

September 30, 2015  
HOA Fall Meeting Minutes  
The Wheatland's Home Owners Association

President: Danielle Kain–Paul  
Vice President: Glenn Rickard  
Treasurer: Joshua Tipner  
Secretary: Theresa Robinson  
Director: Bruce Darata  
Director: Steve Bernicky

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**In Attendance:**

1. Board Members: Danielle Paul, Glenn Rickard, Josh Tipner, Steve Bernicky, Bruce Darata, Theresa Robinson
2. Baum Property Management – Mike Saville
3. City of Aurora Area 3, District 16 Lieutenant & COP Police Officers
4. City of Aurora Ward 9 Alderman Edward Bugg
5. Wheatland Homeowners

**Call to order 7:05pm**

**Location:** Wheatland's Elementary School, Aurora, IL

**Order of Meeting**

**Call to Order and Introduction of Board & Guest** – Treasurer, Joshua Tipner

**Community Committee Update**

- - **Aurora Police**  
**COP Officer Mike Lemanski** –Crime has been limited in our area. Motor vehicle vandalism of unlocked cars are down. Recently car burglaries at Kindercare, Montessori Academy, Gas Stations, Near Mall and Yorkville or Northwest suburbs. The person is in a silver Audi with out of state license plates and act out a “Grab & go” scenario which thieves wait until you step out of your car and grab items while you are picking up kids or pumping gas. Mainly happening between 4–7pm. Continue to remind homeowners that entries into homes are primarily thru open windows & garages. Again be aware of fraudulent activity in the city involving items sold over Craigslist and buyers or sellers being robbed at their meeting place. It was suggested you meet buyers or sellers at police station parking lots.
  - **Ward 9 Alderman Edward Bugg** – Office no. 630–256–3020; [aldermanbugg@gmail.com](mailto:aldermanbugg@gmail.com)
    - The **Ace Hardware property** will be come a fitness center.
    - The **Tavern of the Fox property** will be come another location of the regional “McBride’s” restaurants currently operating in Joliet and Plainfield. American fare with an Irish twist.
    - **McDonald’s** is still being planned for the corner of Eola & Hafenrichter next year.
    - Ward 9 Residents “**Shred Event**” for Wards 8, 9 &10 will be held Saturday, October 10, 2015 at Fire Station #8 at 3770 McCoy Drive; 8am–Noon, rain or shine.
    - **Parking on Cul–De–Sacs**” No parking signs are being posted. It is a violation of city ordinance to park

- perpendicular to any curb or within 5 feet of any driveway.
- **Ash Parkway Trees** – most have been removed but if you still have one in your area, please notify the Alderman. Now working on removing stumps through the winter.
- **Eola Widening**, currently under assessment. Project starting early Spring after completion of Route 59. Route 59 scheduled to be completed by end of 2015. Route 34 scheduled to be finished by end of November 2015.

### **New Business**

**Financials Treasurers Report** – The Association is well ahead of budget that allowed us to pay large ticket items (tree removal, bed grass covers) while also being able to deposit extra funds into the Reserve. The collection of property association dues are under control and down from prior periods.

**Community Update** – both the Garage sale and Movie under the Stars were a success. We will be looking at whether to offer a 2<sup>nd</sup> movie viewing on another weekend next year. Stay tuned.

**Association Holiday Lights** – will go up again at various entrances.

**Grounds Committee report** – Price Tree Removal will come out & remove stumps in private yards for \$20–25 per stump. An announcement will go out to homeowners.

### **Open Discussion**

**Property fence** – Homeowners expressed a request in the change of the by-laws to allow treated lumber fences. It was explained that in order to change rules in the bylaws it would require 50% of the 991 residences to vote on a change and then an affirmative vote of 75% of the 991 residences to approve the change..

**Summit Fields** – Homeowner concerned about the landscaping maintenance and dead shrubs. It was suggested she contact the Vanguard Association who handles those matters for her area.

**Reminder:** – Please make sure your household is registered at [www.wheatlandshoa.org](http://www.wheatlandshoa.org) to get important information about the HOA.

**Next Meeting – December Budget meeting.** Mailers will be sent to homeowners as reminders.

Meeting Adjourned at 8:20pm

Minutes submitted for approval by: Secretary Theresa Robinson  
October 21, 2015