdivisions in Hawthorn Woods on how an HOA should operate."

Mayor Joseph Mancino
(addressing homeowners below)

During the business meeting session, Jim Weeks reviewed our 2019 financials and project updates. Ed Haley was voted onto the board by the homeowners and an open forum gave everyone the opportunity to ask questions and give input on 2020 projects.





**HAWTHORN GROVE
HOMEOWNERS
ASSOCIATION**

Questions about subdivision issues or projects:

Hawthorn Grove HOA Board

HawthornGroveHOA@gmail.com

Questions about your assessment account:

Chicagoland Management, Inc

111 E. Wacker Dr., Suite 1412

Chicago, IL 60601

(312)729-1300

mruiz@chicagoland-inc.com

HGHOA Mission:

*Enhance property values by maintaining
and improving our common areas while
ensuring HOA's long term financial stability.
To provide a sense of community and pride.*

HOA ASSESSMENTS

Each month we pay a multitude of bills: credit cards, car payment, mortgage, etc. However, one of the least understood bills that we pay is our HOA assessment. Just where does our money go?

Every year the Board approves a budget for the upcoming fiscal year. The budget lists all the anticipated expenditures for our HOA. Those expenditures include: insurance, electric, common area landscape and pond maintenance costs, legal expenses, administration costs, etc.

In addition, a portion of our monthly assessment is set aside to fund our reserves. Our reserve fund pays for future major repair and/or replacement of the assets owned by our HOA. An adequately funded reserve reduces the chance that a special assessment will ever have to be passed in order to pay for these type large expenses.

So, when you pay your HOA assessment, remember that it covers *many* items necessary to ensure that our association maintains, preserves and enhances our property values.

Project Updates for 2019

The Hawthorn Grove subdivision consists of 110 acres. Our homeowners own and maintain 52 of those acres. The HOA owns and maintains the remaining acres that consist of landscaped common areas, four ponds and wetlands.

In 2019, the HOA board focused on improving the appearance of our four ponds. As a result, all four ponds have improved. We also have been trying to have more activities that will help provide a sense of community and pride for our subdivision.



Pond 1 after treatments.

Here are the key projects and accomplishments completed in 2019:

- ◇ Biweekly treatments of ponds for algae and weeds.
- ◇ Cutting and removal of cattails in ponds 1 and 2.
- ◇ Removed and replaced dead Ash trees around ponds 2 and 3.
- ◇ Refreshed entrance signs by painting iron rods and sign lettering.
- ◇ Trimmed trees at both Gilmer and Gino Lane entrances.
- ◇ Installed park benches on ponds 2 and 4.
- ◇ Changed common area ownership mailing addresses from original board members to Chicagoland.
- ◇ Reinstated HOA Corporation in IL that had expired.
- ◇ Obtained email addresses for all 52 homeowners (which will enable us to communicate more frequently at a lower cost.)
- ◇ Held summer block party in August (76 attendees).



Pond 4 after treatments and cattail removal.

In 2020, we will continue to focus on improving the appearance of our ponds and common areas. We are also planning another summer block party in August just before school starts. **HAPPY HOLIDAYS!!!**