



Residents Board Meeting
May 12, 2023
Orland Park Public Library
6:30pm to 8:00pm



Silver Lake Villas

HOMEOWNERS ASSOCIATION

Tonight's Agenda

- Celtic Property Management-New Monthly Assessment Collection Procedures
- Board Secretary Report-Curt Unander Secretary
- Treasurer Report-Open Board Seat
- Vice President/IT Director Report-Maureen Swearingen
- Building and Grounds Director Report-Fintan Broderick (John O Substituting)
- SLVOH Capital Improvement Program-2023-2027
- Ground and Activities Committee
- Q&A



New Monthly Assessment Collection Process

Timothy McGinnis, CMCA, AMS
President, Celtic Property Management,
Joliet IL



3100 Theodore, Suite 100
Joliet, Illinois 60435
(815) 730-1500
(815) 726-4800 Fax
www.celticpm.com

Board Secretary and Compliance Director-

Curt Unander

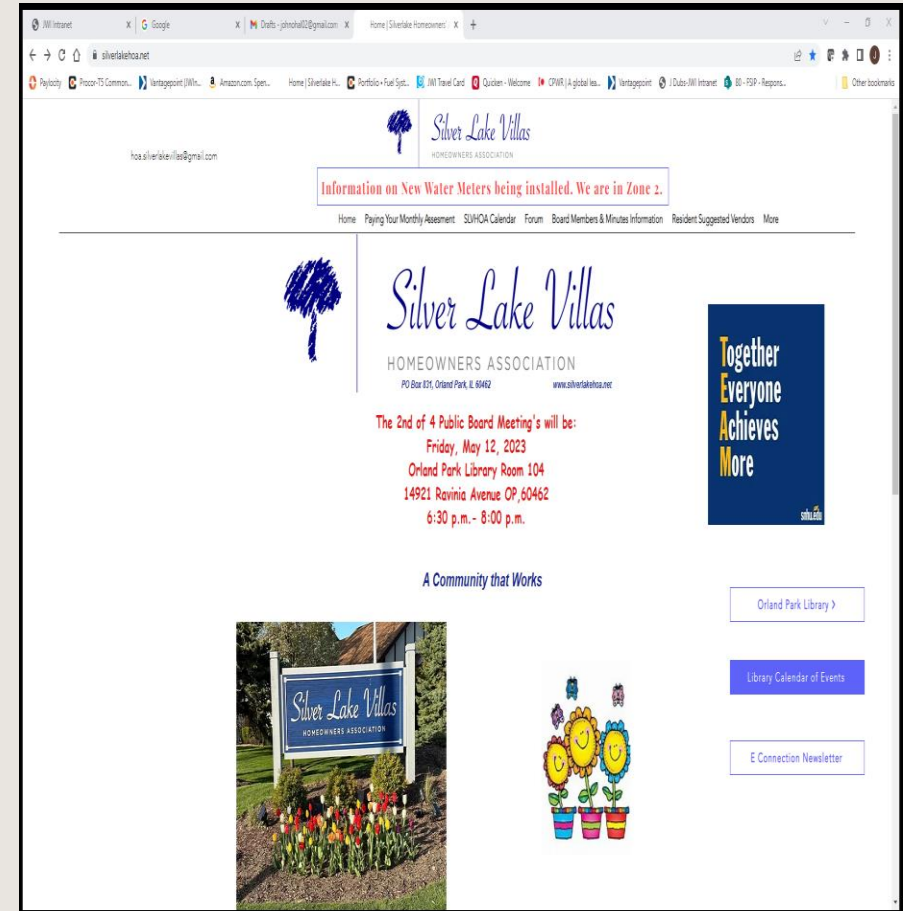
- **Official Board Actions**

- Execute contract with Celtic Property Management for financial management services.
- Rules & Regulations: Document & Assessment Fee
- Rules & Regulations: Estate Sales, Dumpsters

- HOA Additional Insureds: Up to 62% Compliance!!!!
- Mandatory dryer vent compliance letters in June.
- No serious parking violations issues in 2023. Way to go.
- Welcome to our new Owners.

VP-IT Director Report: Maureen Swearingen

- Web Page is now open to the public.
- New Tabs on the homepage for quick access to important documents and events
- Work hand in hand with Celtic Property Management during the sign-up phase.
- Contractor and Services recommendation list being reorganized into trades, services etc.
- **“Ask Maureen”!!!**



Treasurers Report-

- Treasurer position remains open. The position will be re-engineered prior to filling. Duties are being handled by the other Board Members.
- Please be on the lookout for notices and information from Celtic Property.
- Drop box for checks is no longer in use.





Buildings & Grounds: Fintan Broderick

CNC Lawn spring maintenance
and repairs underway

Core Aeration

Broadleaf weed killer/fertilizer

Mulch spread throughout the complex

Tulips blooming

Spot seeding and lawn repair

Greenway Sprinkler to shortly
activate lawn sprinkler service

Memorial day to mid-September

Board approval needed for limited
common elements replacement.

“When in Doubt, Reach Out” Call
Fintan/John.



SLVHOA Capital Improvement Program- 2023-2027


Special meeting will be held on June 6th
to discuss and board vote on a special
assessment for roof replacement

20 buildings: Roofs, Siding,
Gutters

25% 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 residential roof with two chimneys and a dormer window under a cloudy sky. The roof is covered in dark grey shingles. The sky is overcast with grey clouds.

Roofs are scheduled to begin to be replaced starting in June 2023. Funds are currently available for approximately 10 buildings.

Hamstra Roofing of Frankfort has been selected by the Board as the Contractor.

2023-8 Buildings-

2024-4 Buildings-

SLVHOA Grounds and Activities Committee

Eileen Lyons, Tracy Stasukewicz, Bonnie Carpenter, Faith Seltzer

1. Work with CNC Landscaping for new building courtyard landscape plan: Prioritize replacement

2. Recommend annual plant materials for signage and Village Square

3. Recommend & start short and long-term building plans for Village Square.

4. Other Things, including fun and games. "Silver Lake Villas Day"?



