



Residents Board Meeting
February 28, 2023
Orland Park Public Library
6:30pm to 8:00pm



Silver Lake Villas
HOMEOWNERS ASSOCIATION

Tonight's Agenda

- Detective Steve Kost-Orland Park Police Department-Scams and Crime Prevention
- Mike Ercoli-Orland Fire Protection District-New Smoke Detector Requirements
- Board Secretary Report-Curt Unander Secretary
- Treasurer Report-Open Board Seat
 - Elliot and Associates-Property Tax Appeals
- Vice President/IT Director Report-Maureen Swearingen
- Building and Grounds Director Report-Fintan Broderick
- SLVOH Capital Improvement Program-2023-2033
- Ground and Activities Committee



Welcome: Orland Park Police Department

Detective Steve Kost



Welcome: Orland Fire Protection District

Mike Ercoli, Fire Prevention Supervisor





Board Secretary and Compliance Director- Curt Unander

40-unit owners (48%) of the Association have contacted their insurance carriers for automatic annual pdf address on annual homeowners' renewal certificates. Our goal is 90+%

Parking violations in cul-de-sacs are down substantially!!! Excellent news. Remember, this is for clear emergency vehicle access if needed.

Extended pick-ups and SUVs cannot overlap driveways into the public sidewalk. (North Silverdale Ave)

Treasurers Report-

- Budget is set for 2023.
- Treasurer position will be re-engineered prior to filling.
- Monthly assessment collections in 3-5 months will be outsourced.
- Direct Deposit program is a huge success please continue on this route.



Cook County Board of Property Tax: Tri-annual Reassessment

- The Board will be appealing the 2023 Cook County Homeowners Assessment.





Vice President-IT Director Report: Maureen Swearingen

Thanks for all your support with our website:
silverlakehoa.net

Always looking for new information and ideas
to post on-line.

We have a small number of residents with no
internet access. If you know of any, please keep
them informed of the comings and goings of our
Association.



Building and
Grounds Director-
Fintan Broderick

Winter
Update



Remember: Before you Remodel and/or Replace?

New windows, entry doors, patio doors, garage doors, replacement screen doors, and "other" must be approved by Building and Grounds prior to replacement.

Board approval is required for dumpster placement in your driveway.

No structural alterations to your unit or deck/patio without a boatload of permits and permission.

Be careful what you flush down the commode.

"When in Doubt, Reach Out" Call Fintan/John.

Did You Know That?

- **You can expand your patio by 80sq ft.?**

- Only poured concrete is permitted to expand a patio.
- No blocks, brick or other temporary materials may be used.
- Must comply with Orland Park building requirements.
- Interested? See Fintan/John



SLVHOA Capital Improvement Program- 2023-33


SLVHOA anticipates that the next ten years will require the following major property and grounds replacement investments

20 buildings: Roofs, Siding, Gutters

50% of driveways and private drives replacement.

Unknown number of trees, shrubs, other grass and plant material

What's The Current Roof Status?


A photograph of a building's roof with two chimneys against a cloudy sky. The roof is covered in dark grey shingles. The chimneys are made of metal and have black caps. The building has a white gutter and a window is visible on the right side.

Roofs will begin to be replaced starting in 2023.

Bids are currently being evaluated by Fintan/John. They will recommend the contractor with Board Approval.

- 2023-8 Buildings
- 2024-4 Buildings
- 2025-27-8 Buildings:

Special meeting will be called in early spring.

A photograph of a building's roof with a chimney against a cloudy sky. The roof is covered in dark grey shingles. The chimney is made of metal and has a black cap. The building has a white gutter and a window is visible on the right side.

Our Next Steps:

1

Evaluate Bids from Roofing Contractors

2

Select three for final evaluation. Select winner.

3

Special Assessment-type, length, total amount TBD. Pay as you go is not possible.



SLVHOA Grounds and Activities Committee

Eileen Lyons, Tracy Stasukewicz, Lesley Lerner

1. Work with B&G Director for new building courtyard landscape plan: Prioritize replacement

2. Recommend annual plant materials for signage and Village Square

3. Recommend short- and long-term building plan for Village Square

4. Fun and games. "Silver Lake Villas Day"?



Who Want's A Gazebo?

