

Orchard Valley News

Orchard Valley Homeowners Association

September, 2017



Dear Association Members

Several years back the Board of Directors had proposed an amendment to the Declaration of Covenants, Conditions and Restrictions for Orchard Valley Homeowners' Association (*hereafter referred to as the "Declaration"*). The proposed First Amendment to the Declaration, if approved by the owners of **at least three-fourths (3/4)** of the total lots subject to the Declaration, will place certain restrictions on the leasing of homes in the Association community.

Specifically, if the amendment is approved, the maximum number of homes that could be leased at any time would be capped at thirty-four (34). (*The OVHA is comprised of 336 homeowners.*) Certain exceptions to this leasing cap are also included in the amendment for leases to immediate family members of owners as well as an exception that would permit the Board to allow leasing in certain hardship situations.

Homeowners may obtain the Owner Approval and Execution Form (*as well as some FAQ regarding the amendment*) by down-loading the form from The Orchard Valley Homeowners website (**OVHA.org**) — under Board Documents. Completed forms should be mailed to Alpha Management Services, Inc. Attn: Patricia Torres, P. O. Box 4482, Aurora, Illinois 60507.

A significant number of homeowners have already submitted the appropriate forms, however, we still lack the necessary three-fourths needed to ratify this amendment. We are close to ratifying this provision, consequently, the Board urges those homeowners — who have not yet done so — to obtain, fill out and mail in their completed forms as soon as possible. Thank you!

The School Year Begins

West Aurora Schools, Aurora Central Catholic and Aurora Christian opened its doors to students on Wednesday, August 16th. Rosary followed on Thursday, August 24th.



This means our neighborhood will be "alive" with children scurrying to bus stops and busses picking-up and dropping-off our neighborhood children. **Please**, when driving through our community observe the speed limits, the stop signs and — especially be observant of the neighborhood's children!



OV's's Community Police Officer is:
Officer Kyle Hoffman
630-256-5162



A Few Words From Our Alderman

Positive economic development news.



There is a contract to purchase Cosmopolitan Market Place by Aurora Packing. They are a meat processing business now located in North Aurora.

Their plan is to bring the already slaughtered meat from North Aurora to Aurora for processing. Per our request, they will also incorporate a retail butcher shop. They are hoping to model it after **Reams** which is a butcher shop in Elburn that provides quality meat products. They believe they will be bringing over 100 new jobs to the area also. Truck traffic will be minimal and all noise and odor created by the business will be confined inside the building. All the particulars with drawings and such still need to go through city council. That will take a few months. I anticipate that

the process will go smoothly and provide a much needed anchor business in that area.

Contact Info:

Office: 630-256-3020;

Cell: 630-631-4296;

email: cfranco@aurora-il.org.



Oktoberfest
October 15th

OVHA Monthly Meeting Site Changed



With the assistance of Alderman Franco, the OVHA monthly meetings will be moving to the Ward 5 Community Meeting Place which is located in the West Plaza shopping area at 1921 W. Galena Blvd. The OVHA Board meets the third Thursday of the month and its next meeting will be September 21st at 7:00 pm.

The Orchard Valley Homeowners Association – The Board

The OVHA Board is comprised of five individual homeowners and is supported by Alpha Management Services headed by Pat Torres. The current board consists of a President; a Vice-President; a Treasurer; a Secretary and an “at-large” Board member. Originally, all board members stood for election annually. Several years ago the Board, upon consultation with its attorney, decided to stagger the Board member terms. Consequently, not all of the current board members were elected at the same time. Currently Mark Plummer, George Dyche and Harold Borg are in the second year of a two-year term; Christine Galati and Brian Kish are in the first year of a two-year term. Additionally, the Board created (*again, with our attorney’s advice*) a non-voting “Advisory Committee;” Keith Lanzara currently holds this position. From time to time circumstances necessitate that a Board Member step-down (*retires, relocates, etc.*); the sitting Board then is authorized to select the new board member.

Aurora? One of the Top Ten Cities to Raise a family in? – YEP!!!

AURORA, IL - The City of Aurora has been ranked as one of the Top 10 Best Cities for Families by finance website *WalletHub*.

To determine the most family-friendly places in America, *WalletHub*’s analysts compared the 150 largest cities in the country across key metrics that take into account essential family dynamic. Aurora ranked at 7th overall. “It is nice to be recognized as a top community once again,” said Mayor Tom Weisner. “Our young people are our greatest asset and this latest recognition confirms what people in our city already know - **Aurora is a great place to raise a family.** From family-friendly destinations such as Phillips Park and Blackberry Farm to our commitment to after-school programs, summer school initiatives, park district programs and neighborhood festivals, Aurora cares for our children.”

In order to identify the cities that are most conducive to family life, *WalletHub*’s analysts compared the cities across five key dimensions: Family Fun; Health & Safety; Education & Child Care; Affordability; and Socioeconomic Environment.

“Our findings will hopefully give prospective movers a sense of which areas offer the greatest opportunity to live a long and happy life,” said *WalletHub* officials.

The top ten cities on the list include:

- | | |
|------------------------------|-------------------------------|
| 1. Overland Park, Kansas | 6. Lincoln, Nebraska |
| 2. Madison, Wisconsin | 7. Aurora, Illinois |
| 3. Plano, Texas, | 8. Omaha, Nebraska |
| 4. Sioux Falls, South Dakota | 9. Colorado Springs, Colorado |
| 5. Virginia Beach, Virginia | 10. Fremont, California |



“The physical environment in which children and families live has significant effects on children’s development,” said Soyeon Park, an associate professor in child and adolescent development at San Francisco State University and one of the study’s experts. “Although family income often directly constrains the options from which families can choose, overall resources like affordable child care, public libraries, parks and recreational facilities that a city offers can make a difference.”

The latest award comes on the heels of several other recognitions. In 2015, The Intelligent Community Forum named the City of Aurora as one of the world’s Smart21 Communities. Earlier this summer, *Wallet Hub* ranked the city of Aurora as one of the Top 20 Best-Run Cities in America.

Source: <https://wallethub.com/edu/best-cities-for-families/4435/#main-findings>

Orchard Valley Homeowners Association



President — Mark Plummer

Vice President — Christine Galati

Secretary — Brian Kish

Treasurer — George Dyche

Director — Harold Borg

Advisory Committee — Keith Lanzara

Property Manager — Pat Torres

Management Company — Alpha Management Services, Inc

Attn: Patricia Torres

P. O. Box 4482, Aurora, Illinois 60507

630-892-8823

alphamgmtsvcs@gmail.com

OV Website: OVHA.org



Mark the Date...

OVHA Annual

“Oktoberfest”

October 15, 2017

4:00-7:00

