



The Farm Report

The Newsletter of the Clow Creek Farm Homeowners Association

From the Editor

June | 2022

Brian Marsalli | Editor | CCFHOA

Last spring, we set a goal of getting our homes into the \$500,000 selling bracket. Several homes surpassed that mark in 2021. One crept into \$600,000 territory. The market continues to be strong as evidenced by home selling prices in Clow Creek and neighboring subdivisions. What can make Clow Creek stand out when compared to the newer subdivisions? It's well-built homes in a variety of designs. It's mature and well-kept landscaping. It's a vibrant volunteer base helping with neighborhood activities.

Now is not the time to rest on our laurels due to the market up swing. Spring into action. Look for areas to improve. It can be as simple as replacing a mailbox, trimming overgrown branches, removing straggly bushes or painting the front door. Maintaining your property to the highest standards helps your pocketbook by preventing both minor and major issues with structural damage.

Capital improvement projects have begun with the removal of dead trees. On the list of projects to be completed include tot lot improvement by adding trees, landscaping and general maintenance of benches and tables; power washing the entrance signs; finishing the sidewalk near the creek area and adding rip rap in the detention pond.

Speaking of outdoor beautification, the board thanks Lee Kaseska for his service the past 2 ½ years as outdoor beautification chair and treasurer. He announced his formal resignation at the May board meeting. Lee has been helping with the transition of duties. As outdoor beautification chair, Lee spent a great deal of time finding good service providers that saved the CCFHOA money. Hopefully, Lee will get the opportunity to see the fruits of his labor before he and wife Melinda move to Florida. Matt Schuman has assumed the role of treasurer. Carl Reina will now chair the Outdoor Beautification Committee along with managing his presidential duties.

Regarding the social scene, please welcome Deanna Duncan who as the new social activities chairperson. Thank you, Deanna! Please contact Deanna deanna.duncan29@gmail.com to help with events.

***Finally, congrats to all of the school graduates!
Happy Father's Day on June 19th!
Have a Safe and Happy 4th of July!***

INSIDE THIS ISSUE

Easter Egg Hunt	2
Secretary's Report	3
Treasurer's Report	3
Board Directory	4
Then & Now.....	4
Volunteers Needed	5
Recycling Tips	5
Codes & Covenants.....	5
City News	6
Local Naperville Fun.....	7



Egg-static...Hunt is a **HUGE** Success!

Sunnyside up can best describe this year's egg hunt as youngsters scrambled for the colorful oval treasures. Based on the smiles, none of the eggs were poached. At the end of the egg hunt, the Easter Bunny hopped out of an SUV to youngsters' screams. The Easter Bunny commented it hadn't

received that kind of reception since the premiere of *Who Framed Roger Rabbit!* Sunshine and goodies greeted an estimated 60 residents and family members. Guests enjoyed coffee, milk, juice boxes and "Duncan" donuts. A face painter brought even more color and joy. The sunshine and smiles were so bright the Easter Bunny used its ears to shade its eyes. The event was eggs-actly what the children of Clow Creek Farm needed. Thank you to the Duncan family who coordinated and ran the event! We look forward to hosting events like this throughout the year. Suggestions and volunteers are needed. Please contact Deanna Duncan at deanna.duncan29@gmail.com.



Secretary's Report



Phil Murray | Secretary | CCFHOA

CCFHOA Board Meeting Summary
May 3, 2022

Minutes from the Board Meeting held
on March 7, 2022 were approved.

BUDGET

April monthly expenses were \$6,246.30. The biggest expenses were insurance, landscaping and holiday lights. A balance of \$16,462 rolled over from 2021. The overall balance is \$148,705.86. The budget includes significant funding for deferred maintenance and capital improvements associated with the tot lot, creek area, and signage areas which will draw down this balance back to normal reserve levels.

OUTDOOR BEAUTIFICATION

The contract with Clarence Davids was signed and the first of eight payments has been made. The priority list for 2022 was determined and requires further discussion. The priorities in descending order are:

1. Tot Lot - Trees, plantings, landscaping and general maintenance, benches/picnic table/grill, garbage can;
2. Power Washing - Signs & Tot Lot;
3. Sidewalk near creek area;
4. Rip Rap in detention pond (still holding, but will seek grading and other recommendations/pricing following the city's work to dredge the drain pipes). Quotes already requested for Tot Lot and power washing.

SOCIAL EVENTS

Easter Egg Hunt was a great success with about 60 homeowners and children participating. Deanna Duncan organized the event. Planning to begin on block party. Per Frank Passaro, the Naperville Police Department is offering talks on safety and other neighborhood issues. If there is any interest, more info can be found on the police department website.

HOMEOWNER GUEST

Frank Passaro clarified management companies' tiers of service, namely the option to run a website. He also provided a sample cost. A representative from one company will be at the July board meeting.



Treasurer's Report

Matt Schuman | Treasurer | CCFHOA

Annual Dues – Thank you to all of the residents who have paid the annual assessment fees! For more information regarding Maintenance Assessments for Clow Creek Farm, please refer to Article IV, Sections 1,2,3,9 and 10 of the Clow Creek Farm Covenants and Restrictions. You can find this information on our website clowcreekfarm.com or please send an email to one of your Board Members requesting a copy.

Annual Budget – For further information regarding budget news, please refer to the Board Meeting Summary (May 3, 2022) in this newsletter and the 2022 Proposed Budget posted on our website.

MOVING?

If you are selling your home, you will need a paid assessment letter and a 22.1 disclosure form. Please have your attorney email me with a request for this information as soon as a closing date is determined. Please reach out at ccfhoapmurray@gmail.com.



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CCFHOA BOARD OF DIRECTORS CONTACT INFORMATION

President	Carl Reina	2316 Cloverdale Road ccfhoacreina@gmail.com
Vice President/Editor	Brian Marsalli	4423 Buttermilk Court ccfhoabmarsalli@gmail.com
Secretary	Phil Murray	2303 Haider Avenue ccfhoapmurray@gmail.com
Treasurer	Matt Schuman	4035 Jersey Court ccfhoamschuman@gmail.com
Director	Alex Bacchetti	4120 Joe Willie Drive ccfhoabacchetti@gmail.com

COMMITTEE CHAIR & MEMBERS

Codes & Covenants Chair	Alex Bacchetti
<i>Members</i>	Carl Reina, Matt Schuman & Frank Passaro
Outdoor Beautification Chair	Carl Reina
<i>Member</i>	Alex Bacchetti
Communications Chair	Brian Marsalli
<i>Members</i>	Phil Murray & Mike Davis
Social Committee Chair	Deanna Duncan
<i>Members</i>	Open - Please consider volunteering to help out with our social events.

CCFHOA UPCOMING EVENTS

Date	Event	Time	Location
June 6 - 10	Brush Collection	Curbside by June 5	
July 11	Board Meeting	7 pm	4423 Buttermilk
August 2	National Night Out	TBD	TBD
September 12	Board Meeting	7 pm	4035 Jersey Ct
October 5	*Planning Meeting	7 pm	2316 Cloverdale
November 8	Annual Meeting	6:30 pm	95th St. Library

- Residents are welcome to attend the bi-monthly board meetings. Residents will present their topic at 7:30 pm. Time, date and location are subject to change. *Board Planning Meeting is only open to board members.
- Stay tuned to future newsletters, our website and Facebook page for updated details about events. The committee heads and their volunteers will coordinate the times, dates and activities for the Easter Egg Hunt, Garage Sale, National Night Out, Block Party, and other social events.
- CCFHOA is looking for social committee volunteers to help create and plan social events in Clow Creek.

COMMERCIAL ADVERTISING

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NEWSLETTER ARTICLES & CLASSIFIED AD DEADLINE

15th of each month

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 our editor Brian Marsalli
ccfhoabmarsalli@gmail.com

Welcome to the Farm!

CHIWU TANG AND YING YANG
2431 Haider Avenue

"Publication of paid advertisements in the Association's newsletter is not an endorsement or recommendation of any advertised product or service. The Association and Allegra Marketing Print Mail are not responsible nor liable for the content of any advertisement published, here."

Editor's Note

Please note that information can change after the CCFHOA Newsletter goes to press.

Then & Now...



**Did you move into Clow Creek Farm in 1995?
Are you an original homeowner?**

If so, please contact me with information regarding your move with dates and photos. Photos of the neighborhood in its earliest stages of development, from the opening of Kendall, Crone and Neuqua, or simply first day of school in the early days are also appreciated. I would like to use the info in upcoming newsletters. Please send your info at your earliest convenience to ccfhoabmarsalli@gmail.com.

CCFHOA Welcomes YOUR Involvement



If interested in planning and helping with social events, please reach out to social activities chairperson Deanna Duncan at deanna.duncan29@gmail.com. If interested in joining the board or a committee, please contact a board member.

Codes & Covenants

Alex Bacchetti | Director | CCFHOA

EXTERIOR PROJECTS

Regarding exterior projects, the exact language in the Codes & Covenants is: ***"No other buildings or structures, nor shall any exterior additions, changes, or alterations therein be made prior to written approval by the Covenantor."*** Everyone needs to get board approval for decks, patios, fences, additions, structures of any kind (remember that sheds are specifically

prohibited), as well as for any exterior alterations, modifications, repairs or improvements that represent a change to the exterior



appearance of the home (e.g., siding or paint color, siding or other exterior material, change in roof color or material, new or relocated windows/doors, etc.).

The Codes and Covenants were put in place to protect the value of our properties. Whenever in doubt whether a project requires board approval, please reach out to the Board. The Board quickly reviews the request and provides an answer. Thank you to all who have reached out to obtain the necessary approvals prior to beginning exterior projects!

Both the Codes and Covenants and Rules and Regulations are available on our website at www.clowcreekfarm.com under the "Association Documentation" section. ***To avoid costs and aggravation later, make sure you secure the necessary permits from the City of Naperville before beginning a project.***

Homeowners receive a copy of the "Declaration of Covenants, Restrictions, Easements, Charges, and Liens for Clow Creek Farm" when purchasing a home in our subdivision. You may also have seen the documentation referred to as the Codes & Covenants and Rules & Regulations.

Recycling Tips

What is allowed in my curbside recycling bin?

- Newspaper
- Advertisements
- Junk mail
- Magazines
- Catalogs
- Phone books
- Books (notebooks, novels, hard or soft textbooks; residents are encouraged to donate items in good condition)
- Office paper
- Post-It Notes™
- Gift wrap
- Paper bags
- Chipboard boxes like gift boxes, tissue and cereal boxes
- Corrugated cardboard boxes (flatten when possible), including frozen food boxes
- Glass bottles and jars
- Aluminum cans, foil and trays
- Tin or steel cans, including empty aerosol cans and paint cans
- Plastic containers numbered 1, 2, 3, 4, 5 and 7 (#6 not accepted)
- Plastic 6-pack rings
- Milk cartons, drink boxes

Recycling contamination is non-recyclable material or garbage that ends up in the recycling system.

- Lithium batteries/ electronics
- Medical waste (needles/sharps)
- Plastic bags or wraps
- Tanglers (hoses, wires and hangers)
- Food, liquids & diapers
- Styrofoam

If you have questions about whether an item can be recycled, please call Groot at (630) 892-9294 or visit naperville.groot.com and use the Waste Wizard to search the item in question.

For more information go to the City of Naperville's Curbside Recycling Program webpage.

City *News* You Can Use

KEEP PEOPLE & PETS SAFE

Pets are valued members of our Clow Creek community. They offer families companionship, exercise, entertainment and protection. The media has profiled dog attacks, including two in Naperville, within the past year. In the Naperville-related stories, police report 25-30 dog-on-dog attacks annually. Naperville city ordinance states that pets cannot be a public nuisance by habitually barking, howling, crying or running at large. It also states that pets must be leashed in all public places and owners must clean up all animal waste. The Centers for Disease Control and Prevention states that socializing your dog, avoiding rough play and using a leash in public can help prevent dog bites. Responsible pet owners protect all creatures great and small.



LIKE A GOOD NEIGHBOR, DON'T PAAARK THERE...



Help keep our neighborhood safe and friendly. PLEASE do not obstruct the sidewalk when parking your vehicle. A vehicle blocking the sidewalk, even partially, makes it especially difficult and dangerous for those

using wheelchairs, scooters, canes or walkers. Please let your visitors know about the code when they visit. **Make not blocking sidewalks AUTOMATIC.** Title 11, Chapter 2, Article A of Naperville's Municipal Code actually prohibits the parking of vehicles on, over or across sidewalks.

CITY COUNCIL MEETINGS

June 21; July 5, 19; Aug. 2, 16; Sep. 6, 20; Oct. 4, 18

Meetings are held at 7-10 pm in the Council Chambers of the Municipal Center at 400 S. Eagle Street. Dates and topics are subject to change. Community members who wish to address the council must be physically present in council chambers. Online speaker sign-up for City Council meetings closes at 4 pm the day of the meeting. More info is found at www.naperville.il.us/speakersignup. For a listing of all board and commission meetings, visit naperville.il.us/boards/.

Did you know that you can watch City Council meetings live and rebroadcast on the City's government access channel WCNC (Ch. 6 – WOW, Ch. 10 – Comcast, Ch. 99 – AT&T)? The meetings are also broadcast live or on-demand at naperville.legistar.com/Calendar.aspx.

EASY TO BE GREEN

Adopt A Drain: www.naperville.il.us/adoptadrain
 Energy Efficiency Programs: www.naperville.il.us/renewable
 Household Hazardous Waste: www.naperville.il.us/hhw
 Native Plantings: www.naperville.il.us/nativeplantings
 Safely Discard Prescriptions: www.naperville.il.us/rxdrugdropbox
 Solar Panel Guidelines: www.naperville.il.us/solar-panel
 Yard Waste/Organics: www.naperville.il.us/yardwaste
 Learn more at www.naperville.il.us/sustainability.

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Congratulations Class of 2022!



Mark Your Calendar Naperville



Get ready for a summertime tradition that features cold drinks, great food, and fabulous music! Naper Nights celebrates historic milestones in rock music and pop culture with themed tribute concerts throughout the summer. Rock out with your community as you eat, drink, dance, and hear the best tribute bands perform your favorite Rock, Pop, Motown, and Soul hits! More information and tickets at <https://napersettlement.org/236/Naper-Nights>

2022 NAPER NIGHTS COMMUNITY CONCERT SERIES LINE-UP

Bring your lawn chair and/or blankets and find your spot on the lawn! Gate opens at 5 pm each night with a pre-show performance by School of Rock.

Friday, June 17 | 5 - 10 pm

Prince Tribute (8 pm)
Gabriel Sanchez Presents: The Prince Experience
Soul Music Tribute (6 pm)
Chicago Soul Revue

Saturday, June 18 | 5 - 10 pm

Bob Marley & The Wailers Tribute (8 pm)
One Drop Redemption
Motown & R&B Party (6 pm)
Soul 2 the Bone

Friday, July 15 | 5 - 10 pm

Red Hot Chili Peppers Tribute (8 pm)
Red NOT Chili Peppers
Blink-182 Tribute (6 pm)
Blink-180TRUE

Saturday, July 16 | 5 - 10 pm

Pearl Jam Tribute (8 pm)
The Ten Band
Nirvana Tribute (6 pm)
Smells Like Nirvana

Friday, August 19 | 5 - 10 pm

Bruce Springsteen Tribute (8 pm)
Bruce in the USA
Louisiana Party Music (6 pm)
Hurricane Gumbo

Saturday, August 20 | 5 - 10 pm

Eric Clapton Tribute (8 pm)
Journeyman
Steely Dan Tribute (6 pm)
Brooklyn Charmers

RIBFEST

June 17 - 20 | DuPage Event Center & Fairgrounds in Wheaton

The Exchange Club of Naperville is excited to announce the 2022 Ribfest at the DuPage Event Center and Fairgrounds in Wheaton, IL. The venue will allow patrons plenty of space to enjoy the carnival by Fantasy Amusements Co., award winning ribs, family fun area and exhibits with no entry fee. The dedicated entertainment site will offer a lineup of premium artists each day and will require a ticket purchase which includes full venue access. More information at Ribfest.net.

DOWNTOWN NAPERVILLE CLASSIC CAR SHOW

Father's Day Weekend - June 18

FREE TO ATTEND! Weather permitting, enjoy a leisurely stroll on Jackson Avenue, along the Riverwalk and enjoy the looks of up to 100 Classic Cars in all makes and models. Cars will be on display on Jackson Avenue, along the Riverwalk, between Eagle and Main Streets! Come stroll and enjoy seeing beautiful cars from yesteryear! Invitation only for cars due to limited space. ONLY PRE-Registered Cars will be accepted day of the Car Show.

62ND FINE ARTS & ARTISAN FAIR -

June 25 & 26 | 10 am - 5 pm

Join us at the 62nd Fine Arts & Artisan Fair at Naper Settlement by the Naperville Woman's Club.



2022 NAPERVILLE ALE FEST

July 9 - Early Entry 12 - 5 pm and General Admission 1 - 5 pm

The Naperville Ale Fest – Summer Edition will feature over 150 unique craft beers and food from some of the area's favorite food trucks.



2022 SUMMER PAINTED SCULPTURES – PICK UP TRUCKS!

Downtown Naperville is Cruising Into Summer! One of the tell-tale signs that summer is just around the corner is the announcement of the Downtown Naperville summer sculptures! From book



benches to hearts to dinosaurs to sailboats... we have had such fun and creative sculptures

over the years! This year's sculpture theme is Cruising Into Summer. As a result, 16 amazing pick-up trucks will be scattered throughout the downtown area. From early June through early September, wander around downtown and enjoy the painted creations... 16 sculptures will be on display at various locations around downtown.

THE NAPERVILLE SALUTE

July 1-4 - ROTARY HILL Downtown Naperville

Live music, food, beer and family fun. This is more than just a Celebration. This is more than The Fourth of July. This is a Salute. A Salute to the community we're proud to call home. A Salute to the heroes who stand for what matters most. A Salute to the values that bring us together...the flag that unites us...and the people that stand beside us. This is our Salute. This is The Naperville Salute.





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Sunday, June 12

Queensbury Greens, 1520 Brookdale Rd.
The Student Body • thestudentbodyband.com

Sunday, June 26

Walnut Ridge Park • 2304 Keim Rd.
Good Clean Fun • goodcleanfunband.com

Sunday, July 10

Ashbury Park • 1740 Conan Doyle Rd.
Mr. Myers • mrmymyers.com

Sunday, July 17

Century Farms • 715 Sigmond Rd.
Nashville Electric Company
bass-schuler.com/nashville-electric-company

Sunday, July 24

Westglen Commons • 467 Westglen Dr.
HiFi Superstar • hifisuperstar.com

Sunday, July 31

Cantore Park • 2507 Warm Springs Ln.
Feel Good Party Band
feelgoodmusicchicago.com



For more information, visit napervilleparks.org/concertsinyourpark



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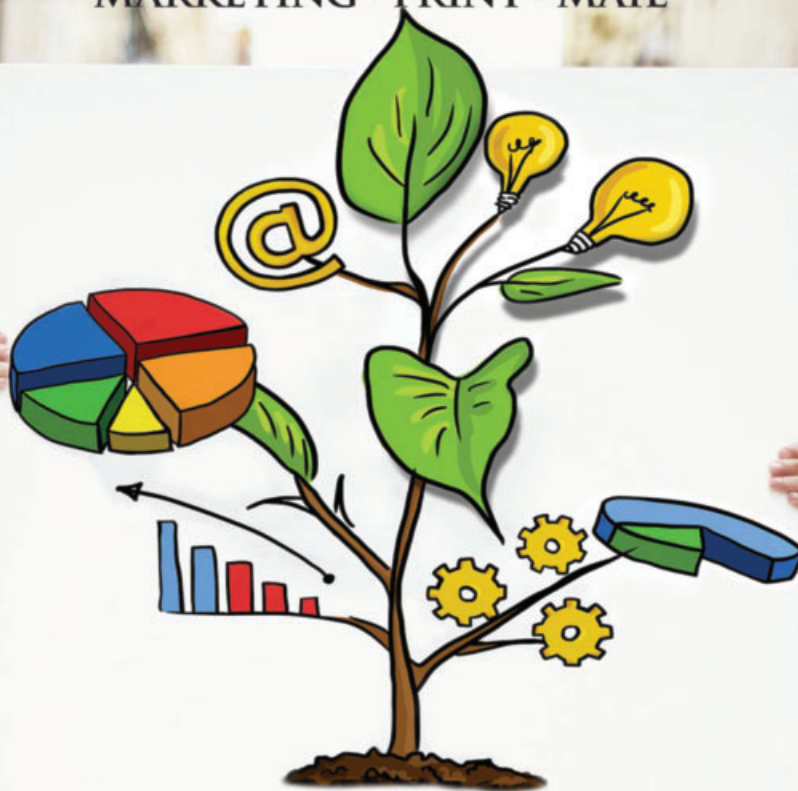
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ATTENTION HOMEOWNERS

This is a friendly reminder that the CCHOA Rules & Regulations state that political signs are not allowed to be placed in homeowners' yards.

Thank you!
Board of Directors

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