

### Great HOA Neighbors - Working as a Team

#### Volunteer HOA Board for FY 2017

Roger Hampton, President  
Abby Humbles, Vice President  
Vijay Janardhan, Secretary  
Fred Ananias, Treasurer  
Matt Wahrenburg, Trustee

Check the HOA Directory or webpage  
for contact information



#### Welcoming Committee

Susan Chan, Co-Chair  
Barb Stitzel, Co-Chair

If you are aware of new people moving into our subdivision,  
please contact a committee member with that information.

#### Architectural Committee

Approval of all plans is currently  
being handled by the HOA attorney.

**REMINDER** Any construction, improvements  
or changes to your property, must be pre-approved  
by the HOA. Details of requirements  
are listed in the HOA Restrictions.



#### 2017 HOA Directory

New directories will be published early next spring.

If you want any changes to your information that was printed  
in the 2016 HOA Directory, please contact Pat Hampton ASAP.



#### HALLOWEEN - October 31

**TRICK-or-TREAT Hours - Peoria: 5:00 - 8:00 p.m.**  
Trick-or-treaters should only visit those homes with an illuminated  
porch light, indicating that trick-or-treaters are welcomed.

There are many family-friendly indoor event options around central Illinois.  
Links to those events will be posted on the HOA Webpage mid-October.



*We are blessed to have many young families with children in our area.*



**SLOW DOWN and always be a defensive driver.**



Hunter's Trail Estates is located within the City of Peoria  
and the Dunlap School District #323 boundaries.

Casey L. Johnson, is our Peoria City Council  
5<sup>th</sup> District Representative.

We are also part of the Peoria Public Library System. Get your library card and start taking advantage of the many new expanded offerings including: ebooks, events for kids and adults, book clubs, download or stream music from Freegal, audio book cloud, art shows, library apps, 1 on 1 tech help and much more. Information at: [peoriapubliclibrary.org](http://peoriapubliclibrary.org)

#### HOA FY 2017 DUES

**\$ 200.00**

Great News: Lowered Again This Year \*

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Due by

**November 15, 2016**

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Mail payment to:

Hunter's Trail HOA  
P.O. Box 3108  
Peoria, IL 61612-3108

#### REMINDERS:

- A **LATE FEE** of \$50.00/month will be assessed starting December 15, 2016.
- A **LIEN** will be filed on the property by the HOA Attorney after January 15, 2017.
- **LIENS** are for payment of
  - Annual Dues
  - Accumulated Late Fees
  - Attorney Fees

#### \* History of HOA Dues

FY 2015	- \$ 550.00
FY 2016	- \$ 300.00
FY 2017	- \$ 200.00

FY runs October 1 - September 30

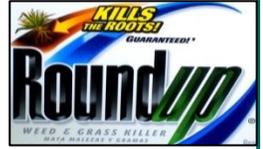
# ALL HOMEOWNERS OCTOBER CLEANUP DRIVE

EACH HOMEOWNER IS RESPONSIBLE for keeping their property **LOOKING GREAT.**

## Please keep sidewalk and driveway cracks free of grass and weeds.

It was **also suggested** by attendees at the Annual Meeting that **each homeowner** be responsible for keeping the **crack area between the curb and street in front of your house** free of weeds.

Many homeowners are already doing this. **Let's have 100% participation** in this effort to keep Hunters Trail Estates the best community in the Peoria/Dunlap area.



Roundup is a perfect product for this task.

## Friendly Reminder of Some HOA Restrictions:

- ☑ "No outbuilding or storage sheds of any kind shall be allowed."
- ☑ "All lot owners shall keep their property well maintained and in a presentable condition."
- ☑ "No passenger cars, recreational vehicles, trailers, vans, mobile homes, boats, snowmobiles, or other objects of substantial size, whether operative or inoperative, may be parked or stored on a regular basis within the confines of the Subdivision unless same is enclosed and concealed from view within the attached garage on the owner's property. This provision, to the extent permitted by law, shall also apply to those parts of the Subdivision dedicated as public roadways."



### *Hide Those UGLY Garbage Containers*

Unightly, but necessary, garbage containers have to go somewhere. But **PLEASE**, don't let them bring down your yard's aesthetics.

NOTE: City of Peoria ordinance requires that all emptied garbage containers must be removed from the curb or alley within 24 hours after pick-up.

## A GREAT MOTTO to Follow: Keep the Best "Curb Appeal" Possible

Maintain your home's curb appeal the way you would want your neighbors to maintain theirs if you were selling your home. There have been both positive and negative impacts for those in our neighborhood who have tried to sell their homes this year. At some time in your life, you too will be selling your home and you will want the same respect.

**Help Keep  
Hunters Trail  
Estates  
Looking GREAT!**

## OPPORTUNITIES TO CONNECT WITH YOUR NEIGHBORS

### Ladies Night Out/Bunco



**THIRD THURSDAY  
of each month**

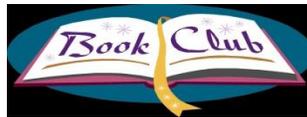
Updated details for each month will be posted on the HOA Webpage and on Facebook.

*Thanks to Pat Hampton  
for hosting the party  
on Thursday, September 15.*

### Book Club

Each Month

Organized by  
Suzi Finkenbine  
Details are on the  
Facebook Page



### Annual Fall Picnic

October 8 at 4:00 PM

Hunters Trail CT Cul-de-sac

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- ☞ A dish to share
- ☞ Your drinks
- ☞ Lawn Chairs



More details are on the HOA Website and on the Facebook page.

*Thanks to Andrea Wilken  
for organizing this event*

## HOA Fall Garage Sale

The neighborhood garage sale was on September 23<sup>rd</sup> and 24<sup>th</sup>. A big **THANK YOU** to Alix Cunnell for organizing this event. The next neighborhood garage sale will be Spring 2017. Exact dates will be posted on the HOA webpage and on Facebook.



**KEEP INFORMED**  
Hunters Trail Estates HOA

Webpage: [hunterstrailhoa.com](http://hunterstrailhoa.com)

Facebook: [facebook.com/groups/890638240996192/](https://facebook.com/groups/890638240996192/)



**If you see someone without a smile, give them one of yours!  
No act of kindness, no matter how small, is ever wasted.**

