

The Century Farm Neighborhood Association
Regular Quarterly Meeting of the Board of Directors
April 6, 2004

Attending Board Members:

Ian Carrus, Fran Bixler, Diane Barbret, Mary Beth Nagai and Paul Dorin.

Attending Homeowners:

Mitch Friedman, Twila Hughes, Lubaina Raj, Miguel Rivera Dale Simonson, Eileen Thurston, Tim Yao and Raman Yedavalli

Invited Guests: Donald Raisanen and Josh Skolonick from Raisanen and Associates

The Regular quarterly meeting of the Century Farms Neighborhood Association was on April 6, 2004 and was held at The Naperville Township Offices at 139 Water Street, the President being in the chair and the Secretary being present.

The meeting was called to order by President Ian Carrus at 7:20 p.m.

Old Business

POND MONITORING AND MANAGEMENT

Raisanen and Associates gave a presentation after Ian explained the background problems with the pond bordering Cress Creek subdivision. Josh Skolonick explained the need for assessing the three ponds. Their proposal is for suggestions on pond management after they do monitoring. They are the company Kimball Hill contracted to do the required wetlands management. At the time the land was developed, the water level was required to be 2 feet lower than originally to help alleviate flooding in Cress Creek. This has left a very shallow pond with average depths of 18 inches to 3 feet. The three ponds are connected within the ground water table. They have subcontractors they can recommend based on their findings during the assessment.

Fran motioned to accept the proposal of Raisanen and Associates to do the assessment, for \$1,000 as bid in their contract. Mary Beth seconded and the motion carried.

CEMETERY COMMITTEE

Joanne Guettler is the Chairperson of the newly formed Cemetery Committee. Joanne and Fran Bixler met with the Cemetery Committee from the Church of the Brethren in order to present a proposal for cooperative efforts to maintain the school yard portion of the cemetery. The Church of the Brethren owns the cemetery located just south of our main entrance. They are not certain of any remains in the cemetery (might just be headstones). No one in the congregation will want to own a parcel there (be buried there). A mutual relationship has been formed to benefit both The Church of the Brethren and Century Farms. This relationship is based on shared respect for the cemetery.

It is important to note that the church currently has just 100 members in their congregation and their money typically goes to mission work. It is essential that we should entertain a cooperative relationship which can incorporate many future events, such as a community working day. Both the church members and members of Century Farms can come together to clean up the cemetery "school yard" area. Costly items: dead wooding the big trees (tree preservation) (branches are dead but the trees are not). Three trees have Dutch elm disease and need removal in order to reduce the spread of disease to neighboring trees. We should probably assist in the cutting down of these trees. They are willing to pay for some of this (collaboratively with us).

They want to maintain the ownership of the land legally. They also want to maintain responsibility of the land. We can't do anything unless they agree. They want to get a memorial bench in there (\$2K). They are hiring an architectural landscaper to go through the school yard portion to make it a memorial garden. They currently don't have the budget to deadwood and take down trees.

First get board approval.

Q Is Board approval required for the removing the Dutch elm trees?

A We need a more formal agreement with the Church of the Brethren about who will bear the cost of what. Anytime any money is spent, they will need to spend it and we will reimburse them for the work. This will insulate us from the liability.

Q Is it ok to get the cost on removal of the broken concrete things?

A Yes, get costs on anything but any agreement for expenditures must

OUTSOURCING NEWSLETTER

The newsletter can be outsourced (e.g., as a model: White Eagle; this is 64 pages a month, mostly advertisements). Another model: Butterfield Gazette: the editor provides fillers, graphics, layout; we would provide the articles. Limit three advertisers of each profession; and give preference to homeowners. If more than three advertisers of each profession live in the subdivision, they will be placed in the newsletter on a rotational basis. If an advertiser of a profession that does not live in Century Farms, or if there are fewer than three of such a profession, then advertising will be sought outside of the community. There is no cost to the association.

Q Higgins Associates are guaranteeing no costs to our CFNA association?

A Yes, but not necessarily on the first issue.

Response: We need a more definitive agreement.

We would like to entertain proposals from other people; this is just a newsletter update.

Suggest we table this until the next meeting? We can send an e-mail around to solicit for other proposals for newsletters.

Note we'd have to pay postage for mailing this out.

It can also be posted on the website.

CLAIM FOR WILDFLOWER MONEY

Patty Gustin has offered her services to spearhead getting money back from the city of Naperville, who mowed down our wildflowers (on which we spent a lot of money -> \$6.6K). We will know after the growing season the extent of the damage. A Cress Creek neighbor called and complained about weeds started the process of the mowing from the City. Lieberman/PSI never transferred the common area parcel numbers from KH to CFNA, so any warnings from the city of Naperville were never received by the Board. Fran has since transferred these to her own address: any more weed control notices will come to Fran. The City of Naperville claimed they have notified the Cress Creek neighbor of the situation. Fran made a motion that the Patty Gustin proceed with obtaining money from the city of Naperville to repair damages to the mowed wildflower areas. Mary Beth seconded and the motion carried. The CFNA Board approves this.

New Business

LANDSCAPE GUIDELINES

Currently the restriction set forth by the declaration is subjective at best in regards to landscape and appearance of properties. The board feels there should be minimal standards in order to give definition to the declarations restriction specifically to the first sentence in regards to lot appearance and landscaping.

Section 5. Lot Appearance. Each Lot shall be properly maintained and landscaped in such a way as to enhance the appearance of the Lot and the surrounding Lots and shall be neat in appearance and in good order. No person shall accumulate on a Lot junked vehicles, litter, refuse or other unsightly materials. Vacant Lots shall not be used for the purpose of gardening and/or raising crops thereon. No fences shall be erected or maintained on any Lot, except for invisible or electronic fences for dogs.

Two CF residents on the landscaping committee came up with a list of recommendations to be considered as rules. However before voting these recommendations in as Rules, the board will post the guidelines as such and request feedback from the community.

Rules and Declarations have different purposes.

Rules and regulations are made by the board and voted on by board members, e.g., holiday decorations, as the Declarations provide for Rules and Regulations to be created by homeowners association. Each association is able to set the rules according to the needs of the association.

The Declarations are the Covenants, Conditions and Restrictions articles that appertain specifically to neighborhood of Century Farms: such as the fence issue. The By-Laws are additional conditions that are placed on the Board of Directors in regards to duties, regulating meeting schedules and instruction. The board does not have authority to change these instruments. To change these instruments requires a supermajority (or 2/3) written vote of all

voting members to revoke, modify, amend or supplement in whole or in part. (Page 16, Section 6 of the Declarations)

Once the Landscaping Rule is in place, it will be enforceable by the use of fines.

PLAN: set a time in a couple weeks to review this particular issue.

Rules need to be enforceable. Once a rule has been introduced, the board has to enforce it. We will post the proposed rules on the website to encourage a healthy and civil debate. Perhaps Lieberman can advise us in regards to the enforceability of the rules.

Comment: lighting rules: holiday lighting rules should note that there are people of different religions with different schedules.

Comment: wreath on a door is a seasonal wreath

No argument from the board about ethnic diversity. Send the board an e-mail. Ee recently paid Lieberman to drive through the subdivision and enforce the rules. E.g., you are only allowed a motor home in your driveway for three days; however on certain conditions board approval of longer stays may be requested.

Garbage rule: this is very much needed. People should invest in cans and containers with proper lids. The Board is considering making a rule to require a lid or covering net (as noted as available at Ace Hardware).

Comment: with the concern about our pond that is likely suffering from fertilizer runoff, should we be encouraging homeowners to fertilize their lawns (and contribute to the pond problem?)?

Since these rules can be controversial they might engender resentment and hard feelings. The board will start with educating the community of these guidelines with possible incentives. The guidelines can be posted to the website to encourage healthy, polite debate. The following list has been recommended to become the Official Guidelines for landscaping. The board solicits input at the next meeting with regards to the guidelines. The board will respect homeowners input while screening the neighborhood for “possible violations” in regards to lot appearance. While some of the below guidelines will be selected as being enforceable and will become rules, others may maintain a guideline status.

3.13 Landscaping Rules

1. The homeowner shall keep lawn looking green at all times during the growing season. This includes regular fertilizing, pest control, watering and mowing.
2. The homeowner shall control weeds in their lawn and flowerbeds.

3. The homeowner is responsible for keeping all walkways, curbs and beds edged.
4. The homeowner is responsible for trimming grass around items such as mailboxes, utility boxes and houses.
5. The homeowners shall keep all shrubs, bushes and trees trimmed.
6. The homeowner shall replace or remove any dead landscaping plants within 30 days.
7. The homeowner shall keep their property free of pet waste. Pet owners must clean up any pet waste their animal(s) may cause on neighbor's property and/or common area.
8. The homeowner has 60 days to repair all landscaping, sidewalks, curbing or plantings that have been removed or destroyed due to construction work on homeowner's property.
9. Within 90 days from the adoption of this rule and the inclusion to the Rules and Regulations, the homeowner shall landscape the residence according to the following:
 - a. There shall be no grass touching the perimeter of the home.
 - b. All rubbish, trash and garbage shall be regularly removed from the properties and shall not be allowed to accumulate thereon for a period longer than seven (7) days.
 - c. Between scheduled pick-ups, garbage cans, recycling bins, regular landscape waste and other similar items should be stored in your garage. Season tree and bush trimmings too large for landscape waste bags may be stored no longer than seven days in the rear only of your home. Sealed garbage bags, hard containers, recycle bins and /or seasonal tree and bush trimmings may be placed outside for collection no earlier than 7:00pm the night before collection day.
 - d. Containers are to be removed from the street by 7:00pm the day of collection.

Homeowner will make an effort to correct landscaping violations within 30 days. After 30 days, the Century Farms Neighborhood Association may correct the issues for the homeowners and may subsequently charge the homeowner for the services rendered according to the Rules and Regulations Paragraph 4 Section B.

Fran motioned for the meeting to adjourn. Mary Beth seconded the motion. All board members were in favor. Ian adjourned the meeting at 8:35 pm.