

STEEPLE RUN NEWS

A PUBLICATION OF THE STEEPLERUN HOMEOWNERS' ASSOCIATION

Volume 1, Issue 1

FALL 2005



SHRA Officers: (L to R) Joe O'Malley, Herb LeBlanc, Jill Peterson, Bill Harfst

NEW SRHA OFFICERS READY TO HELP MEMBERS

The new Officers of the Steeple Run Homeowners Association affirmed their commitment to the attendees to protect and enhance the beauty and value of Steeple Run Estates during the homeowners meeting that was held on Monday, June 27.

Bill Harfst, the newly appointed President of SRHA, emphasized that the primary purpose of any homeowners' association is to preserve and enhance the value of the homes and property in the subdivision. Steeple Run Estates is a unique subdivision consisting of individual custom-designed homes situated on 1+ acre lots in McHenry County, one of the fastest growing counties in Illinois. The beauty and attractiveness of Steeple Run Estates has

steadily increased since its 1988 launch by Steeple Run Development.

Each homeowner automatically becomes a member of the Association upon purchase of their property. The members are bound by the terms and conditions as set forth in the Steeple Run Estates Declaration of Covenants, Condition and Restrictions and the Bylaws of the Steeple Run Homeowners Association recorded at the McHenry County Courthouse on February 2, 1988. The Officers and Committee members have the ultimate obligation to uphold and enforce these covenants and restrictions.

"My pledge to the Homeowners is that all actions and decisions by the Association Officers and Committee members will be guided by the basic principles of fairness and that our ultimate goal is to enhance the value and

beauty of the properties in Steeple Run," said Bill Harfst. "I believe that we all want the same thing...for our property to steadily increase in value over the years. This includes upholding the covenants and bylaws of the Association, keeping the community safe from crime, and seeing that the homeowners receive value for their tax dollars."

The Officers of SRHA entrusted with these responsibilities are:

- President Bill Harfst
455-5469
- Vice President Herb LeBlanc
477-2595
- Treasurer Joe O'Malley
788-2674
- Co-Treasurer Karen Malcolm
444-8874
- Secretary Jill Peterson
477-0090

The Officers invite you to contact them with any questions or concerns you might have about the Steeple Run Homeowners Association.

A Special Thanks to the Outgoing Officers

The success of the SRHA depends on the time and contributions of its members. The Association would like to express its appreciation to the outgoing Officers and Directors.

Pam and Doug Pierce shared the office of President and Vice President. We thank you for your leadership and guidance during your extended term.

As Treasurer, Brian Gross kept the books, paid the bills, and collected the

Association dues. Our thanks to you Brian for a job well done, and best wishes in your new home.

Kristie Natrass served as Secretary. She was responsible for writing the minutes of the Association meetings and keeping accurate records for the SRHA.

Finally, we extend a special thank you to the Directors and Committee members, many of whom have moved from the neighborhood, who worked dili-

gently to make this a great place to call home. (By the way, they assured us that their decision to move was completely unrelated to their experiences with the homeowners' association.)

And, of course, the work of the volunteers for the various neighborhood social events such as Bunco, Poker night, Christmas Party, and Easter Egg hunt deserve a round of applause and thanks for their contributions.

Thanks to one and all!!!

Special points of interest:

- NEW DIRECTORIES READY TO DISTRIBUTE
- ASSOCIATION DUES ARE 98.6% COLLECTED
- CURRENT BALANCE: \$10,676.65
- STEEPLERUN WEBSITE PLANNED
- NEXT OFFICERS' MEETING: SAT. OCT. 22, 2005
- ANNUAL MEETING TO BE THURS. JAN. 26, 2006 7-9 PM

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STEEPLE RUN NEWS



Amendment to Fencing Restrictions Proposed

The Steeple Run Homeowners Association authored an amendment to the Covenants that restricts the type of fencing that is permissible within the subdivision. In a petition initiated by Karen Malcolm and Jeanne Mulville, the amendment was approved by the required 80% of the homeowners.

The amendment would change Article Eight, Architectural Control Part 8.04 Paragraph (g) to read that no fencing shall be used in the Steeple Run Estates Subdivision with the exception of fencing around in-ground pools, which is mandated by McHenry County ordinance, and dog runs. Pool

fencing shall be restricted to brick/stone, decorative iron or aluminum fencing. Dog runs will be limited to one per household and are to be constructed with the same materials as pool fencing except that wood is permissible for dog runs if it is stained a color that matches the house.

The fencing amendment also includes a provision that addresses existing structures. Fences and dog runs are allowed to remain until the home is sold to a new owner at which time any fencing materials not meeting the current covenant restrictions must be removed by the owner prior to the sale of the home.

A copy of the complete fencing amendment is available from the Architectural Control Committee or from a SHRA Officer.

A lively debate focused on whether existing fences and dog runs should be grandfathered into the amendment. According to Article Eight, Part 8.05, the Architectural Control Committee with the approval of the Officers may grant a waiver for existing fences and structures on a case by case basis. At their August 6 meeting, the Officers agreed that waivers should be extended to existing structures that were in compliance with the Covenants at the time they were installed.

Remember: All exterior modifications to your home and deck need to be reviewed by the Architectural Control Committee prior to the work being done. For approval, contact Dave Malcolm at 444-8874.

STEEPLE RUN COVENANTS and BY-LAWS UPDATE NEEDED

VOLUNTEERS
NEEDED TO
REVIEW, UPDATE
AND AMEND THE
EXISTING
COVENANTS AND
BY-LAWS TO BE
VOTED UPON AT
THE ANNUAL
MEETING

Many changes have occurred in Steeple Run Estates since the Covenants and By-laws were recorded in February 1988. As a result, the documents originally filed by the Developer have become outdated.

The Association Officers are forming a committee to review, update, and amend the existing Covenants. Some of the changes that will be considered are:

- Elimination of references to Steeple Run Development now that all lots have been fully developed and SRD has no voting rights or involvement in the Association
- Elimination of all Phase Directors and the Board of Directors. The Association will be run by elected Officers and volunteer Committees
- Review the wording of the restrictions and definitions for temporary or permanent structures, garage size, swimming pools, outdoor antennas, and other topics viewed as relevant by the Committee

These changes will be studied by the Committee to insure that the final Covenants serve the needs of the residents. All changes will be accepted by majority vote of the Homeowners at the annual meeting to be held Thursday January 26, 2006 from 7:00—9:00 p.m.

The Committee is looking for individuals who would like to take an active role in this process. If this is you, please contact Bill Harfst (455-5469) or one of the other Association Officers.

MEET THE NEW NEIGHBORS

Steeple Run Estates is an ever-changing neighborhood. Since the December 2004 publication of the Steeple Run Directory, 6 families have moved away and 6 have become neighbors. An updated directory is nearing completion and will be printed and distributed to each household in September. Please help make these new neighbors feel welcome and a part of our community.

Cindy & Craig Ibbotson have moved into the Lee's home at 4215 Belson Lane. They have 4 young children: Patrick, Carrie, Kelly and Aimee.

Jody & Chris Kempa have purchased the home at 4016 Church Hill Lane (aka Lot 1). They are Landscaping Committee volunteers with 3 young

boys: Tyler, Alex and Jake.

Jennifer & Greg Mark have moved to 4208 Church Hill Lane with their two young daughters, Kennedy and Delanie.

Wendi & Rob Nelson and their 4 teens have moved into the Hays' former home at 4210 Belson Lane.

Lori & Carmelo (call him Junior) **Pinzon** moved into the McCarthy/Klinger home in 2004. Also living at 4012 Church Hill Lane are their 2 teens, Nicole and Ryan.

Luke & Lori Golata have moved to 3814 Steeple Run, the former Gross home with their children, Grant and Justine.

4307 Church Hill has a contract pending.

Congratulations to the parents of the 4 babies born since the last Directory update:

Lori & Angelo Palmisano added a daughter, **Gabriella**, to their family on 02/25/05

Kim & Rob Giacchetti had a son, **Luke**, born 03/11/05

Vonda & George Lang welcomed their first child, **George James**, born on 05/03/05

Jennifer & Greg Mark had their second daughter, **Delanie**, on 06/14/05



Communications

Jill Peterson has been busy. As secretary, she is to facilitate communication between the officers and the residents with minutes, newsletters, the Directory and a website.

Meeting Minutes have been distributed to each household. In the future, they will be emailed as well as posted at our website. The few homes that do not have email will continue to receive hand-delivered minutes.

The Steeple Run News will be distributed in the same manner as the

minutes. We expect to have 4 issues this first year, although additional newsletters will be published as needed.

The Steeple Run Directory is currently being updated to reflect the changes in our membership. Only 9 entries remain to be verified. Distribution is expected in September. When the trees are bare, we'll be taking pictures of our home exteriors for the next Directory.

SHRA will be using the domain www.steeplerun.org. Our recent

treasurer, Brian Gross, had the foresight to reserve it and we will be developing the website later this year. We intend to post Meeting Minutes, the Covenants and ByLaws of the Association, a schedule and contact information. Initially the site will be Read-Only until we are more familiar with its maintenance and operating costs. Currently, Jill and Jane Littrell are investigating the various providers and levels of design and service available.

Anyone wishing to help with any of these projects, call Jill 477-0090.



Drought-Stressed Trees Need a Good Soaking

Properly maintained trees are an asset to the environment and to our community. Drought makes growing healthy trees a challenge and reinforces the value of our shade trees. Even when drought is not a concern, watering before winter is crucial, especially for evergreen trees as tree roots continue to grow throughout the winter and need moisture to survive.

This summer's drought may have a visible effect on our trees for the next two years. We may see yellowing

and browning of the leaves, wilting and curling at the edges. Leaves may be smaller than usual or drop prematurely. The stressed tree will be more susceptible to insect infestation and damage.

A deep watering to a depth of 12" before the ground freezes is recommended. For deciduous trees, saturate the soil within the drip line and for evergreens, water 3' to 5' beyond the drip line. To discourage shallow rooting, water slowly and deeply. It is better to use a soaker hose, a deep

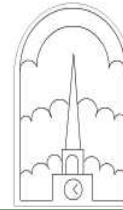
root feeder, or the bare end of a hose than to use a sprinkler; sprinkling is insufficient and most of the water is lost to evaporation and encourages shallow roots.

To reduce moisture loss, water early in the day and mulch with 4" of organic mulch under trees to the drip line. Prevent lawn herbicides from being spread over the tree roots. Do not fertilize a drought-stressed tree as the fertilizer salts may burn the roots and the fertilizer may stimulate more top growth than the roots can sustain.





WATCH OUT FOR CHILDREN WALKING TO SCHOOL BUSES
6:15-8:15 AM and 2:20-4:15 PM



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Questions? Comments?
 Volunteering? Contact:
 Jill Peterson—SHRA Secretary
 3709 Church Hill Lane

Phone: 815-477-0090
 Fax: 815-444-9722
 E-mail: jill@peterson.name

TO:

We're Almost on the Web!
<http://www.steeplerun.org>

This newsletter was mailed to ensure that every home received one; if you would prefer to receive it via email to help us conserve costs, please contact Jill Peterson 477-0090

Recycling: Old Tire Collection September 30 and October 1

Have old tires that you need to get rid of?



The McHenry County Planning and Development Department and the McHenry County Farm Bureau will collect used tires between 9 a.m. and 3:00 p.m. on September 30 and October 1 at the county fairgrounds on Country Club Road near Route 47 in Woodstock.



This one-time collection is meant to take tires from private individuals, not businesses who would be generating more used tires than the collection could handle.

- Private individuals who dumped tires in a previous collection will not be allowed to do so again.
- No tires will be accepted from vehicles with out-of-state license plates or with rims.
- Tractor, truck and passenger tires will be taken but no large industrial or off-road tires will be allowed.
- Access will be controlled to prevent after-hours dumping.
- All participants must sign agreements with the Illinois Environmental Protection Agency before dropping off tires.

For further information, call the McHenry Co. Dept. of Planning and Development at 815-334-4560.