



**UPCOMING EVENTS**

**ANNUAL HOA MEETING**

**FY 2024**

**THURSDAY, AUGUST 24, 2023 AT 6:30 P.M.**

**BLUE MARGARITAS BAR AND GRILL – PRIVATE ROOM**

**9010 N ALLEN RD, PEORIA**

*Access parking lot via W Townline RD across from Budweiser Distribution.*

*LITE FINGER FOOD AND SOFT DRINKS PROVIDED*

**APPROVE  
FY2024 BUDGET**

**MARK YOUR CALENDAR**

**ELECT  
TWO TRUSTEES**

**ONE VOTE PER LOT OWNED**

**ANNUAL HOA PICNIC**

**BOULDER CREEK CT**

**FRIDAY, SEPTEMBER 8, 2023 | 5:00 – 8:00 P.M.**

*A Popular and Fun Event for the Whole Family.*

*Come and Stay or Come and Go - as your schedule permits.*

**FOOD TRUCKS:**

- Kamaela's Creamery
- Tony's on Wheels (Haddad's)

*Two (2) \$10.00 Food Vouchers  
Per Household will be Mailed*

**ACTIVITIES:**

- Fun on the Run Bouncer for Kids
- Yard Games: Ladders, Bags

*Great event to meet your neighbors.  
Bring lawn chairs.*

**HOA FALL GARAGE SALE**

**8:00 A.M. – 2:00 P.M.**

**8:00 A.M. – 12:00 P.M.**

**Thursday, October 5 | Friday, October 6 | Saturday, October 7**

*Participate 1, 2, or all 3 days. Participate individually or with another family.*

**HOA EVENTS  
ADDITIONAL DETAILS**

→ HOA Website

→ HOA Facebook Page

→ HOA Mailings

→ Flyers in Your Paper Boxes

When individuals and families make an effort to get to know their neighbors,

**THE COMMUNITY IS A SAFER PLACE.**

**PEW  
RESEARCH  
STUDY**



When you see something beautiful in someone, tell them.

It may take a second to say, but for them it could last a lifetime.

# WELCOME NEW NEIGHBORS

Please update your 2023 HOA Directory.

- ✓ Sean A Fitzgerald ..... 11305 N Stone Creek DR
- ✓ Poonam Solanki & Kumarpal Shrishrimal ... 11228 N Stone Creek DR
- ✓ Leonardo & Marcela Fonsecao ..... 11318 N Stone Creek DR

Please check the May 2023 HOA Newsletter for previously listed new neighbors.



*Just told my kids that I'm older than Google. They think I'm joking!*



KUDOS to the many neighbors who have been "caught" improving their home curb appeal this summer! Even with the excessive heat and humidity this summer, homeowners have been shaping/trimming trees and bushes, weeding flower beds, refreshing/replenishing mulch, planting new flowers, et cetra. I will not list those I observed, since I would surely miss many. However, PLEASE REALIZE that YOUR ACTIONS ARE TRULY APPRECIATED! The benefits are reaped by all of us.

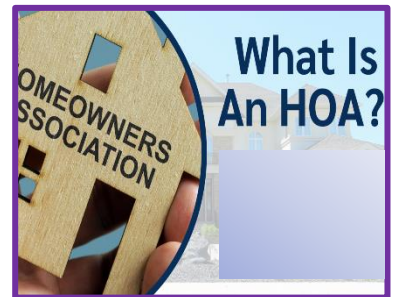
## ILLINOIS HOMEOWNERS' ASSOCIATIONS (HOA)

### WHAT IS AN HOA?

An HOA is the governing body of the neighborhood. The board is made up of homeowners who have volunteered to serve, and they receive no compensation.

### DO I HAVE THE CHOICE TO JOIN AN HOA?

When a person buys property regulated by a homeowners' association, they automatically become a member of the association - they don't have a choice. The purchase of the property becomes a contract with the HOA. You agree that you'll obey all the HOA rules and pay regular dues and any special assessments.



### RULES HOMEOWNERS MUST FOLLOW

In Illinois, homeowners' association rules are called covenants, conditions, and restrictions (CC&Rs). CC&Rs apply to everyone including the purchaser and the actual property itself. So, when a person sells the property, the CC&Rs follow right along with it. Become familiar with your CC&Rs. If everyone follows the rules, people will avoid many problems.

### PENALTIES AND FINES

When a homeowner breaks a rule, the HOA has the right to take action. The action may require the property owner to reverse the rule violation and/or require the property owner to pay a fine or assessment. If the property owner doesn't pay, the HOA has the right to take more serious steps such as placing liens on the property.

<https://kramlegal.com/legal-articles/f/what-is-an-illinois-homeowners%E2%80%99-association-hoa>

**HUNTERS TRAIL ESTATES HOA CC&Rs: [www.hunterstrailhoa.com](http://www.hunterstrailhoa.com)**

**HOA Declaration of Restrictions | HOA Bylaws | HOA Energy Policy Statement (Solar)**

**Homeowner Solar Application | Homeowner House & Landscaping Projects Application**

*Applications must be completed, submitted, and approved before projects begin.*



- It always seems impossible until it's done. ~ Nelson Mandela*
- Every strike brings me closer to a home run. ~ Babe Ruth*
- Be the change that you wish to see in the world. ~ Gandhi*
- Try to be a rainbow in someone else's cloud. ~ Maya Angelou*