Pheasant Lake Townhome Association
Board Meeting
May 14, 2018
Held at Tinley Park Library


Homeowners in Attendance: Pat Petrie, Sherleen Karchut, Jerry Spehar, Rita Davis, John Sokol

Meeting was called to order at 7 pm.

Homeowners’ Forum: Owner asked about window replacement specifications; windows must be white and can be vinyl. Owner asked about landscaping. Owner wants to cut their own bushes and was told to put in an exterior modification request, but Acres does trim in May and June. An owner complimented the board on the financials and keeping the assessments at $180. A former board member provided archival records. An owner asked about the financials and how the driveway replacements are funded. Owners are complaining about weeds. An owner thanked EPI for their work.

Minutes: Tom motioned to approve the minutes, and Len seconded it. All approved the minutes.

Treasurer Report:

Beth submitted a written Treasurer Report even though she could not attend the meeting. EPI is following up on the questions she raised.

Landscape Update:

Walk-around with landscaper scheduled for June 7 to follow up on prior year plantings under warranty and check current status of property. Dandelions in grass reported to contractor, and normal treatments in contract should help with edges of lawn with excess weeds. Judy reported asking to get weeds sprayed rather than pull them and not get the roots. Contractor says they will try to treat them. Majority of big weeds are in landscape beds. Mowing of field on west side of PLD rear berms now not getting fully cut, especially by utility boxes. EPI will follow up.

Management Report:

Renewal of insurance: Board unanimously agreed to renew with Farmer’s.

Snow Removal: Scott reported that turf damage has been repaired, but the damaged mailboxes are still to be fixed. Beth is holding last SMS snow removal payment until repairs are made.

Scott, Len and Tom met with D&G about work to be done on sprinkler system repairs. No response yet from Com Ed even though EPI contacts them weekly. D&G indicate they could do the wiring from the pump house instead of relying on Com Ed. D&G will run 16 wire cable in case more wiring is needed. The board unanimously approved the D&G Electric bid of $6,775 to repair the sprinkler system lines by putting a new line from the pump house to the zone controller on Bluebird.

Mulching contractor was sent signed contract.
Asphalt contract for remaining driveway replacements on PLD has been executed and will be doing the driveway replacement when weather permits.

A total of 6 tuckpointing bids were received for work on units, mostly with repairing units with bay windows. Bids ranged from $4,475 to $21,880. The low bidder is not a firm that EPI knows anything about since they never worked with them. The next lowest bidder bid was $5,250 and is from a firm that EPI has worked with and has been reliable. The board unanimously approved the $5,250 bid.

The lake weed control contractor has treated the lake twice.

Two owners previously complained about damage to brick mailboxes by landscapers. Scott obtained written statement from landscaper that they are not responsible for the damage. Landscaper states that all future mowing will be done at least 6 inches to a foot away from the brick mailboxes and use weed whippers. The board agreed that no further action would be needed by EPI.

Landscape preference forms were provided to the board along with an updated landscape map.

The village was notified that the repairs were made to the 183rd street fence.

An owner’s request to install paver stone border appears that they want to edge the existing beds rather than expand the beds. Therefore, the board approved the exterior modification request.

EPI’s Inspection report is 95% about weeds in the plant beds. EPI noted the goose wire at the south end of the lake needs repair since the geese are walking over it. The volunteer may or may not still be doing this, but Tom and Len will check.

The board unanimously approved Sherleen’s request to trim her bushes.

The board adjourned to Executive Session at 8 pm.