

Summary Minutes
Georgetown Homeowners' Association Meeting
January 13, 2003

The meeting was called to order by President Mattie Blackwell at 7:30pm at the Frankfort Square Park District building.

In attendance were Colleen Benson, Gary Benson, Eugene Blackwell, Mattie Blackwell, Terri Blanchard, Cedric Everett, Peter Farquhar, Thad Gray, Art Holz, Judy Holz, Gregory Jackson, Sharon Jackson, Adrienne Johnson, Jerry King, Lemone Lampley, Larry McClenton, Karen Smith, Franklin Trice, Gary Watland, and Ike Williams.

Minutes of the October 7, 2002 Association meeting were approved on a motion by Judy Holz; second by Ike Williams and majority vote.

The **President's Report** by Mattie Blackwell covered the following topics:

1. Follow-up to Mattie's letter to Frankfort Public Works Director. Prompted by resident Ike Williams, Mattie requested the Village to address growing **traffic concerns** in our neighborhood. As a result of the Village's research, it was found that on average, approximately 350 vehicles/day utilize the entrance from Harlem Ave. and approx. 140 vehicles/day use the Yorktown access, both well short of the 1400-1500 vehicle/day standard to warrant installation of stop signs.

A "No Construction Traffic" sign has been installed at the Yorktown entrance to mitigate heavy trucks from Plank Trail Estates development.

Frankfort Police Department has increased their regular patrols of Georgetown as well as traffic speed monitoring.

The Yorktown entrance will remain open in compliance with State regulations.

2. **Regular Georgetown Homeowners Association Meetings** will be held at 7:30pm on the second Monday of January, April and August. For 2003, these will be January 13, April 14 and August 11. All will be at the Frankfort Square Park District building. Next election of officers will be at the August meeting.

3. Our **website**, <http://www.mygha.net>, continues to undergo improvements and additions. Recent additions include covenants with amendments, committee listings, meeting minutes and more.

4. Mattie attended the January 6 **Frankfort Village Board** meeting, which is open to the public. Schedule of upcoming meetings and events can be found at their website, <http://www.villageoffrankfort.com>

There are home beautification awards issued by the Village for Summer Landscaping and Beautification and for Holiday decorations. It was stated that our own **Jack and Tina McCormick** were recipients of a Summer award in 2002.

The December **Village newsletter** will be late due to a mailing error, however, all residents are encouraged to complete and return the enclosed survey regarding development programs within Frankfort.

Village granted approval for a 15 unit, single family, adult community development adjacent to Lincoln-Way East. 6 acres of the 13-acre site will be set aside for "green space".

Frankfort has engaged Richton Park regarding boundary agreements for a Facility Planning Area east of Harlem and Ridgeland. Establishing these parameters is necessary to facilitate planning for future infrastructure development.

The Village Board will address, among other topics, the approval of a new mosque, proposed for construction at St. Francis Road and 88th Ave, at their **next meeting**.

5. **Debi and Peter Farquhar donated Holiday Decorations** to Georgetown Homeowners Association. We regret that we were not able to get them installed at the entrance this year.

The President's Report was accepted on a motion from Colleen Benson; second from Adrienne Johnson, and majority vote.

The **Treasurer's Report** was given by Jerry King. We have a current balance of \$9,783.24. This includes \$4,795.00 of dues collected for the period. 77 homeowners or approx. 80% are paid, representing approx. a 20% increase over last year. A copy of the Transaction Report and the Roster/Dues History were distributed to those in attendance. A brief discussion of the mandatory dues was held and it was agreed that delinquency reminders would be issued to those in arrears. The Treasurer's Report was accepted on a motion from Adrienne Johnson; second from Eugene Blackwell and majority vote.

The **Welcoming Committee Report** was given by Judy Holz. The committee met January 12, 2003 and established several guidelines. The stated purpose will be to "Foster communication among our fellow residents to generate increased participation in our community. Increased participation will elicit more input to ensure that our Association represents everyone's ideas, as well as promoting safety by gaining familiarity with our fellow residents." Committee members will also function as "Block Captains". In this role, each will introduce themselves to their assigned set of homes and make their availability as Block Captains known, provide meeting notice to each of their assigned homes, and provide notice to the Board of a new resident or significant event in the lives of their set. Their name shall be "GHA Welcoming Committee". The committee will present each new resident with "Welcome Basket" including many informative and useful items. Gary Watland indicated a willingness to donate candles for inclusion in these baskets. The group will meet regularly within a week prior to the Association meetings. A newsletter will not be a part of this group's charge.

This report was accepted on a motion from Sharon Jackson; second from Lemone Lampley, and majority vote.

The **Architecture Committee** report was given by Peter Farquhar. The committee met on December 8. Approval was granted for the patio/pergola of Adrienne and Conrad Johnson. Though Georgetown is now effectively "built", this committee will continue to function by review/approve/comment of household improvements. Such improvements as repairs, additions, fences, decks, siding, landscaping, and more will be reviewed to assure compliance with Georgetown covenants and Frankfort ordinances. A new form to request project approvals is available on the GHA website or from committee members. Ensuing discussion including topics including need for permits for various types of work, a 4-year "freeze" on property taxes if permit is attained for landscaping improvements, and need to complete the lawn at a property currently held by a bank. The report was accepted on a motion from Gary Watland; second from Adrienne Johnson and majority vote.

The **Improvements Committee** report was issued by Sharon Jackson. The 5-member committee met December 29 and set forth their mission statement and a set of goals. Their stated purpose is; "The Improvements Committee is a small group of dedicated Georgetown Homeowner Association members who seek to improve the common areas of the subdivision which are outside the responsibility of individual homeowners. Our goal is to enhance the quality of life of Georgetown homeowners, to maintain an upscale appearance to the subdivision and, to increase the property values for all homeowners." They propose a number of projects, the first three being prioritized in order for 2003:

New street signs for all of Georgetown

Illumination of the entrance signs at Harlem Ave.

“Georgetown” sign at Yorktown entrance

Plank Trail path access

Maintenance of “Retention Areas”

Work with “Commercial Neighbors”

Enhance landscaping of Harlem entrance

Holiday decorations

Ensuing discussion explained greater detail of the new street sign proposal. The committee has researched many possibilities, and shared photo examples of some desired models. They have attained cost estimates, and, allowing for Village contribution of \$250/sign as well as installation, the project is estimated at \$5400 – 6000 to replace the seven signs. Additional detail will be presented to the Architectural committee within 30 days and the matter will come up for **final approval at the April Association meeting.**

The group also has researched a project to illuminate the entrance signs at Harlem Ave. Working with the Village, it is estimated to require approx. \$2335 to install wiring and lighting. This action, too, will be presented for **approval at the April Association meeting.** Repainting of the Harlem Ave. signs has been approved by the Board and needs no further action from this committee. The report was accepted on a motion from Eugene Blackwell; second from Thad Gray and majority vote.

In **Other Business**, Cedric Everett introduced a need for residents to get involved with the **landscaping/screening** between the unfinished commercial property along Harlem Ave. and Georgetown homes. Discussion identified that compliance with Village standards will govern the issue, but final approval of the commercial project has not yet been issued. Though this project was identified as not common to the Association membership as a whole, Mattie volunteered to work with Cedric and other potentially impacted neighbors, and the Village, to work toward a protective resolution.

At this time the floor was opened for Member Comments.

Franklin Trice asked that all residents take some precaution to eliminate the problem of **paper flying around** the neighborhood on Garbage/Recycle collection days. Bagging the papers, or laying a brick on the stack would go a long way to mitigate this problem. This is particularly annoying to those who live on the ends of our community and the blowing debris is caught on taller vegetation.

Gary Watland reminded residents that the covenants prohibit the **parking of commercial vehicles**. A recent occurrence was quickly and peacefully rectified when the resident was reminded of this covenant.

Colleen Benson asked that residents be reminded of their obligation to **“police the area” after their pets**, especially those who “deposit” in the yards of others. This matter is covered by covenant in addition to being simple common courtesy.

Gary Benson inquired if anyone could explain the recent **land survey activity** and markers near the Harlem Ave. entrance. Though some members had noticed this activity, no one had information regarding its purpose.

There being no further business, the meeting was adjourned at 8:55pm.

Next GHA meeting – April 14, 2003, 7:30pm, Frankfort Square Park District building, 7540 W. Braemer Lane, Frankfort, IL.