



Silver Lake Villas

HOMEOWNERS ASSOCIATION

PO Box 831, Orland Park, IL, 60462 www.silverlakehoa.net

Resolution

Be it resolved that effective January 1, 2024, the Board of Directors of the Silver Lake Villas Homeowners Association hereby pass the following resolution regarding Harassment of Board Members and Unit Owners of the Association.

Harassment is defined as **Words, gestures, or actions which tend to annoy, alarm, or abuse another person.** Annoy is to disturb, irritate, or cause discomfort. Abuse consists of insulting, hurtful, intimidating or offensive wrongs or acts.

This Resolution by the Board is to clarify that harassing or abusive language is prohibited. Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.

The Orland Park Police Department will be notified as warranted, and their follow-up will be noted by the board.

Failure of a unit owner to provide just cause for the actions described above shall result in a fine of \$100.00 per occurrence.

Dated: October 23, 2023

John O'Halloran

John O'Halloran, President SLVHOA

Maureen Swearingen

Maureen Swearingen, Vice President SLVHOA

Curt Unander

Curt Unander, Secretary & Compliance Officer SLVHOA

Fintan Broderick

Fintan Broderick, Director Buildings & Grounds

Tracy Stasukewicz

Tracy Stasukewicz, Treasurer

President	John O'Halloran	708.770.9960	johnohal02@gmail.com
Vice President IT/Website	Maureen Swearingen	708.646.3623	maureen@silverlakehoa.net
Secretary & Compliance	Curt Unander	708.275.5066	silverlake15012@gmail.com
Treasurer	Tracy Stasukewicz	708-476-2453	tracy@silverlakehoa.net
Bldgs. & Grounds Dir.	Fintan Broderick	708.971.6293	fintanbud@gmail.com





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RESOLUTION

The Board of Directors, in an effort to standardize and clarify the definition and usage of the terms “Common Elements” and “Limited Common Elements” as they pertain to our Association, hereby adopt the descriptions below.

Common Elements

Areas or parts of the association not included in the individual unit property. Common elements are owned in undivided shares by all condominium unit owners as tenants in common. The SLVHOA is responsible for the repair and maintenance of all common elements. Unit owners are prohibited from altering or removing any portion of the common elements without SLHOA Board approval.

- Roofs
- Gutters & Downspouts
- Chimney Flues
- Brick veneer
- Siding
- Grounds, (including patio shrubbery, building courtyards)
- Sidewalks (non-public between building units)
- Driveways, parking areas, private drives
- Shared main drain between upper and lower units
- Irrigation system

Limited Common Elements

Unit items where the cost of maintenance, repair, and replacement of said items is the responsibility of the unit owners, subject to the approval of the SLVHOA.

- Windows
- Exterior doors: garage, main entry, screen, patio doors
- Skylights
- 2nd floor decks
- concrete patios

Dated: October 23, 2023

President: John O’Halloran

John O'Halloran

Vice President: Maureen Swearingen

Maureen Swearingen

Secretary/Compliance Officer: Curt Unander

Curt Unander

Treasurer: Tracy Stasukewicz

Tracy Stasukewicz

Buildings and Grounds Director: Fintan Broderick

Fintan Broderick

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Resolution

Regarding Private Sale of a Unit by a unit Owner
of the Silverlake Villas Homeowners Association, Inc.

It is hereby resolved that the following resolution will be enforced as of the date indicated below:

If a Unit owner of the Silver Lake Villas Homeowners Association decides to sell their unit without the benefit of real estate agents, lawyers, or other parties involved in the transaction, both the seller and the buyer of said unit being involved in the sale are required to abide by the following:

The seller of said unit is obligated to follow the By-Laws of the Silver Lake Villas Homeowners Association, requiring that the Association board and Celtic Property Management be notified in advance of the pending sale so that the By-laws, resolutions, and other association information can be transmitted to the buyer prior to closing.

The Seller is responsible to provide the Association with a \$375.00 documentation fee prior to closing.

The Buyer is responsible to provide the Association with a two (2) months assessment security deposit prior to closing (in addition to the regular and special monthly assessment), and to furnish HOA-6 insurance for the unit that meets or exceeds the insurance requirements outlined in the bylaws of the Association at closing.

Failure of a unit owner (seller) to provide the requirements described above shall result in a fine of \$500.00.

Dated: October 23, 2023

John O'Halloran

John O'Halloran, President SLVHOA

Maureen Swearingen

Maureen Swearingen, Vice President SLVHOA

Curt Unander

Curt Unander, Secretary & Compliance Officer SLVHOA

Tracy Stasukewicz

Tracy Stasukewicz, Treasurer

Fintan Broderick

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