

Summer is here, and the kids are out and about. As always, please keep an eye out for the kids playing, and parents, please make sure the kids remember playing in the street is dangerous also. Before we get into some new business, some old business that requires addressing is the aesthetics of our neighborhood. Please make sure weeds are pulled, grass is mowed, as well as all landscaping is properly maintained. We have been getting several complaints that the board has and will continue to enforce regarding the maintenance of the fences and properties.

We recently had the garage sale, and once again, Mother Nature was in attendance, causing the traffic to be less than what was hoped. Thanks to Rob G. for organizing the advertising for the event. Next year, a neighbor has asked to be able to help with the advertising and planning, which the board is all for. Hopefully a change will bring better weather, too!

As for new business, we had our bi-monthly board meeting at Tommy Nevins back on May 17th. It was nice to see some neighbors at the meeting, and anxious to get them involved. One of the issues that were discussed at the meeting was the annual subdivision block party. The party will be held again on Cloverdale Rd. for ease with setting up. Also, the date for the block party will be August 26th, and will be having the sign in table again, and collecting proxies in process for annual meeting. If ANYONE would like to participate in the setting up or organizing of party, please reach out to any board member.

Lastly, another topic that was brought to our attention was the sale of the Clow Family Farm. There is an additional article inside the newsletter that contains some information regarding this development. These notes will also be posted on our website. Some of the residents may have questions regarding the project with the farm development. Please know the board has been for the last several weeks, and will continue to work diligently to make sure the property's development will enhance our subdivision and home values.

Please remember to reach out to any board member if you have any questions or concerns. "and with that being said...."

Carl Reina
President
Clow Creek Farm Homeowners Association

Notes on Clow Farm Development

Below is some information regarding the development of the Clow Family Farm.

The 31.5 acre farm with houses was listed in February of 2017 for \$6,500,000.00, and after receiving multiple bids, the listing was cancelled. One of the developers that has bid on the property has been in contact with our HOA, and has formally requested to become part of our subdivision should his bid be accepted. According to the developer, the family is expected to announce the winning bid sometime over the next few weeks. In anticipation, our board asked our attorneys to search title for any easement issues or right of refusal stipulations that may exist.

Our board has also been in contact with City of Naperville council members and the Deputy Director of Planning and Development for the city who states the property is currently zoned as agricultural. She also stated the original master plan for the development was slated to be R-1 Residential, which are single family homes. Any change to the zoning would require a hearing with the zoning committee and city council approval. This may be where our membership will need to attend council and zoning meetings to make sure the plan is acceptable to us.

Of the bids that were submitted, the one who contacted us is a custom home builder. The others include tract home builders, as well as others we are unaware of. We have sent a note to the Clow family to ask them to consider our opinion in deciding what developer gets to build on the property with no response. Some of our residents have offered to form a committee to handle this issue, which is not required at this time.

If there are other questions, contact one of the board members.