

Orchard Valley News

Orchard Valley Homeowners Association - www.ovha.org

August, 2018

Results of The Annual meeting and Board Elections of the Orchard Valley Homeowners Association



The terms of office for three board members were set to expire this June. Candidates for the vacant positions included George Dyche, Harold Borg and Keith Lanzara. Retiring Board President Mark Plummer called for a motion to accept the existing slate of candidates *by acclamation*. The motion was seconded and passed by the Board. The composition of the new Board consists of the following members and their responsibilities: Board President - Christine Galati; Vice-President - Keith Lanzara; Secretary - Brian Kish; Treasurer - George Dyche; Board member - Harold Borg.

The OVHA Board wishes to thank retiring Board President, Mark Plummer, for his generous and benevolent leadership over the years. His views were always insightful and compassionate — and always focused on improving our neighborhood.



CHRISTINE GALATI
President



KEITH LANZARA
Vice-President



BRIAN KISH
Secretary



GEORGE DYCHE
Treasurer



HAROLD BORG
Director

Association Members — *HELP!!!*

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 strongly 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!

Aurora's Weed and Grass Abatement Program

This program is designed to protect the residential neighborhoods of Aurora. The *maximum permitted height of grass is 8 inches*. Violators may be ticketed. Additionally, the City is authorized to cut tall grass and weeds on the property and charge the owner for the cost of cutting as well as an escalating fine.

Violations may be reported to the City of Aurora's Customer Service Division online or by calling 630-256-INFO (4636).



Informal "report" from Officer Berger

(APD Officer Berger commented to the OVHA Board at our July meeting)

- Generally, OV is a "quiet" neighborhood...
- Solicitors hours are 9:00 AM to 7:00 PM and they need a permit which is to be worn. (\$250 fine for non-compliance)
- Canterbury Park equipment is being destroyed by vandals. If you see something, call the police.
- In all residential districts within the city limits, no electronically amplified sound may be emitted from a property such that it may be heard seventy-five (75) feet beyond the property line of the property from which said sound originates.
- Favorite ploy of vandals or thieves is to "try" car doors to see if they are unlocked. **LOCK YOUR CARS IF YOU LEAVE THEM OUT AT NIGHT!!!**

OV's Regular Community Police Officer is:
Kyle Hoffman



The School Year Begins

The waning days of summer will soon give way to the opening and resumption of our local schools. Below we have listed the official "First Day" for our local schools

- **Aurora Rosary** — Tuesday, August 14th *Tentative Calendar: A more detailed calendar will be sent out by the school after additional dates are finalized.* Tuesday, August 14: Freshmen Orientation and Big Sister/Little Sister
- **Aurora Central Catholic** — Wednesday, August 15th - Student Orientation and Picture Day — Thursday/Friday, August 16th & 17th — Half-day, 8:00 AM - 12:16.
- **West Aurora Schools** — Thursday, August 16th, 7:35 AM - 3:00 PM
- **Aurora Christian Schools** — Tuesday, August 21st, Preschool-HS
- **Aurora Marmion Academy** — Tuesday, August 21st

Rest assured that foot-traffic will certainly increase with our schools opening. Let's keep our residents (*especially our children*) safe by obeying the posted subdivision speed limit (**25 mph**) and complying with the **STOP** signs posted throughout our community. Additionally, be reminded that it is **illegal** to pass a stopped school bus when it displays its swing-out **STOP** sign!



Remaining 2018 OVHA Social Events

Sunday, October 21st at the Orchard Valley Restaurant from 4:00 pm 'til 7:00 pm

Oktoberfest



...and coming

December 8th

Breakfast with Santa



Visit our website at

www.ovha.org

— Musings —



Over the years a wide variety of issues/questions have been presented by homeowners to the Board members during the monthly Board meetings. What follows is the Board's responses to some "common" inquiries.

- The HOA does not cut negligent lawns; but the city does — call them and they will cut and bill the owner.
- What to do about a neighbor's loud, barking dog? Call Aurora's animal control.
- Your neighbor blows her grass clippings into the street and just leaves them there. Call the city.
- My neighbor is simply obnoxious — can you make him move? NO!
- Several times a week a golfer walks in to my property to retrieve her golf ball - is this right? If your property line is on the golf course, golfers **may** enter your yard ten feet (*max*) to retrieve their ball (*but not with a cart, nor can they hit from your yard!*)
- The party next door has a DJ who has extremely loud music. The city has recently addressed this circumstance (heard beyond 75 feet; 10:00 pm to 7:00 am limits)— so call the city.

The city ordinances cover most of the above issues and are designed to protect homeowners. But, Ok, so you do not wish to call the city. How about walking over and discussing your "issue?"

Can't hurt, eh?



Revisions and Upgrades In Line for the OV Park

Some of you have perhaps taken notice that the Fox Valley Park District has taken to renovating and upgrading what some of us refer to as "Canterbury Park" — located on the corner of Canterbury and Deerfield. Contrary to some thoughts, the maintenance and upkeep of this "recreational facility" is — and has been — the responsibility of the Fox Valley Park District — not the OVHA.

Recently, Greg Stevens, Senior Park Planner with the FVPD shared what the FVPD plans to replace or refurbish within "our" park. His "punch list" of work to be done consists of the following:

- * Replace all metal decks because of safety concerns and delamination.
- * Replace ADA transfer station.
- * Remove existing plastic roofs and add new roof with updated design.
- * Replace all park benches with new benches. (Slats made from recycled plastics)
- * Replace 10' high swing frame with new frame including three new belt swings and one inclusive (ADA) swing.
- * Replace 4' high tube slide with new slide.
- * Replace 4' high double zip slide with new slide.
- * Replace worn steering wheel play panel with new telescope enclosure.
- * Replace crawl tube and panels with new.
- * Replace worn suspension bridge with new.
- * Replace two backhoe sand diggers with one new.
- * Replace three spring animals with one (double) spring animal.
- * Add one new whirlwind spinner seat.
- * Repaint existing modular structure and bucket swing frame with high performance epoxy paints. (Three colors.)
- * Add ground wear mats under three new belt swings to protect mulch from kick out.
- * Freshen up old mulch with overlay of new mulch.

Total cost of replacement parts plus painting = \$35,000.00

(Labor to dismantle and replace play structure parts is by Park District crews.)

Now, the OVHA does not "own" nor "maintain" this park facility. Nonetheless, we contribute some of our property tax dollars to its maintenance and care. The FVPD is upgrading AND REFURBISHING "our" park. Refurbishing due to "wear and tear" over time — but also to repair damaged equipment that was simply vandalized. For the well-being of "our" park and its equipment, please, should one witness acts of vandalism to our park, simply call the Aurora Police Department and inform them that the park located at the corner of Canterbury and Deerfield in Orchard Valley is being vandalized. **We need** to help protect our community's investment.
