

River Bend West Community Association



MINUTES for meeting 9-1-25 at Limestone Library at 6:30 pm

No meeting was held due to Library being closed for the holiday.

River Bend West Community Association



MINUTES for meeting 8-4-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Dawn Tutt.

Homeowners: none Public Comments: none

Minutes of 7-7-25: Benay moved we approve the treasurer's report. Randy seconded; motion carried.

Treasurer's report approval: Christy moved we approve the June and July treasurer's report. Dawn seconded; motion carried

Old Business:

Movie night reflection, thank the Haasses. We signed a card for Mark & Cassie. About 50 people attended the event, with perfect weather. Thanks to Tim for getting the screen to work, Randy for getting the speakers so we can borrow them every year, Colleen for arranging the ice cream, Dawn for popping the corn, and Claudia for putting it on Facebook and bringing drinks.

Overdue Dues: Lot 98 still owes dues. Dawn moved that we send her a certified letter, restarting the \$1 a day penalty up to \$250. Randy seconded, motion carried.

Easement: Christy emailed Derek Ryan that trees on the easement are the responsibility of the property owner.

Detention pond easement: The fence row on the west border of our west detention pond on the Sunset Turn cul-de-sac has been sprayed with defoliant, and now someone is chopping down the trees and burning the brush. We don't know who is doing it or how they could fix it.

Tim talked to Dusty Redmon of the township about the trees on the easement obscuring the view south on Pipeline Road from River Bend Drive. We'll see what he does.

New Business: None

Dawn moved, Randy seconded we adjourn at 7:45; motion carried.

River Bend West Community Association



MINUTES for meeting 7-7-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Dawn Tutt, Claudia Berwanger, Colleen Wepprecht; Christy Strole, Secretary

Homeowners: None Public Comments: None

Minutes of 6-2-25: Dawn moved we approve the treasurer's report. Benay seconded; motion carried.

Treasurer's report approval: Randy's not here so we'll do it next month.

Old Business:

Jamie O'Connor new signs: He has been paid, signs are up and look great. Thanks to Benay for all her work on this project!

Garage sale reflection: Reviews were mixed. We had more people Thursday than Friday or Saturday, maybe because of the competition of Bradley and Bourbonnais garage sales listed in the paper, for sales Friday and Saturday. So let's check with the Journal next year to see when the other garage sales are, so we can avoid them, and let's keep Thursday/Friday instead of Friday/Saturday. This date may have been too close to the last day of school for moms to get organized for a sale.

Plan a date for Sweet Darren's to come? They quoted \$500 for 50 people. That's more than we have left in our event budget. Christy moved, Colleen seconded that instead, at Colleen's suggestion, we rent an ice cream cart from Lee's rental and have ice cream and popsicles in it for our movie night. Motion carried. Colleen also has a popcorn machine, which Dawn is willing to work for us, so this night would cost only \$200. Tim has been working on getting speakers hooked up to the screen. We'll shoot for August 2nd, with a rain date of August 9th, but will not announce it until Tim has the speaker situation worked out. Thanks, Tim, for the technical support. When we have a date for sure, Christy will ask Cassie Haase if we can use her electricity again.

Overdue Dues: Randy's not here, defer to next month.

New Business:

Easement: Someone apparently sprayed an herbicide on the easement behind our detention pond adjacent to Scanlon's property. We'll all look at it between now and next month, and talk more then.

Derek Ryan approached Dawn about the trees on his property along Pipeline Road. He wondered if the HOA would trim them. Dawn contacted the county to see whose responsibility it is to maintain that easement. Steve Marion of the Kankakee County board said that maintenance of the easement is the responsibility of the property owner. The HOA is not responsible. Christy will send Mr. Ryan a letter saying that Dawn brought this to the group, that the property belongs to him and he is responsible for maintenance, and if he thinks the dangling branches obstruct the view, he could call Dusty Redmond, Limestone Township Road District at (815) 939-1636 to see if the township would trim them. The easement is for the pipeline.

Tim will ask Dusty when our subdivision roads will be resurfaced.

Benay will call the number of the guy who knew when Route 113 will be resurfaced. He had said he'd let us know when the open comment period started so we could vote on line to extend the road to three lanes.

Benay moved, Claudia seconded we adjourn at 7:43; motion carried.

River Bend West Community Association



MINUTES for meeting 6-2-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Dawn Tutt, Claudia Berwanger, Christy Strole, Secretary

Homeowners: Cliff and Kathy Buchmeier, 2865 River Bend Drive Public Comments:

1. Who is in charge of mowing empty lots? The homeowner is in charge. Some lots aren't mown. They're in the "south cut," the south part of our subdivision, over which we have no control.
2. Doesn't every home have to have a lamppost? Those who don't are in the south cut. No one enforces the covenants there. Why not? They didn't form an HOA and we didn't decide to take on that responsibility.
3. Someone built an ugly wooden fence. Is that allowed? We approve fences, the material is not restricted.
4. Are they going to do something with the river lot? That is our property, we have no money right now, having spent it on the signs, but we have kicked some ideas around.

Minutes approval: Benay moved we approve the minutes of 4-7-25. Claudia seconded, motion carried.

We did not have a quorum for our meeting 5-5-25, Christy took notes instead of minutes.

Treasurer's report approval: Christy moved we approve the treasurer's report. Benay seconded; motion carried.

Old Business:

Jamie O'Connor: new invoice for two new signs? When will they be installed? We don't have an invoice for both signs yet, but we have paid him half and the signs should be installed this week or next. This is also what he said last month.

Garage sale this weekend! Tim will put up the sign, Claudia will take it down as Tim leaves for paradise Saturday.

Jaxson Joiner sent in his Certificate of Insurance.

Plan a date for Sweet Darren's to come? Tim will call Justin Caldwell if they're available August 2, 3, 9 or 10. We'll do a movie in the park in the dark.

New Business:

Overdue dues: 2375 Sunset View Lane. Homeowner Ronda emailed April 30 to say she had forgotten to pay dues. Christy checked with Randy, then told her she had paid. But she hadn't. Her account had accidentally been credited Vern Love's payment. Vern was billed for late dues, then patiently proved that he had paid. Christy apologized to Ronda and told her that she would be charged the \$150 plus \$25 late fee plus plus \$28 (\$1 a day through April 30) for a total of \$203. Ronda asked if we could waive the late fee, since she had never paid late before, and she never got any emails from us. Christy proved she had sent emails, and told Ronda if she wanted to ask the board to waive the fees she could come to the board meeting. She did not. So Benay moved, Dawn seconded that Christy email Ronda to say the \$1 a day starts again June 3rd, up to \$250. Motion carried. If she doesn't pay this year, we'll bill her for it again next year. They did mow their lawn after we sent a letter.

[Hot Rod Power Tour](#) June 10th Carol Keller told Christy that 6000 cars will be coming from Indianapolis to Joliet for this event. Their route takes them on Route 113, so this may cause a traffic disruption around 11:00 am and a free car show from our river lot. Christy will email a heads up to the homeowners.

Lot 007 2880 Stone Ridge Drive has a new privacy fence. The board did not approve the plan for this fence. We don't know how or whether a permit was issued.

Benay moved, Dawn seconded we adjourn at 7:32, motion carried.

River Bend West Community Association



NOTES for meeting 5-4-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Randy Mann, Treasurer; Christy Strole, Secretary (late)

Homeowners: None Public Comments: None

We didn't have a quorum so we couldn't approve the minutes or the treasurer's report.

Old Business:

Jamie O'Connor: new invoice for two new signs: He has engraved the signs but hasn't ordered the paint yet so it will be two weeks before the signs are done. He needs to send a new iproposal with the correct paint colors.

Are any dues still in arrears? Only one lot has not paid. They sent a check, their bank says the check was cashed. Randy will email asking for information from the bank about who cashed the check, since he has no record of us cashing it.

Jaxson Joiner, Need Cert of Insurance: He started to mow the second week of April. Randy emailed him asking for the COI.

How was Easter Egg Hunt: Only about 12 kids showed up. They got a lot of stuff. Limestone was having an Easter Egg hunt the same day, so maybe that was our competition? Let's avoid that next year.

Sweet Darren's has an ice cream truck that we could have come to our park once it warms up this summer.

New Business:

2375 Sunset View Lane has grass that needs to be cut. Christy will send a letter showing where the covenant requires that the lawn be well maintained.

Benay ran ads in two papers for the Garage Sale, June 5 – 7. Christy will remind people of the date and details in the next invitation.

River Bend West Community Association



MINUTES for meeting 4-7-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Dawn Tutt, Claudia Berwanger, Colleen Wepprecht

Homeowners: None

Minutes of 3-3-25 approval: Dawn moved we approve the minutes. Claudia seconded, motion carried.

Treasurer's report approval: Benay moved we approve the treasurer's report. -Dawn seconded; motion carried.

Old Business:

Jamie O'Connor for Sign painting: Colors were confirmed. Benak asked Jamie to send a second invoice incorporating new information for both signs. Tim thinks he already signed one. Benasy asked Jamie for it by the 2st of April, didn't get it, and followed up today (April 7) by email and got no response yet. Randy said only the original invoice has been received and signed. We've already paid 50% and the signs are in production. The front sign looks really good. Some people thought it was pricey.

Grossbusters washed bricks around signs for \$650

Are any dues in arrears? Three people have not paid. Colleen will text one to see what's up. Christy has emailed them already.

Jaxson Joiner, Need Cert of Insurance: Randy will take care of this.

Ready for Easter Egg Hunt April 12/19: Colleen will hide eggs at 9:00 4-12-25. All ready to go.

New Business:

Sweet Darren's is a local nonprofit that looks like fund. We have an activity fund, maybe we can think of ways to use it.

There was a break-in on Fox Run Drive across from Claudia. There were lots of people coming and going, and someone left the house that wasn't authorized to be there. No one was hurt, nothing was taken or damaged. Everyone should keep their eyes open.

Check your roofs for hail damage from the recent storm.

Benay moved we adjourn, Claudia seconded, motion carried.

-moved, - seconded we adjourn at ; motion carried.

River Bend West Community Association



MINUTES for meeting 3-3-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Dawn Tutt, Claudia Berwanger, Colleen Wepprecht; Christy Strole, Secretary

Homeowners: none Public Comments: none

Minutes of 2-3-25 approval: - Randy moved we approve the minutes. Benay seconded, motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report. Colleen seconded; motion carried.

Old Business:

Jamie O'Connor for Sign painting: is final proposal approved? Should we add eyelets for Dawn? The final proposal was approved, Tim signed it, and Benay told Jamie to hold off buying paint until we know about the gold. The information we have says Crescent Bronze French Rich Gold, not Sherwin Williams. The gold color was changed during the process of selecting. Christy will call Sherwin Williams tomorrow to see if the information she gave Benay is correct. We decided not to add eyelets to support decorations. Christy will email Kevin of Grossbusters to see if he's ready to schedule the washing of the brick. Neither homeowner replied to Christy's request to use their spigot for the wash. Colleen offers to let him use hers if he has a hose long enough. Christy will email the homeowners again.

Bills have been sent for dues. 59 households paid, 50 have not. Christy will send another reminder 3-10-25 to everyone, making clear that most of them have paid already but reminding those who have not.

New Business:

Bids for mowing? Or shall we continue Jaxon Joiner? Need Cert of Insurance Jaxon Joiner submitted a bid that is \$10 higher than last year: \$80 per mowing. Dawn is volunteering to do the weeding so we don't need him to do that. If Dawn finds she needs him, we'll ask him to do it. Randy moved that we accept Joiner's bid for mowing, not cleanup of entrances. Benay seconded; motion carried. He is also interested in submitting a bid to re-do the landscaping at the two Pipeline Road entrances. We should generate specifications, then get bids from Art's, Tholens and Joiner.

Set date for garage sale: June 5-6-7.

Set date for Easter Egg Hunt: April 12th, with a rain date of 4-19. Christy will inform homeowners with the next dues reminder to be sent 3-17-25.

Dawn suggested we have parties at the park and in her backyard as a social mixer. We determined that alcohol is allowed at the park unless there's a sign prohibiting it. If we do another movie night, Tim knows a guy with a cupcake/ice cream trailer. This would be June or July.

Benay moved, Randy seconded we adjourn at 7:17; motion carried.

River Bend West Community Association



MINUTES for meeting 2-3-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Claudia Berwanger, Colleen Wepprecht; Christy Strole, Secretary, Dawn Tutt

Homeowners: None Public Comments: None

Minutes of 1-6-25 approval: Randy moved we approve the minutes. Benay seconded, motion carried.

Treasurer's report of January approval: Christy moved we approve the treasurer's report. Colleen seconded; motion carried.

Old Business:

Jamie O'Connor appeared via FaceTime for Sign replacement. Benay showed us a sample of the foam he will use. We asked: How long will it last? He said probably 20 years. He did not specify a warranty. He said it might need paint to be touched up in 7-8 years. The foam is HDU (high density urethane) and is UV-stable. He'll back the sign with a stabilizing aluminum-sandwich which is covered with enamel so we don't need to paint it. It will be the same size (120" x 44" x 2") as the existing sign on the north (River Bend Drive) using the same paint as the sign on Valley View drive.

Jamie needs four weeks of lead time to do it. He won't paint it on site, he'll bring it painted and mount it using existing brackets. We will have the rocks powerwashed by Grossbusters before he puts up the sign. Last March Grossbusters power washed the stone supports for the big sign on Valley View for \$325. Christy will send the color numbers to Benay and ask Grossbusters for a bid and see how soon he could clean both sets of stone. Jamie wants half down and the rest upon completion. He said it's easier for him to do both signs at once, so we'll use our budgeted \$6500 and borrow from savings to pay $\$5325 \times 2 = \$10,650$ for these two signs. Next year we'll pay back savings and spend money on the landscaping around the signs. After Christy hears from Grossbusters, Benay will call Jamie O'Connor with color numbers and ask him to submit a new proposal for two signs, saying we will pay half down and half upon completion. She'll tell him about when Grossbusters can get the job done before the signs go up. Jamie will give us the leftover paint so we can touch up the signs as needed. The new signs should not be pressure washed because the foam could be deformed by the water.

Letter was sent to Lot 84 regarding barking dog and the situation has improved.

Conflicting ordinances re street parking: Limestone Township and County. The truck that was parked on the road for weeks is gone now.

New Business:

Dawn Tutt has been elected to our board, replacing Jeff Souligne. We signed a card to thank Jeff. We had a great response to our ballot this year with no write in votes.

Tim agreed to continue as president, Christy agreed to continue as secretary, and they were both elected by the board.

Dues will be \$150 again this year. Bills for dues will be sent out February 24th, March 10, and again March 24th. People who haven't paid yet will get another email on March 30th, and people who still don't pay their dues will receive an email showing they owe a late fee of \$25 on April 2. Holms will be reminded that they owe us \$25 from last year.

Claudia moved, Benay seconded that we adjourn at 7:25. Motion carried.

Respectfully submitted,

Christy Strole

River Bend West Community Association



MINUTES for meeting 1-6-25 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Claudia Berwanger, Colleen Wepprecht; Christy Strole, Secretary

Homeowners: none Public Comments: none

Minutes of 11-6-24 approval: Randy moved we approve the minutes. Benay seconded; motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report. Colleen seconded; motion carried.

Old Business:

Speeding cars: Did Sheriff stop by? – Tim talked to the Sheriff's department. They said they'd come out here a couple times, and Tim saw a sheriff's car sitting out here once.

Jamie O'Connor for Sign painting – Benay Does he have a sample of the foam we can see? Benay has not talked to him and will try to get him to come to the next meeting.

Who won the Christmas decorating contest? Kenny & Krystal Richmond were our winners. Next year Colleen will offer to take pictures instead of asking people to submit pictures, and we'll announce the contest at the end of October instead of mid-November.

We approved lot 31's shed via email.

New Business:

Next month is the Annual Meeting and election of board members: we need a volunteer to replace Jeff. Benay's neighbor Karen is not interested. Christy will ask Dawn Tutt.

Barking dog is still an issue. Christy will write the homeowners of lot 84 saying that their dog needs to stop barking or we will contact Animal Control.

Last year we had one homeowner who did not pay dues on time and refused to pay the \$25 late fee. When I bill people this year I'll remind them that they still owe us the late fee. If they pay \$150 we won't increase the late fee they owe. If they don't pay \$150 on time, they will owe us \$190.

Benay moved, Claudia seconded we adjourn at 7:15; motion carried.