



# The Farm Report

The Newsletter of the Clow Creek Farm Homeowners Association

## From the Editor

February | 2024

Submitted by Brian Marsalli | Editor | CCF HOA

**A**s we start 2024, the board wishes to thank all our residents for your input and efforts to keep Clow Creek Farm a desirable place to live. We also want to thank our past board members and volunteers.

Inside this edition of The Farm Report, the new schedule for board meetings is provided. You can also find the meeting information on our Facebook page. Residents are welcome to attend the bi-monthly meetings. Please note that new meeting time for all the regular meetings has been changed to 6:30 pm from 7 pm.

The board changes are a mix of fresh and familiar faces. Heidi Weiland moved into the secretary role. Heidi has served on the board twice, stepping in again a couple of years ago to fill a position at a critical time. We welcome Andy Hollinger and Umar Ahmad to the board. The Hollinger family has lived in CCF for 6 years. The Ahmad family has lived in CCF for almost 23 years. Thank you, Andy and Ahmad, for volunteering your services. There is still room for two more board members. The board can have a maximum of seven directors. We are also looking for committee members to provide input.

The board expects 2024 to be a busy year. Both entrances will be refreshed. The tot lot receives additional attention. Our first social event is the popular Easter Egg Hunt. It's a bit earlier this year on Saturday, March 16. We are holding it prior to District 204's spring break so that more kiddos will have the opportunity to participate. Last year, we had a great turnout despite the overcast sky and cool temperature. If the weather is inclement, the tentative makeup date is Sunday, March 17. Perhaps a leprechaun will make an appearance as well as part of a double celebration. Stay tuned for more announcements as to the details.

Make sure you mark your calendar early for the block party to be held on September 7. It was a success based on the attendance and feedback we received. Approximately 200 guests enjoyed the outing. Of course, we can always use a few volunteers to help with the festivities.

Other social events are also in the planning stages.

March 10 is Daylight Savings Time. Remember to move your clocks forward and to change or test those smoke and carbon dioxide detector batteries. Your life matters.

*Wishing everyone the best*

The CCF HOA Board

We appreciate your consideration by driving the speed limit in our neighborhood!



IT'S UP TO ALL OF US TO KEEP OUR COMMUNITY SAFE!



February is  
Healthy  
**HEART**  
Month



# Easter Egg Hunt

## Saturday, March 16 at the Tot Lot

We invite grandparents to bring your grandkids.

If the event needs to be postponed due to inclement weather, the makeup date is Sunday, March 17.



The event is being held earlier than usual as to not conflict with District 204's spring break.

For more information or to volunteer, contact Deanna Duncan at [deanna.duncan29@gmail.com](mailto:deanna.duncan29@gmail.com).

Details regarding the time of the event will be provided via a flyer as well as the CCF Group Facebook page.

The flyer will provide a QR code to register for the event so that the social committee can better plan for the celebration.



CCF HOA 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](mailto:deanna.duncan29@gmail.com).

**IF INTERESTED** in joining the board or a committee, please tell a board member or contact the board at [ccfhoaboard@clowcreekfarm.com](mailto:ccfhoaboard@clowcreekfarm.com).

**IF YOU WOULD LIKE** to submit a recipe or story for publication about someone or something in our neighborhood, please contact Brian at [ccfhoabmarsalli@gmail.com](mailto:ccfhoabmarsalli@gmail.com).



DAVID & JENNYFER COVARRUBIAS  
4027 Schillinger Drive

LINKUI LU & YURONG ZHU  
4323 Dairyman's Circle



# Pet Tales

By the Naperville Area Humane Society  
1620 W. Diehl Road | Naperville | 630-420-8989

*Thank you for supporting  
our homeless friends!*

## SPRING BREAK CAMP

We know that preteens and teens want to make a difference in the lives of animals, and this program will show them how! We are looking for dedicated teens ages 12-15 to spend their spring break with us. The Naperville Area Humane Society (NAHS) will take 12 teens on a week-long journey of hands-on animal care while gaining knowledge about animal welfare issues.

Students will see what volunteering and working at an animal shelter is like, by working alongside our volunteer team and helping with cleaning, chores, enrichment and socialization! The internship will also open their eyes through lessons and group discussions on several issues that affect animals and the environment in our world today.

If your teen or preteen would like to make a difference for animals or gain more knowledge and experience working with animals, then we'd love to have them join us for this wonderful opportunity!

### **INFORMATION:**

For Teens: Ages 12-15  
Dates for 2024: Monday, March 25 - Friday, March 29 (9am-12pm daily).  
Please note: the camp will be canceled if we do not have at least three kids sign up.  
Registration Fee: \$185 per student. A \$25 fee will apply for any cancellations.

## HOMESCHOOL HEROES

Available to children ages 8-13 years old, Homeschool Heroes allows home-educated children to, not only learn about and enhance the lives of shelter

animals, but have hands-on opportunities working with the shelter animals. Children will learn lessons on animal care and well-being through activities, projects and interacting with the animals.

### **INFORMATION:**

Designed for children ages 8-13  
Classes meet on Tuesdays at Naperville Area Humane Society from 1:00pm-2:00pm for six weeks  
Registration fee is \$75 per student. A \$10 fee will apply for any cancellations.

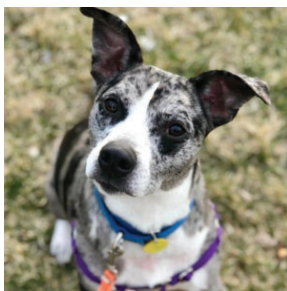
Policies and dates are subject to change. Please note: the class will be canceled if we do not have at least three kids sign up.

### **SESSIONS FOR 2024 SCHOOL YEAR:**

Session 4: Jan 23, 30, / Feb 6, 13, 20, 27  
Session 5: Mar. 5, 12, 19, / Apr. 2, 9, 16  
Short Session: Apr. 23, 30, May 7 (\$40 for this session)

## [www.naperhumane.org](http://www.naperhumane.org)

## *Adorable Adoptable Pets of the Month...*



**ODIE | Male | Medium Breed Mix | Estimated DOB 5/03/21 | 36 lbs.**  
Adoption Fee: Sponsored by a generous donor!  
High Energy  
Loving, Athletic, Smart, Playful  
Should be only pet in the house



**RAYNE | Female | Estimated DOB of birth 03/01/2014**  
**Adoption fee: Waived courtesy of the Lucky 7 Fund.**  
I'm a mature, floofy gray stunner of a girl. I am bunny soft and like a little brushing to help keep this coat beautiful. I'm okay being picked up in small doses but I really need to do some exploring, so don't hold me too long, please. I'm a little bit shy but if you approach me and give me head and chin rubs, I'll warm up quickly. I don't talk a lot but when I do, I'm a bit squeaky - I think it's darling and think you'll agree. I'm laid back often but holy smokes - when I play, it's like I'm young again! To get me going, you might want to pull a string under a towel and I'll start "mousing." After that, it's up for grabs - I'll jump, leap, roll around (especially if catnip is involved.) I'm ready to come home with you! \* I require a special

### CCF HOA BOARD OF DIRECTORS CONTACT INFORMATION

<b>President/Editor</b>	Brian Marsalli	ccfhoabmarsalli@gmail.com
<b>Secretary</b>	Heidi Weiland	ccfhoahweiland@gmail.com
<b>Director/VP</b>	Andy Hollinger	ccfhoahollinger@gmail.com
<b>Treasurer/VP</b>	Matt Schuman	ccfhoamschuman@gmail.com
<b>Director</b>	Umar Ahmad	Email coming next month

### COMMITTEE CHAIRPERSONS/MEMBERS

**Codes & Covenants Chair** - Brian Marsalli

*Members* - Heidi Weiland

**Outdoor Beautification Chair** - Andy Hollinger

*Members* - OPEN

**Communications Chair** - Brian Marsalli

*Members* - Phil Murray & Mike Davis

**Social Committee Chair** - Deanna Duncan

deanna.duncan29@gmail.com

*Members* - Matt Schuman

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### **INTERESTED IN PLACING AN AD IN YOUR NEWSLETTER?**

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or amy@allegranaperville.com  
allegranaperville.com



### **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**

"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."

### **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 ccfhoahweiland@gmail.com.

### **Editor's Note**

*Is there anything you would like to see added to the  
newsletter? Would you like to submit a recipe or story about  
someone or something in our neighborhood? Do you have a  
question regarding the newsletter? Do you want to edit and  
manage it? Contact Brian at ccfhoabmarsalli@gmail.com.  
Please note that information can change after the CCF HOA  
The Farm Report goes to press.*

### **CCF HOA Upcoming Events**

- March 12** Board Meeting - 6:30 pm - 95th Street Library
- March 16** Easter Egg Hunt - 10 am - Tot Lot
- May 14** Board Meeting - 6:30 pm - 95th Street Library
- August 6** National Night Out - TBD
- August 13** Board Meeting - 6:30 pm - Tot Lot
- September 7** Block Party - TBD - Tot Lot
- October 8** Board Meeting - 6:30 pm - 95th Street Library
- October 31** Halloween Events - TBD
- November 12** Annual Meeting - 6:30 pm - 95th Street Library

- Residents are welcome to attend the bi-monthly board meetings. Please note that meetings now begin at 6:30 pm. Residents will present their topic at 7 pm or later. Time, date, and location are subject to change.
- Stay tuned to future newsletters, our website and Facebook page for updated details about events. The committee heads and volunteers will coordinate the times, dates, and activities for hosting social events such as the Easter Egg Hunt, Garage Sale, National Night Out and Block Party.

**THE CCF HOA IS LOOKING FOR SOCIAL COMMITTEE VOLUNTEERS  
TO HELP CREATE AND PLAN EVENTS.**

# City News You Can Use

## Yard Waste Collection Resumes March 15

All bagged, bundled and cart yard waste collection resumes on March 15 in Clow Creek. Place grass, weeds, small branches, twigs and leaves in 32-gallon paper yard waste bags. Branches less than 3" in diameter may be tied in bundles up to four feet long and two feet wide. Secure each bundle with biodegradable twine.

A yard waste sticker is required on each bag or bundle placed at the curb for collection on garbage day. Yard waste stickers are \$2.75 each and may be purchased at Naperville hardware and grocery stores or from the Finance Department in the Naperville Municipal Center, 400 S. Eagle St. To view a list of local retailers that sell yard waste stickers, visit [naperville.il.us/yardwaste](http://naperville.il.us/yardwaste). Stickers that were \$2.50 in 2023 can be used through April 30, 2029.

Residents with greater yard waste needs and/or an interest in recycling organics such as food scraps can choose between two yard waste cart sizes. In lieu of purchasing paper yard waste bags and stickers, residents may rent a 65-gallon cart that holds approximately 3 bags a week, or a 95-gallon cart that holds approximately 4 bags a week. The 2024 fee to rent a 65-gallon cart is \$194.25 and a 95-gallon cart is \$236.25.

Residents choosing to utilize this convenient service can place all their yard waste in the provided cart as well as certain types of food waste. Please note: food waste composting will only be available to residents who subscribe to the yard waste cart option to avoid animal pilferage.

To sign up for the yard waste cart program and order your cart, please call Groot at 630-892-9294. For more information, [naperville.il.us/yardwaste](http://naperville.il.us/yardwaste). For more info about bagged or bulk curbside pickup, visit [naperville.il.us/services/brush-leaf-and-yard-waste-collection/](http://naperville.il.us/services/brush-leaf-and-yard-waste-collection/).

## Garbage and Recycling App Available

The Groot Recycling and Waste mobile app provides info regarding garbage, recycling and yard waste. View the collection calendar, sign up for collection reminders, receive service alerts and plan an e-waste pickup. The app's Waste Wizard also helps you to quickly find out how to properly dispose of various items. Go to

[naperville.groot.com](http://naperville.groot.com) for additional info.



## Corded Lights Recycling

Recycle your holiday and party lights at the Electronics Recycling Center. Open Monday – Friday, 7 am – 3pm., the facility accepts mini-lights, C7, C9 rope and LED in all colors and lengths. Extension cords are also accepted. Until further notice, drop-offs at the Public Works Service Center and Municipal Center are not offered. Additional info at [naperville.il.us/electronicrecycling](http://naperville.il.us/electronicrecycling).

## Arbor Day Tree Sale to Be Announced

The City of Naperville's 33rd annual Arbor Day Tree Sale tentatively begins online in April. Residents purchase via a sale link through a specified date, or until all trees are sold, whichever comes first. Residents are limited to six trees. Residents will schedule their pickup time online after the order is complete. A drive-thru tree pickup will take place at the Public Works Service Center, 180 Fort Hill Dr., typically from 8 am to 1 pm. For safety reasons, residents are asked to stay in their vehicles. City staff members will load the tree(s). For more



info, visit [naperville.il.us/arbordaytreesale/](http://naperville.il.us/arbordaytreesale/).

## Vehicle Parking Reminders

Did you know that parking from 2 to 5 am on public streets, such as those in Clow Creek Farm, is prohibited? Parking on, over or across sidewalks is always prohibited. These city ordinance violations are fineable. For special street parking permission, please call the Police at 630-420-6666.

## \$1,000 Scholarship Opportunity

The Illinois Municipal Utilities Association (IMUA) is offering a \$1,000 college tuition scholarship opportunity to graduating high school seniors whose parents or legal guardians are residential customers of the Naperville Electric Utility.

Contestants must submit their essays by March 8, 2024. The four finalists chosen by the IMUA Scholarship Committee will be awarded \$1,000 each. Winners will be announced in April. One Naperville resident was awarded a scholarship last year! Four residents have won scholarships the past two years.

IUMA is a not-for-profit corporation functioning as a trade association for municipalities that own and operate electric, natural gas, water, wastewater and telecommunications systems in Illinois. Naperville is a member.

IUMA is affiliated with the Illinois Municipal Energy Agency (IMEA), a not-for-profit unit of local government. Naperville purchases its power from IMEA. IMEA is currently comprised of 32 municipal electric systems in Illinois, including Naperville, that own and operate electric distribution systems.

For more info, visit [imea.org/imua\\_scholarship.aspx](http://imea.org/imua_scholarship.aspx) or contact DeeDee Bunch at 217-789-4632 or [dbunch@imea.org](mailto:dbunch@imea.org).



# Secretary's Report

Heidi Weiland | Secretary | CCF HOA

## JANUARY 8, 2024 BOARD MEETING SUMMARY

**Attendees** - Board members present were Heidi Weiland, Matt Schuman, Andy Hollinger and Brian Marsalli. Umar Ahmad was absent. No residents attended.

**Secretary Report** – The minutes from the October 17 meeting and Annual Meeting on November 9 were approved, with the correction of a spelling noted in the Annual Meeting minutes. Dues collection is in progress. Many of the dues have been collected. We will begin contacting homeowners who have not submitted payment in February. We welcomed one new family since our last meeting.

**Treasury Report** – We ended 2023 with a cash balance of \$99,626.21. This was higher than budgeted because of several delayed projects. The projects were delayed due to service supplier materials and scheduling challenges. Expected income for 2024 is \$59,500. Expenses are budgeted at \$154,500. Ending balance is budgeted at \$4626.21. Brian added that the ending balance may be closer to \$50,000-\$55,000 based on new estimated costs. He feels this is a good cash reserve as compared to the past few years, when the reserves were higher because of decreased spending due to the pandemic and deferred projects. He added the ending balance includes the contracts for the tot lot and both entrance projects in 2024 that have been signed. The costs run approximately \$3,000 over the budgeted amount. He will investigate proper protocol for the board to adjust the budget to reflect the anticipated spending more accurately.

**Outdoor Beautification Report** – As previously mentioned, contracts are signed for the tot lot and entrance improvements. We are in our final year of our contract with Clarence David, our landscaping service provider. We will be seeking bids later this

year.

**Social Events/Communications Report** – Thanks to Deanna Duncan for again heading up our social committee. The Easter Egg Hunt is scheduled for March 16. The annual block party is scheduled for September 7. We are also planning events for National Night Out in August and Halloween. The next newsletter will be delivered in February.

**New Business** - The 2024 board meeting schedule was determined. The meetings, which are open to all CCF residents were scheduled for January 8, March 12, May 14, August 13 and October 8. The Annual Homeowners Meeting is scheduled for November 12. All meetings will begin at 6:30 pm and be held at the 95th Street Library. The August meeting will again be held at the tot lot.



## Treasurer's Report

Matt Schuman | Treasurer CCF HOA

**Annual Dues** – Thank you to all the residents who have paid the annual assessment dues. Please submit your payment immediately to avoid late 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](http://clowcreekfarm.com). Or please send an email to one of your Board Members requesting a copy.

**Annual Budget** – The 2024 budget is in the December newsletter or by request.

# Codes & Covenants

## CODES & COVENANTS

Thank you to those who have reached out in 2023 before beginning an outdoor project. Several residents have submitted information for their projects the past two months. Those who submitted information had their project requests reviewed within 24-48 hours. No project requests were disapproved or needed to be modified. Major outdoor projects completed in 2023 without board approval may be subject to modification later and/or fines due to noncompliance.

If you had work done, please notify the board to get your project properly recorded. Whenever in doubt whether a project requires board approval, please reach out to the Board. The Board provides an approval directly to you. The contractor never receives direct approval from us.

The Codes and Covenants were put in place to protect the value of our properties. Both the Codes and Covenants and Rules and Regulations are available on our website at [clowcreekfarm.com](http://clowcreekfarm.com) under the "Association Documentation" section.

## PROPERTY MAINTENANCE CREATES VALUE & SAVES MONEY

Did you know that maintaining your property in good condition is codified in our Declaration of Covenants, Restrictions, Easements, Charges, and Liens for Clow Creek Farm? Maintaining your property doesn't always involve a big ticket item. Replacing a mailbox, trimming overgrown branches, removing straggly or dead bushes, repairing torn screens and professionally painting the front door are small dollar outlays that bring noticeable results. Badly damaged siding, trim, gutters, fences and old roofs, as well as dead tree removal, are examples of larger ticket items that need prompt attention. Maintaining your property to the highest standards also helps your pocketbook by preventing both minor and major issues with structural damage.

## The Clow Creek Farm *Legacy*

As residents of Clow Creek Farm we live on a storied property in Wheatland Township. The Robert Clow family immigrated from Scotland and settled in Naperville in 1844. Robert paid \$1.25 an acre for what now includes Clow Creek Farm. His great-great-grandson William F. Clow sold the property to MAF Developers, Inc. The development of our community began in the mid '90's. During the growth of our neighborhood, William F.'s wife Betty Jean continued to live on the undeveloped property which became Clow Creek Farm Addition. Betty Jean was a terrific neighbor for several years before moving. Betty Jean, who lived most of her adult life on the Clow-Land Dairy Farm, passed away in February of 2023 at 101. Clow Creek Farm was good for her as she was for it.




Let us honor the legacy of Betty Jean and William F. and the rest of the Clow family by respecting the history of the land, upholding its beauty and creating our own family memories.

**THEN  
&  
NOW...**

### Homeowners, do you have CCF photos that you are willing to share?

Photos from earlier times can be especially fun for the newer residents to learn about CCF and for long term residents to reminisce. If so, please send them to me with information regarding the photos. Photos can be of the neighborhood in its earliest stages of development, the opening of Kendall, Crone and Neuqua, the first day of school in the early days and past events such as the CCF summer party. Please send your info at your earliest convenience to [ccfhoabmarsalli@gmail.com](mailto:ccfhoabmarsalli@gmail.com).

**Can your dog do this?**  
*Didn't think so!*



**Dogs can't flush.**  
*Be respectful and scoop the poop!*

The Board has been receiving complaints that dog owners are not doing due diligence in picking up after their pets.

Do not allow your dog to use homeowners front yards to do their business, but instead the parkway or your own yard. Those of us who work hard to maintain our lawns are finding it difficult to do so because of the disrespect of dog owners.

Be a respectful pet owner and bring your doggie bags with you and scoop the poop and dispose it in your trash bin.

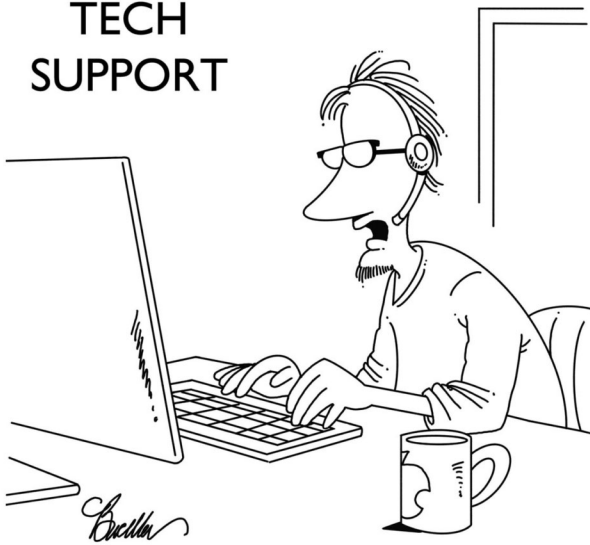
**We are thankful that this publication is free of charge to each homeowner thanks to our sponsors!**

*Over the years we thank the businesses that sponsor our HOA newsletter The Farm Report.*



*Please support them in return and thank them if you get the chance.*

**TECH SUPPORT**



**“Have you tried turning it off and never using it again?”**

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# A Safer NAPER

## FRAUD & SCAMS

Every day scammers are trying to separate you from your money. This month, the Naperville Police Department would like to make Naperville “A Safer Naper” by educating residents on some of the warning signs that could help you identify a scam and protect you from becoming an unsuspecting victim!

Here are some common warning signs and some tips on what you should or should not do if confronted with any of these scenarios.

- Someone promises you a job – if you pay them. Never pay anyone who promises to get you a job, or a certificate that will get you a job.
- Someone calls saying they are from a government agency, threatens you and demands money. The government doesn’t call to ask for money, nor do they take prepaid cards for payment.
- You get a call or email saying you won the lottery or a raffle that you never bought a ticket for. Except there’s a fee? Never pay for a prize.
- A caller offers to help you get back some money you lost. No

government agency or legitimate business will call and demand money to help you get money back.

- You get a check from someone who asked you to give them part of the money back. Never give someone money in return for a check. Fake checks can look real and fool the bank. You’ll have to pay back all the money.
- A caller tells you that there is a virus on your computer and instructs you to allow them remote access. Don’t respond to phone calls about your computer asking for remote access – hang up.
- You get an email, text, or call asking to verify your credit card, bank account, or Social Security number. Never give that information to anyone who contacts you and asks for it.
- Someone says you can “ONLY” pay by wiring money, putting money on a gift card or loading money on a cash reload card. No legitimate company or government agency is going to direct you to pay in this form.

For more information on frauds and scams and how to not fall victim to them, please visit <http://www.naperville.il.us/ASaferNaper>.

## Swimming Safe from the Start!

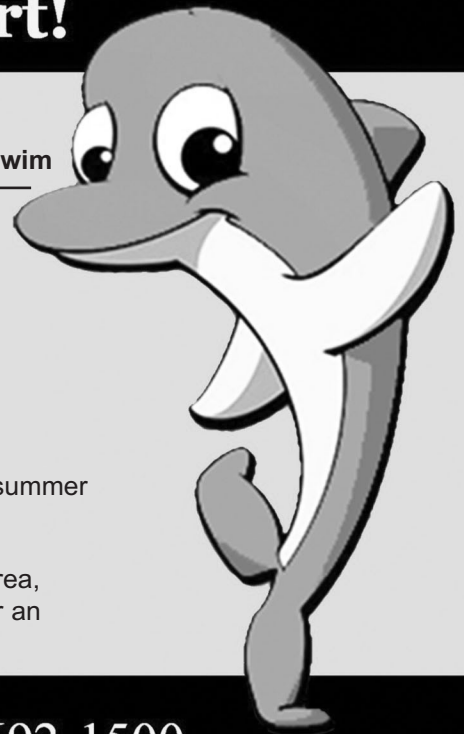
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#### Employment Opportunities Available:

- We are hiring **SWIM INSTRUCTORS** for DuPage Swim Center.
- We are hiring **LIFEGUARDS** and **POOL MANAGERS** for the upcoming summer outdoor pool season.
- To **APPLY** for a lifeguard position in the surrounding area, check out our website [Poolguardsinc.com](http://Poolguardsinc.com) for an **APPLICATION**.



FOR MORE INFORMATION: 630-692-1500  
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CLOW CREEK

# Considering listing your home?

NOW IS A GREAT TIME TO START PREPARING.

Please reach out to schedule a consultation

Top 1%

*Naperville Producer\**

\$14,101,165

*Sales Volume\**

\$742,167

*Average Sales Price\**

19

*Closed Transactions\**

17

*List-side\**

2

*Buy-side\**

104%

*List to Sale Ratio\**

6

*Average Days on Market\**

\*MRED, LLC, based on closed sales data, 1/1/2023-12/31/2023



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Penny O'Brien  
 630-207-7001  
 penny.obrien  
 @bairdwarner.com

