

# TANNER TRAILS

## Homeowners Association

REMINDERS

November 2010

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### FOURTH QUARTER MEETING

The fourth quarter meeting will be held at the **Tanner Trails Church** on **Wednesday, November 10, 2010 at 7:00 PM**. Cookies will be served.

Holly Marek of Foster/Premier, the new property manager for Tanner Trails, will be introduced at the fourth quarter meeting.

Since the quorum requirement for the board election held at the August meeting was not met, Melissa Bedwell continues to serve as Secretary of the HOA. Another **election** will be attempted at the fourth quarter meeting.

In order to hold the elections, a minimum of 68 households need to be represented either in person or by proxy. *Nomination applications are still being accepted.* Both nomination and proxy forms may be found online at [www.tannertrailshoa.org](http://www.tannertrailshoa.org). Proxy forms may be submitted beginning now through the day of the election. Proxy forms may be submitted to Holly Marek with Foster/Premier, 456B North Weber Road, Romeoville, IL 60446 or fax the forms to 815-886-9480. Should you need any assistance with the forms please call Holly.

Officer Puscas will attend this meeting to introduce the new **Police And Citizens Together** (PACT) program. To improve service to the residents of North Aurora, the North Aurora Police Department is implementing a new neighborhood policing program and is seeking your participation in the program.

Under the PACT program, officers are assigned primary responsibility to work with residents in specific areas to address neighborhood issues and help solve problems. Neighborhood officers are responsible for maintaining contact with residents, to deal with issues as they develop, and to follow-up with residents to verify that their needs have been addressed. Officers will request quarterly meetings with their resident group to share police and crime activity in their area, listen to neighborhood concerns, and provide information to help our residents better protect themselves from crime.

You are invited to the first meeting to learn more about the program and see how it can benefit you. At this time, the North Aurora Police Department is looking for block captains to help organize and communicate with residents.

**Proposed covenant changes and rationales** have been posted to the HOA website: [www.tannertrailshoa.org](http://www.tannertrailshoa.org) under Association Documents-Covenants. Please review the proposed changes. The board will stay after the fourth quarter meeting to discuss proposed covenant changes. If you do not have access to the internet, please contact Holly (information above) for a copy of the proposed changes.

In order to enact the changes the HOA needs 66% of the homeowners to agree to the revisions and changes. The Board has carefully reviewed the CCR's and has tried to clean up the document that Neumann had created to make the covenants easier to read and make changes that bring the document up to date. Rick Williams, the attorney for the HOA, will also be present to answer any questions.

Requirements for signing: All homeowners' names listed on the title must be present and provide a valid driver's license or ID for proper verification. Please bring the title to your home for verification of ownership.

### NEIGHBORHOOD UPDATES

### **Wetlands**

Maintenance work will begin on the wetlands this month. Property surveyors will be out to stake the wetland areas during the first two weeks of November. Integrated Lakes Management Company (ILM) will begin prescribed burns on areas 1, 2, and 3 during the months of November and December. After the prescribed burn, ILM will manually cut invasive woody species of plants and apply herbicides to all stumps. These areas will then be seeded.

If your property backs up to a wetland, please check the Tanner Trails website for ways to care for your lawn without impacting the wetlands. Information will be posted soon. *Once the property has been staked, property owners are on notice not to mow or fertilize beyond their own property boundaries.* Please **do not** mow the buffer zones. Once the property is staked, if homeowner's landscaping exceeds their property, the landscaping/plantings will need to be removed.

In 2011, ILM will begin clean up of all six areas by cleaning up debris in and around the ponds. Other types of maintenance such as weeding, high mows, placement of herbicide and seeding will continue throughout the year. Areas 4, 5, and 6 will be seeded as well next year.

### **Sidewalks**

The Village of North Aurora is using money from the Neumann letter of credit to install some additional sidewalks throughout the subdivision. Areas being targeted for installation are those that will complete full blocks or allow residents easier access to common areas and parks. Not all areas in need of sidewalks will be completed.

### **Walking Paths**

Did you know that Tanner Trails has walking paths throughout the community? There is a path that extends from Bauer to McDuffee and one that begins on Bauer and extends past wetland pond #2 to Bennett. These paths have been recently blacktopped and a new landscape seating area is in place next to pond #2 to view the wonderful wildlife that lives in the pond.

### **Garbage**

With the fall winds here and the winter winds coming, please make sure your trash and recycling is securely placed in bins so that it does not blow into neighbors' yards, the parks and the wetland areas.

Waste Management allows for the use of recycled items to be placed in garbage cans with lids that are marked with the word "recycling." Garbage cans with lids may be purchased at stores such as Target and Home Depot for as little as \$10. Please consider using a garbage can with a lid instead of the open recycling bins which Waste Management provides. The use of these garbage cans can cut down on the amount of debris that blows throughout the subdivision each week. In addition, large recycling cans with lids can be rented from Waste Management. You may contact Waste Management at (800)-796-9696 for more information.

### **MOVIE NIGHT**

The Tanner Trails HOA is hosting a family movie night on **Friday, November 12, 2010** beginning at 7:00 PM at the Tanner Trails Church. "Finding Nemo" will be shown.