



The Farm Report

The Newsletter of the Clow Creek Farm Homeowners Association

From the Board

June 2015

Happy summer! I want to begin by thanking all of the current board and committee members. Thank you all for taking the time from your very busy lives to be part of managing the Clow Creek Association!



Get Out In Clow Creek Farm - Keep your eyes peeled for neighborhood signs and Facebook posts ([facebook.com/groups/291106761098322](https://www.facebook.com/groups/291106761098322)) for neighborhood happy hours this summer! All families are welcome to participate and are encouraged to host. Please note that these are BYO events. If you would like to host a happy hour, please contact a board member. We decided that it would be better to hold these types of events at one location at a time rather than a "deck crawl" mentioned in the last letter.

Annual Block Party - The planned date for the party has been changed from August 8th to August 22nd. It will again be located on Cloverdale Road near Schilliger Drive. The August newsletter will have more details pertaining to the event.

Neighborhood Beautification - All of us want to see our homes appreciate in value. That is why it is important for all of us to work together to maintain a neighborhood environment that is always attractive to potential home buyers. Our covenants were written for this purpose and to maintain a high quality of life in Clow Creek. Below are current issues of note...

- Garbage Cans - Trash containers must be kept inside except the night before trash is collected through collection day. Also, please be mindful of high winds when setting out your trash.
- Lawns - Yards should always be kept neat and tidy. Please remember to mow regularly.
- Driveways - No camping trailers, boats, tractors, trucks, motorcycles, mobile homes, or other vehicles of any type whatsoever are to be parked, stored, or left unattended, permanently or temporarily, on any of the lots, except in the garages on the lots.

Selling your home? - Please contact Bob Romandi, Treasurer, for any Clow Creek documentation necessary to close on your sale. Bob can be reached at braimondi@clowcreekfarm.com or call him at 630-408-6308.

Next Board Meeting - Our next board meeting will be held on July 15, 2015 at 9:00 p.m. and hosted by Chuck Manganelli on 4056 Jersey Court. Please remember that any resident may attend.

Communication - As members of this association/neighborhood your input is very valuable. Please join our exclusive Clow Creek Facebook page "Clow Creek Homeowners" ([facebook.com/groups/291106761098322](https://www.facebook.com/groups/291106761098322)). The Clow Creek webpage also contains a direct link to our Facebook page. Please follow the instructions on the page in order to join. If you do not use Facebook or you have a more urgent issue to voice, please email me or any one of the board members and we will address it promptly.



Rob Gosma - CCFHOA, President

Visit our Website at www.clowcreekfarm.com

CCFHOA BOARD OF DIRECTORS CONTACT INFORMATION

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COMMITTEE MEMBERS

Outdoor Beautification CommitteeCarl Reina

Communication Committee ChairKelly Reina

Communication - Website CommitteeBob Raimondi

Codes & Covenants CommitteePatti Huth
2316 Holstein....630-357-8601phuth@clowcreekfarm.com

Block Captains CommitteeRachel Schwartz & Kelli Reina

Social Committee ChairTori Manganeli

City Liaison CommitteeCarl Reina

NEWSLETTER ARTICLES & CLASSIFIED AD DEADLINE **15th of each month**

**Submit newsletter articles and
classified ads (no charge for residents)
by e-mail to:**
Rob Gosma
rgosma@clowcreekfarm.com

COMMERCIAL ADVERTISING DEADLINE **15th of each month**

Preferred Business Services, Inc.
630-585-9340 • Fax 630-585-8232
E-mail: fosterpbs@msn.com
www.pbspublications.com

NEWSLETTER SUBMISSIONS

Any resident interested in adding content to the newsletter is welcome. Residents looking to buy or sell, advertise an upcoming event, praise a resident for a kind act, or share a recipe, should send any information to Jeff Sell at jsell@clowcreekfarm.com.

MOVING?

If you will be moving out of Clow Creek, you will need to have a paid assessment letter for your closing to go through. Be sure to contact Bob Raimondi, Treasurer for a letter. Bob can be reached at braimondi@clowcreekfarm.com or 630-369-6145.

“Publication of paid advertisements in the Association’s newsletter is not an endorsement or recommendation of any advertised product or service. The Association is not responsible nor liable for the content of any advertisement published, here.”



Clow Creek Association Meeting

April 28, 2015



Called to order at 9:00 p.m.

In attendance: Rob Gosma (President), Bob Raimondi (Treasurer), Jeff Sell (Vice President), Matt Stredney (Secretary), Chuck Manganelli (Director), Carl Reina (Director) and David Luciano (Director).

OLD BUSINESS

• **Treasury Report:**

Capital Improvements - Bob recommends requesting pricing for the following projects.

Fencing - Board discusses replacing fence on 103rd. The board has decided it will be best to fix the portion of the fence that the homeowner has asked the board to repair. The board will continue to look into completely replacing our neighborhood fencing system.

Lighting - The board again discusses replacing 3 area flood lights.

Both of these projects are under still under review / awaiting pricing bids.

Banking - Matt will become an authorized signature for the neighborhood at PNC during the month of June; Manda Marshall will no longer be an authorized signature once the change is complete.

Easter Egg Hunt (Sat 3/21/15) - This activity went very well and many of the homeowners reached out to thank the board for their efforts to organize the event.

Rob motions to end old business and would like to move to new business. Carl seconds the motion; entire board votes to move to new business.

NEW BUSINESS

• **Garage Sale** - Board agrees that the neighborhood garage sale will be held May 14-16. Rob will advertise the event, and Matt will write out event details on the neighborhood entrance signs.

• **Treasury Report:**

Bob advises the board that balance Sheet, income statement, and P&L reporting will be recorded quarterly. Therefore, the next published financial statements will be in the June report.

2015 Dues Collection Status - As of April 28th, only one unit is delinquent in paying 2015 assessments. The board has moved forward with collections via council.

As of 4/28/15 Bob reports following bank balances:

- Checking - \$USD \$1,531.38
- Business Premium Money
- Market (Savings) - USD \$122,582.46
- Net Total = USD \$124,113.84

• **Outdoor Report:**

Landscaping - Bob mentions that he has received an invoice to repair the neighborhood sprinkler system. The invoice was for \$300 and Bob has paid this invoice. Additionally, Bob lets the board know that this is the time of the year when a series of invoices will start to come through. The neighborhood landscaping expense will be \$1,825.00/month.

Tot Lot - the board reviews adding more gravel to the track around the tot lot. After discussion, the board determines that they not pursue this project, as they do not feel the neighborhood uses this track enough to invest in further.

Garbage Cans - The board received a complaint from a neighbor wherein another neighbor is leaving their garbage cans outside. The board has filed this complaint and has since addressed. The Board will issue a

reminder to all residents that trash cans must be put out only on night before scheduled trash collection.

• **Block Party** - The Board discusses what they feel will be the best date for block party date: August 8th. Though the board has reached out to various parts of the neighborhood to host the block party, they did not receive any interest and thus the block party will again be held at the intersection of Cloverdale and Jersey Court. The board will looking into band and agreed to use 'clowning around' entertainment (rock climbing, bounce house, etc). Food, soda, and beer will be provided for the neighborhood. The board will need volunteers to facilitate the bouncy house and slide. Carl will look into booking Tommy Hawk and orchestrating a visit from the fire department. The block party volunteers will provide wristbands to neighborhood families when they arrive at the block party.

• **Special Committee Update** - The City of Naperville has asked for postponement of their meeting with the neighborhood as the city did not feel they were prepared to discuss. The board granted postponement because we want them to get this right. City of Naperville (Peter Zibble) has reached out has agreed to meet soon with the board to discuss possibilities for drainage. Carl will provide update at next meeting. Paul Powers (Engineer) is leading communication with the city and is coordinating the progress city has been making.

Rob motions to end the meeting, David seconds, the board votes to end meeting. Meeting adjourned 9:51 p.m.



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Clow Creek Farm HOA
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