



Residents Board Meeting
August 9, 2022
Orland Park Public Library
6:30pm to 8:00pm



Silver Lake Villas
HOMEOWNERS ASSOCIATION

Silver Lake Villas HOA Board Members

- John O'Halloran, President
- Maureen Swearingen, V.P., IT Director
- Kathy Walsh, Treasurer
- Curt Unander, Secretary
- Fintan Broderick, Building and Grounds Director

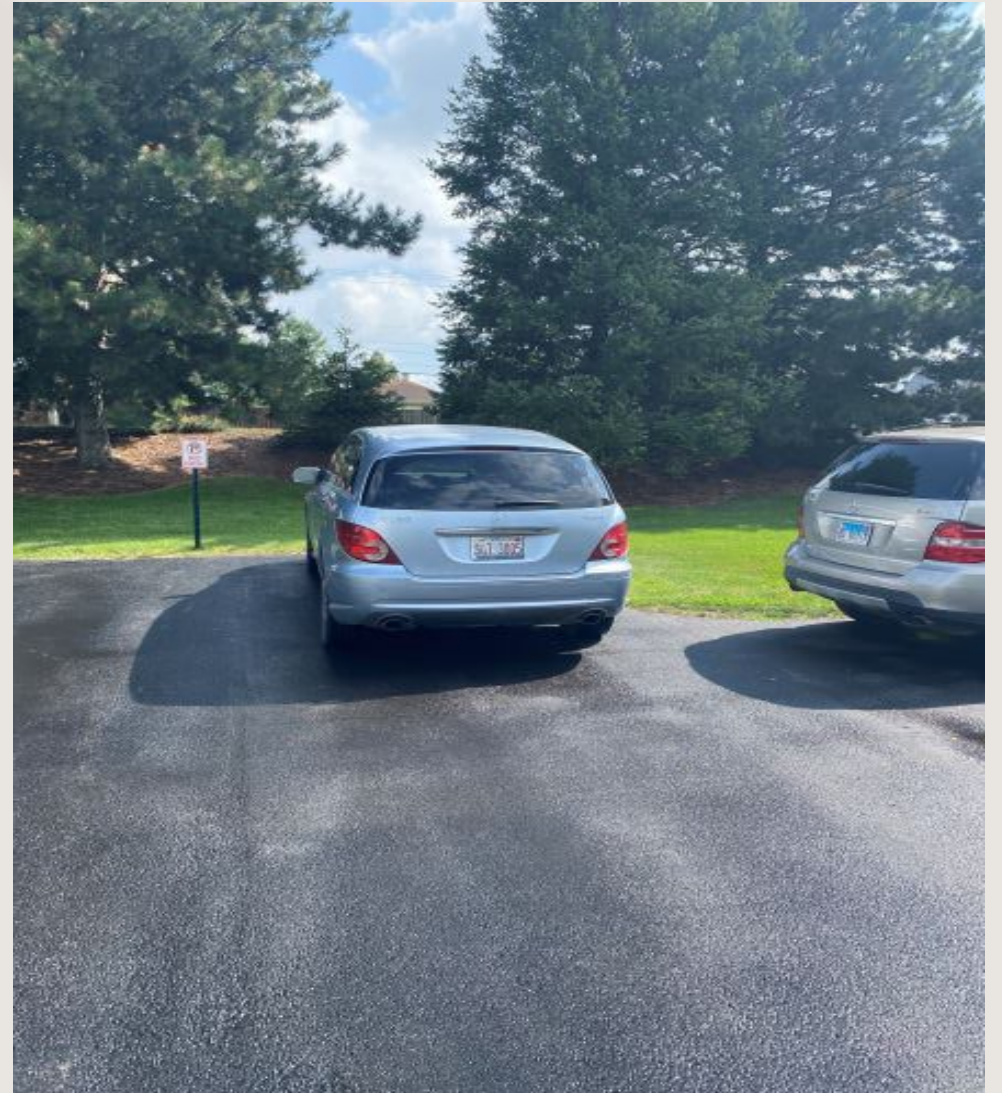


Tonight's Agenda

- Meeting Called to Order, Roll Call, Presidents Remarks
- Board Secretary/Compliance Director Report
- Treasurer Report
- Vice President/IT Director Report
- Building & Grounds Director Report
- Capital Improvement Program Update
- Annual Meeting-October 12th ish.
- Residents Forum

Board Secretary and Compliance Director- Curt Unander

- Recap of Homeowners Insurance Renewals
49 received Jan-August 9 18 have SLVHOA PO Box 831 as additional addressee 39%
- Recap of Dryer Vent Maintenance
- Orland Fire Protection District Ambulance Billing review/ wellness checks
- Emergency Fire Lane Parking Prohibited
- Dryer Vent Regulation for 2023.



Not Good!!!!



Vice President-IT Director Report: Maureen Swearinton

What's new in Silver Lake Villas?

Having trouble logging in? Need help with the website?

What other items would you like to see listed?

www.silverlakehoa.net

Treasurers Report-Kathy Walsh

- Update on association finances .
- Direct deposit options on monthly assessments (in progress).
- Possible special roof assessment? We'll cover that later.



Building and Grounds Director-Fintan Broderick

Summer Update

- All Spring landscape projects have been completed.
- Asphalt repairs including sealing, restriping and crack repair are out for bid.
- "Residents and Guests" only parking signs are being developed and installed shortly.
- Mailbox painting will occur shortly.

Fall "To Do"

- Currently collecting and scheduling work requests from unit owners. Contact Fintan directly.
- Requesting bids for landscape maintenance, tree service and snow removal.
- "All Other"





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



2022 Capital Improvement Proposals Round Three

Irrigation System

Roofs

Grounds & Activities



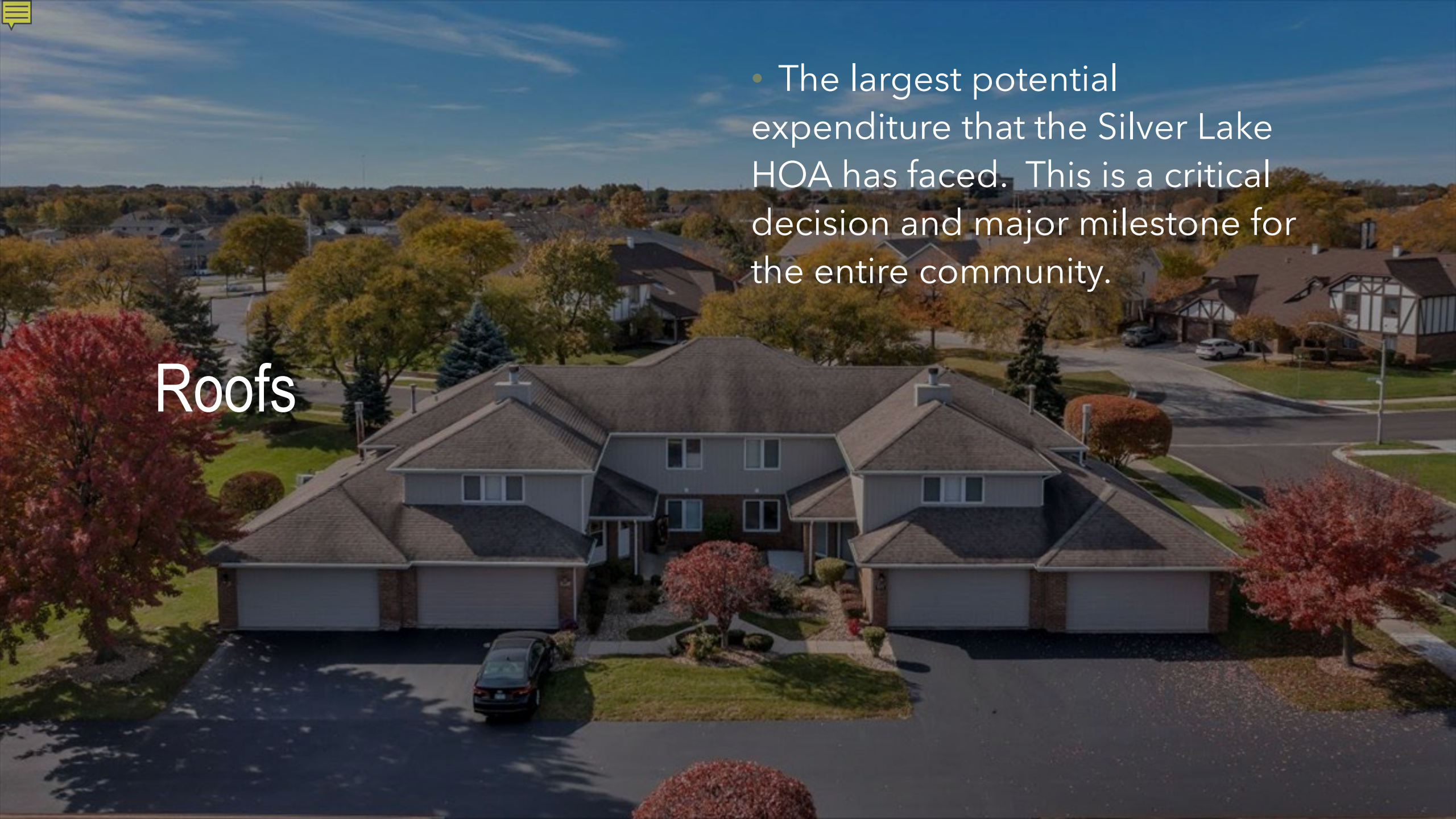
Irrigation System: What's the Current Status

System is in excellent shape. Currently in the process of replacing old sprinkler heads with more efficient models.



Roofs

- The largest potential expenditure that the Silver Lake HOA has faced. This is a critical decision and major milestone for the entire community.



What's The Current Roof Status?

- Roofs will defiantly need to be replaced within one to five years.

- Replacement costs have skyrocketed in the past year.

- New roofs will now also include replacing skylights, chimney falsework, chimney flue/stacks, deteriorated fascia boards, and possibly gutter systems.



Our Next Steps:

1

Need to develop new roofing specifications to include items recommended in Alliance report. rebid.

- *Chimney Falsework*
- *Chimney Stacks*
- *Skylights*
- *Gutter Systems(?)*
- *Deteriorated plywood and fascia boards*

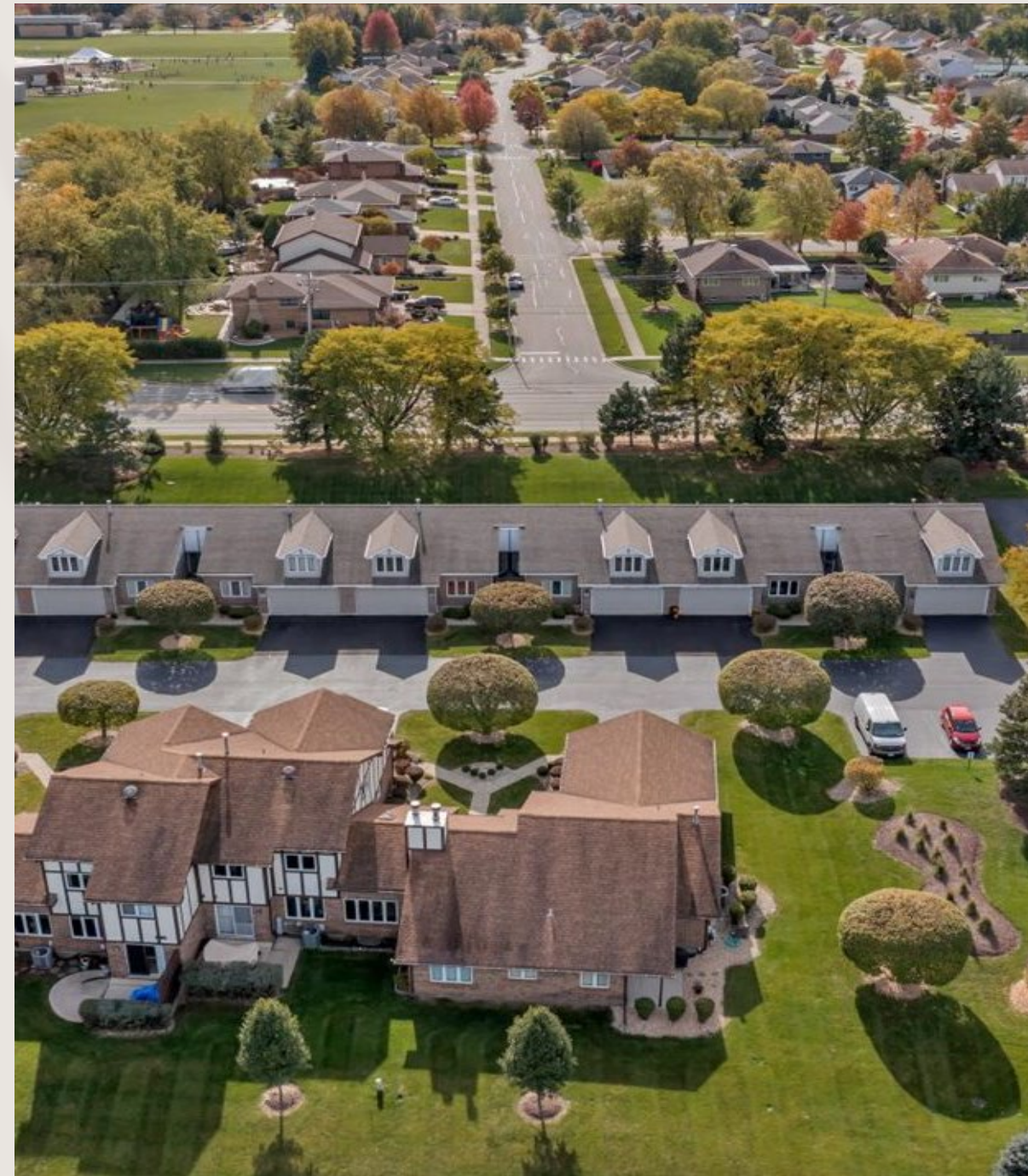
2

Minor repairs will commence in fall w/roofing starting in spring 2023.

3

A special assessment will be required to pay.

- Five-year assessment
- May be paid monthly, quarterly, annually or in its entirety.
- Monthly cost: TBD.
- Special Assessment will start in January 2023



Grounds and Activities Committee

Eileen Duhig-Lyons, Tracy Stasukewicz, Bonnie Carpenter

- 1. New signage, landscaping and lighting have been installed at entrances
- 2. Identified dead/dying shrubbery in building fronts. (including stone replacement). Currently evaluating their replacement.
- 3. Design and build out our Village Square.
- 4. Fun and games.





Remember: Before you Remodel:

New windows, garage doors, replacement screen doors, and "other" must be approved by the HOA prior to construction.

Patio doors, front doors and screen doors must fit the building color scheme and approved patterns.

No plantings are allowed off your patio or front of buildings.

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

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



Annual Meeting: October 12th or close to that

- Two board positions up for election.
- “State of the Association” will be outlined.
 - Almost final update on roofing.
 - 2023 Goals and Objectives

DECISION ★ 2022



Open Residents Forum:
Have At It!

