

Summary Minutes
Georgetown Homeowners' Association General Meeting
Monday, October 26, 2015

This meeting was called to order by President, Cynthia Reynolds at 7:30 p.m. at the Frankfort Square Park District Building

Attendees: Cynthia Reynolds	Judy Holz	Jerome Williams	Teddy Anabogu
James Reynolds	Bill Ross	Yvonne Williams	Franklin Trice
Mattie Blackwell	Toni Grayer	Gary Watland	Thomas Montgomery
Eugene Blackwell	Paul Kobialko	Cedric Everett	Jennifer Balthius
Satannia Williams	Sharon Jackson		

Minutes from the March 30, 2015 General Meeting were reviewed and approved as official. Meeting Minutes are posted on the GHA website for the community, and are thus no longer read aloud at General Meetings.

President's Report:

*Term of Board Members: Terms for Cynthia Reynolds, Judy Holz, and Teddy Anabogu expire in June 2017. Jerome Williams' term expires March 2016. Residents interested in being on the board are encouraged to volunteer. If the number of volunteers is greater than open positions, an election will be held.

*Harlem Road Expansion Status: due to state budget cuts, the expansion and widening of Harlem road has been delayed for up to 5 years.

*The North Retention Pond: The Village of Frankfort is working with a resident and the Board to resolve an encroachment issue. Recently it has been discovered that a portion of the pond is designated as Federally Protected Wetland (FPW), therefore the Village is consulting with the Army Corps of Engineers to explore options to correct or restructure the drain/culvert that is located in the FPW section.

*The South Retention Pond: Wildlife and native plant specialist, Julia Arvia, from the Frankfort Square Park District surveyed the pond, as well as the North Pond, in April during the wet season and has determined that both ponds are operating above and beyond what they were design for. The ponds are collecting the excess water and runoff that would otherwise settle in our basements and the plant life is oxygenating the water to prevent stagnation. As a subdivision, we have two water features that are beneficial to the residents and wildlife. No detrimental changes to the design, destruction of plants or animals, or backfilling will occur.

*Access to Old Plank Trail from the vicinity of the South Retention Pond continues to be permitted by the outlet owner, The Sarris Family, and has the potential of being enlarged with permission from the Sarris Family. A sign stating that this trail is not official was posted by the Forest Preserve District of Will County at the request of a nearby resident. This does not prohibit entrance to the trail, it simply states it is not official. The Forest Preserve places reminder signs to discourage building an unofficial ramp, stairs, path, or bridge that may pose a hazard or be a liability to the Forest Preserve District.

*Traffic Violations: Certain residents continue to disregard the directional traffic laws at the entrance to Georgetown; therefore, Chief Burica and Sergeant Potter will be increasing patrols and adding units to take efficient action against those creating a hazard. Jerry Ducay, Village Administrator, has agreed to discuss erecting a “Do Not Enter” sign in Georgetown at the next Traffic Advisory Committee meeting.

*Road Conditions in Georgetown: The Village was contacted with concerns over the safety of our storm drains and the stress they experience with the heavier vehicles driving over them. Terry Kestel will inspect the roads and drains and provide a status report upon completion.

*Front Entrance Status: Appraisals for tuck pointing repair to the front entrance walls, and the replacement of mulch with crushed rock in the front entrance planting beds will be sought.

*Animal Violations: A small, older black dog was reported by the residents in the Virginia Court area as wandering without a leash or supervision. Complaints were made that it was urinating and defecating on many lawns. A notification of complaint letter from the Board will be mailed to the owner should it be determined that the pet owner is a Georgetown resident. Nuisance and leash laws exist in Frankfort, and Georgetown Covenants require dogs to be supervised, on leashes, and to be cleaned up after by their owners.

Vice President’s Report:

*Real Estate Update: Within Georgetown 2 homes are vacant due to foreclosures, 2 houses are in pre-foreclosure, and 2 homes are listed for sale. The asking prices for each of the listed homes are both in the lower 400s. There have been no homes sold since the last General Meeting in March 2015.

*Georgetown has a facebook page, [Georgetown Homeowners Association](#), please visit it and like it. Updates are posted, and photos, posts, and comments from residents are welcomed.

Treasurer’s Report:

*Account Balances for the checking account and CDs were presented.

*Liens Status: 4 of the original 11 liens have been satisfied. At this time the recovered amount exceeds the amount paid to file the liens.

*There are 7 outstanding liens at a cost of \$14,717.15 to Georgetown.

*1 Lien is in the process of being satisfied.

*Additional liens will be filed after 1/1/2016 for those properties that are 4 or more years in arrears.

*Dues status: for the 10/2015 - 9/2016 term – dues from 38 homeowners have been received, 58 are outstanding.

*Annual Dues received for the 10/2014 - 9/2015 term were 78 out of 96 properties.

*10 properties (excluding the 7 properties in lien status) owe between 2 – 4 years worth of dues for a total of \$4,137.00.

*One late notice mailing will be sent out as a reminder.

Financial Secretary’s/Secretary’s Report:

*The process for approval of improvements was reviewed, and website navigation was provided at the request of residents. Residents were reminded that one must be in good standing prior to requesting Improvement review and approval.

*It is suggested to homeowners to contact board members via email instead of phone, as it is a preferred method

of communication, and residents will receive responses more quickly.

*Updated resident contact information and tenant registration was requested. Residents were reassured that contact information is never shared with outside sources nor is it used for business purposes or solicitations.

*Georgetown Covenants are provided in their entirety on the GHA website: www.mygha.net for residents who do not possess a hardcopy. Please familiarize yourselves with Georgetown governing documents.

*The Georgetown Community Clean Up was a success this year. Due to rain, the original date was moved to June 20th, 2015. Nearly half of the volunteers were teens from Georgetown, so they made quick work out of scouring the entire subdivision, ponds, and surrounding common areas after fueling up on doughnuts, milk, juice, and coffee. We collected dozens of bags of refuse and help to make our beautiful subdivision tidier.

New Business:

*The Frankfort Station may feature the Georgetown holiday light display in its holiday lights section of the holiday edition. Editor Rebecca Susmarski was impressed with the 4th of July front entrance decoration but was not able to feature it at the time due to deadline constraints.

*We announced the introduction of the Georgetown Holiday Decorating Contest. All residents wishing to participate are automatically entered. An informational flyer will be distributed, and information posted on our website and facebook page, in mid November. The information will include the rules, voting date, prizes, and the date of winner notification. Members of the GHA board and voting committee are precluded from winning the contest. The Voting Committee consists of the members of the GHA board and any person who wishes to volunteer. If you are interested in volunteering for the voting committee, please contact a board member.

Question and Answer Session:

Q: From resident Sharon Jackson: Aren't there vacancies on the board?

A: No, they have been filled.

Q: When were they filled? Weren't three positions vacant in June?

A: They were filled at the last General Meeting by those who volunteered.

Q: Where will the "Do Not Enter" sign go if we get one?

A: The Village determines its placement.

Q: Do we have a say in the design or appearance of the sign

A: No Sharon, we do not.

Q: What will the sign look like?

A: Like the usual "Do Not Enter" signs.

Q: Does anyone feel the same as I do, that this sign would be unattractive and not aesthetically pleasing?

A: Aesthetics have nothing to do with safety. It would be worse to see a teenager injured in a head-on collision with the resident that continues entering Georgetown the wrong way.

Q: From resident Paul Kobialko: Can an access be built to the trail at the pond on Virginia Court?

A: If Mr. Sarris grants us permission to clear it and widen it, yes.

Q: Can we get a boardwalk?

A: Only if the land is deeded to the Village, then FSPD would work with the Village to build one.

Q: Can we build it ourselves?

A: We can speak to Mr. Sarris. That's a good suggestion.

Q: From resident Sharon Jackson: Are you going to call him?

A: Yes, I can call him.

Q: Are you friends with him?

A: Excuse me?

Q: You said you speak with him, are you friends?

A: I speak with a lot of people, that doesn't make us friends

Q: What do you talk about?

A: That's none of your business. Let's move on.

Q: When residents request approval for fences, can you require them to get approval or permission from their neighbors?

A: No, they are not required to seek, nor does the Board or the Covenants require them to seek approval from their neighbors. It is common courtesy to notify your neighbors but some people don't consider that.

Q: Can the Board write a requirement for neighbor approval in the approval paperwork?

A: No, we cannot. That is not within our authority. We cannot dictate behavior. We encourage them to communicate with their neighbor, however we cannot require it.

Q: You said you will be replacing the mulch at the front entrance. When was that last done?

A: Last year. It needs to be replaced or replenished every two years. We are considering replacing it with crushed rock.

Q: Can something be done about porch storage? There is a particular porch that has a tarp and stroller on it. It's unsightly.

A: You want us to require parents to clear the porch of their baby stroller? No, there is a section in our Covenants that allow the homeowners the right of enjoyment of their home and yard.

Q: So, they can leave strollers out on their porch?

A: Yes, Sharon. As parents of young children, it is their right to leave their stroller on their porch.

Q: Can a letter be sent to them?

A: There is no purpose for that.

Q: Can a letter be sent requiring them to clean up their porch?

A: No. We can contact them and ask them to consider pulling their baby stroller indoors when they are done walking with their babies, but they are not violating any condition of GHA Covenants.

Q: Can we get a sign at Virginia Court to require people to pick up their pet's waste?

A: We can consider that. It is required according to our covenants, and it is common sense but that does not guarantee they will.

Q: So, can we get a sign?

A: We can consider it and contact the Village.

As the Q and A session had exceeded its time limit, it was closed to further questions.

The motion to adjourn the meeting was made by Cynthia Reynolds, President, and seconded by Jerome Williams, Vice President.

The Meeting was adjourned at 8:347pm.

The next General Meeting date will be announced on the website.

Minutes prepared by Cynthia Reynolds, President