



Silver Lake Villas

HOMEOWNERS ASSOCIATION

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

Silver Lake Villas Homeowners Association Minutes of the Board Meeting February 18, 2025

Call to Order:

Board President John O'Halloran called the meeting to order at 6:30 PM

Roll call by Board Secretary:

Board Members John O'Halloran, Tracy Stasukewicz, Curt Unander, and Fintan Broderick were present. Maureen Swearingen was absent.

Presentation of Agenda

John O'Halloran, President

- 2025 Budget and Monthly Assessment
- Celtic Property Management
- Cook County Property Tax appeal
- Board Secretary report
- By-Laws and Rules overhaul
- IT report
- Building and Grounds Report
- Grounds and activities

John O'Halloran, President

2024 Budget 246K, 2025 Budget 267K

9% increase for 2025 includes reserve replenishment, upcoming building painting and the special assessment.

Core Spending Increases:

- Insurance 28K to 39K—34% increase
- Sprinkler 10K to 17k—42% increase
- Grounds (Maintenance) 48K to 58K—18% increase

9% overall increase, no monthly assessment increase for 2025 unless a major issue occurs.

Celtic Property Management

- Contract expires 5/1/2025
- Looking into potential move to a full-time management role for Celtic in 2026
- Further exploration of this issue at future resident meetings

Cook County Property Tax appeal—status

Three appeals have been rejected, and the fourth appeal is under review

Curt Unander, Secretary

In Memoriam:

- Sara Gross, 8960 Dublin St. 8-A
- Barbara Florek, 15031 Mayo Dr. 19-D

New Residents:

- Ibrahim Amin, 8934 Silverdale Dr. 6-B
- Gerd Brueggemann, 8920 Dublin St. 15-D

Legal Update

Maureen Swearingen & Lisa O'Halloran

The committee reported on the following subjects:

- Per Keough & Moody, in order to change/update the core By-Laws document, it would require the equivalent of a "Constitutional Convention", thereby making it unrealistic to achieve.
- Original By-Laws are dated from 1987 and 1992.
- Numerous amendments and rule changes have occurred over the years.
- The documentation needs to reflect the 2024 Illinois Condominium Act.
- The current format is antiquated and unwieldy.
- The need is to differentiate between "Amendment", "By-Laws", and "Rules & Regulations".
- Among the items needing further clarification are Temporary Vacation Rentals (Airbnb, VRBO), Harassment Policy and other items.

VP-IT-Director

- www.silverlakehoa.net
- Upgrading content and look of web page
- Looking for new content—forward directly to Maureen
- Please notify Maureen if you email and/or phone number changes. We will add family members to the contact list if requested.

Fintan Broderick, Director of Buildings and Grounds

- 2" snow removal trigger has been met only once
- Extra salting service has been requested on three occasions

New rules will be rolled out in the Spring, including:

- Charcoal grills
- Deck and patio rule/ordinance
- Verification of dryer vent hook-ups (2nd floor units)

SLVHOA Grounds and Activities—Tracy Stasukewicz

- Phase III Landscaping improvements: Buildings 1-4
- Hedges can be removed with the permission of the board
- What shall we plant in the sign beds and courtyards this year?

Capital Improvements—Roofs

One building to go: Building 19

Board notices

- Never flush any wipes, including those labeled/marketed as "flushable" in the commode.
- Before you replace/remodel: new windows, entry doors, patio doors, garage doors, replacement doors and other changes must be approved the board's Building and Grounds director prior to replacement.
- Board approval is required for dumpster placement in your driveway.
- No structural alterations to your unit or deck/patio without the numerous permits and permissions that are needed by contractors, the Village, and the board.
- When in doubt, reach out. Call Fintan, Director of Building & Grounds.

Questions and Answers:

There were several questions from the residents, mostly inquiries on landscaping issues and future Celtic responsibilities.

For the Board,

Curt Unander Secretary/Compliance Officer