

STILLING WOODS  
ESTATES PROPERTY  
OWNERS ASSOCIATION

**BOARD OF DIRECTORS:**

TRISH SPENGL, PRESIDENT  
MIKE ZELEK, VICE PRESIDENT  
DAVID TREBACZ, SECRETARY  
JONATHAN GRANT, TREASURER  
STEVE SPIZZIRRI, DIRECTOR

**Highlights from the Bylaws:**

- The first annual meeting will be around Oct. 15. That's when three candidates will be elected to each serve two-year terms and the other two candidates will each serve a one-year term on the Board of Directors. After that, there will be an election each year alternating between electing three board members or two board members. All terms will then be for two years.
- Voting rights and speaking privileges at meetings of the Board of Directors will be suspended for any member who is in default of payment of dues.
- Special assessments may not be levied for enhancements that are outside the normal maintenance and operations of the subdivision unless approved by the members.
- Books, records and papers of the association are available for inspection by any association member.

**About the Covenants:**

- Please be sure to review the Covenants and contact the Architectural Review Committee for approval before starting any projects, such as accessory buildings, fences, walls, pools (no above-ground) or other structures or additions.
- Also note that temporary structures, such as trailers, mobile homes, recreational vehicles, buses, trucks and inoperable vehicles are not allowed on property unless in a permanent enclosed structure.
- And don't forget that lots must be maintained, and weeds and grass cannot be left to grow more than 8 inches in height.

**Upcoming Meeting Dates:**

Wednesday, April 23, 2008  
Tuesday, May 27, 2008  
Wednesday, June 25, 2008  
Wednesday, July 23, 2008  
Tuesday, August 26, 2008  
Wednesday, September 24, 2008

All meetings are held at 7:30pm at the State Bank of the Lakes, McHenry.

(Please check the website for changes or cancellations)

# The SWEPOA Newsletter



Volume I, Issue I April 2008

[www.stillingwoods.com](http://www.stillingwoods.com)

## From Your President

Hello neighbors,

Welcome to our first edition of the SWEPOA newsletter. We hope you enjoy reading about what's happening in our subdivision and around us. In the newsletter, we'll try to include information on what the board is up to, as well as other helpful items in our attempt to keep you all informed. Our plan is to put this newsletter out twice a year (spring and fall), and we hope future boards will continue this effort. We invite your feedback and suggestions.

Here is a brief overview of what the Board has been doing since our election last fall. We have been busy taking care of a lot of housekeeping issues, such as updating the property owner list with tax records and updating state and local records for our not-for-profit corporation status. Clearing up those matters will maintain the stability of the association and help it continue to operate legally and effectively in the future.

One of the most important tasks we've accomplished is adopting **Bylaws**. This was a long process and included input from each member of the board, homeowners and our attorney. The Bylaws, which are posted on our website, outline how the Board of Directors functions and sets guidelines for carrying out the duties of the Board. This document, which may change as the association progresses, will guide this and future boards in meeting the expectations of the association members.

We're also in the process of adopting a working **budget** that will spell out exactly what is needed

to operate the association and to cover the cost of maintaining the entrances, including the up-keep of lighting. This will help in establishing an accurate annual assessment.

We also asked the Lakemoor Village Board to install a **stop sign** at the intersection of Margaret Court/Mason Corte Drive/Vivian Way Drive as requested by some of the neighbors who are looking out for safety. After posting police cars there for a few days, the village staff has concluded that a stop sign is not necessary because, as they stated, multi-way stop signs do not control speed. But they are going to install a sign there pointing out a school bus stop. If you think the speed there is an issue that needs to be pursued further, I welcome any suggestions you might have on how to improve the situation.

Lastly, we have been monitoring the proposed development of the **commercial property** at the corner of Lincoln and Chapel Hill roads. In our discussions with the developers there we have found them to be cooperative in making sure the plans are complementary to our neighborhood. We will keep you posted as we learn more about that project.

With that, I think I can speak for the rest of the board in saying we are looking forward to spring and summer, getting back outside and mingling with our neighbors again. Please feel free to contact any board member if you have questions or suggestions concerning our subdivision.

Trish Spengel  
President

## Did you know?

- Lakemoor's Community Garage Sale is set for May 16, 17 & 18. The village waives the permit fee, but you must sign up at the village hall to be included.
- The McHenry County Board recently revised the ordinance for open burning of yard waste. Burning is allowed from dawn to dusk weekend days during April, May, October & November and must be kept 100 feet from habitable structures. Check out [www.mcdh.info](http://www.mcdh.info) for other restrictions or call 815-344-4585.
- Jensen Disposal requests that when setting your garbage cans at the end of your driveway, face them the right way and leave some space between the can and the recycling bin so the garbage truck's arm system has room to reach around the can, lift it and empty it in the truck.
- Plans for the proposed shopping center on Routes 12 and 120 are underway and include a Super Wal-Mart. Check out the plans at: [www.tuckerdevelopment.com](http://www.tuckerdevelopment.com).

**Have a good idea for naming this newsletter? Please submit your suggestion by June 1 to Steve Spizzirri. Winner will be announced in the next issue.**