

Steeple Run News

A PUBLICATION OF THE STEEPLE RUN HOMEOWNERS' ASSOCIATION

Volume 1, Issue 2

WINTER 2005

BEST WISHES FOR THE HOLIDAY SEASON



It's at this time of year that we take the time to appreciate the truly valuable things in our lives such as family members and good friends.

Ours is a community of families, but as one gets to know the people who call Steeple Run their home, it's not long before we start thinking of our neighbors not just as the people who live next door or down the street, but as our friends. We look for-

ward to chatting with them in the backyard and getting brought up to date on what's happening in their lives. Soon our good friends become part of our extended family and the circle is complete.

Take time this season to wish your neighbors happiness and good cheer during the Holidays and throughout the New Year. It will brighten your day now and in the months ahead.

From the Officers of the Steeple Run Homeowners Association, we thank you for your continued support and wish you and yours a very happy and prosperous New Year.

Steeple Run Covenants & Bylaws in Need of an Update

The existing Covenants and By-laws were recorded by Steeple Run Development (SRD) on February 2, 1988. A quick document review reveals numerous references to SRD along with other provisions that are outdated or no longer necessary. Clearly, the Covenants and By-laws are in need of an update.

George Lang and the Steeple Run Bylaws Committee have begun the process of bringing the Association By-laws into the 21st century. The

goal is to retain the existing restrictions and rules of conduct, but eliminate old or unnecessary items from the original document. The committee has completed an initial draft of the revision. This draft is the result of (1) removal of all the unnecessary items from the previous by-laws, (2) keeping as much of the language from the previous by-laws as possible, (3) leaving room for the addition of the new fence provisions, and (4) editing and renumbering items intended to



Seasons' Greetings— After Hail Damage Repair

MAILBOX DOWN?

Mailboxes are sometimes damaged when plowing occurs, knocked down by the force of the snow as it is being pushed aside rather than by the plow itself. Most mailboxes, if properly installed, are sturdy enough to withstand this force.

While government agencies are not required to replace damaged mailboxes that sit on public right-of-way, Algonquin Township's policy is to repair or replace any mailbox that was damaged as a result of their snow removal.

*Please notify the township office of any plowing damage at:
1-847-639-2700 Extension 6.*

Special Dates of Interest

- **WEDNESDAY NOV. 23**
DEADLINE TO RESERVE YOUR PLACE AT THE STEEPLE RUN HOLIDAY PARTY
- **SATURDAY DECEMBER 3**
7:30 PM
STEEPLE RUN HOLIDAY PARTY & WINE TASTING
- **THURSDAY JAN. 26, 2006**
7:00—9:00 PM
STEEPLE RUN ANNUAL MEETING

Inside this issue:

| | |
|------------------------------------------|---|
| FENCING AMENDMENT & EXEMPTIONS | 2 |
| NEW HOMES PLANNED | 2 |
| HOLIDAY PARTY DETAILS | 3 |
| RESIDENT UPDATES | 3 |
| PROPOSED COVENANT UPDATES MAILED/EMAILED | 3 |
| COYOTE HAZARDOUS TO PETS | 3 |
| PLOWING CONTRACTORS COMPARED | 4 |

SRHA MOVES FORWARD WITH CHANGES TO COVENANTS



The Steeple Run Homeowners Association recorded the Fourth Corrective Amendment to the Steeple Run Estates Declaration of Covenants, Conditions and Restrictions at the McHenry County Courthouse on October 11, 2005. This amends Article 8.04 (g) that restricts the installation of fencing in the neighborhood.

In a unanimous decision, the Board adopted the provisions of the amendment that essentially states that no fencing shall be used in the subdivision with

limited exceptions. Fencing must be installed around in-ground pools as this is required by McHenry County Ordinance. Pool fencing materials must be of brick/stone or decorative iron or aluminum.

Dog runs are allowed in the amendment, but they are limited to one per household. The dog run must not exceed 150 sq. ft., which is approximately a 12 ft by 12 ft area. The dog run must be visually appealing and not detract from the exterior appearance of the home. The

same materials of construction are required as with pools with the exception that wood fencing is allowed for a dog run if it matches the exterior of the house.

All building materials for pool fences and dog runs must be approved by the Architectural Control Committee prior to the start of construction. If you would like a copy of the fencing amendment, please contact Dave Malcolm, Architectural Control Committee.

“IF YOU HAVE AN EXISTING FENCE OR DOG RUN THAT DOES NOT MEET THE CURRENT RESTRICTIONS, YOU MAY SUBMIT A REQUEST IN WRITING FOR A WAIVER”

Existing Fences & Dog Runs May Qualify for an Exemption

The amendment to the restrictions on fencing and dog runs in Steeple Run allows existing structures to remain until the home is sold to a new owner. At that time, any fence or dog run that is in violation of the current restrictions must be removed by the homeowner prior to the home sale becoming final.

Article 8.05 of the SRHA Covenants allows the Architectural Control Committee and the Board of Directors to grant a waiver on a case-by-case basis to homeowners

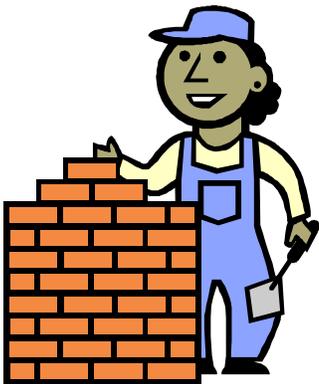
that may not currently be in compliance with the amended fencing restrictions. If you have an existing fence or dog run that does not meet the current restrictions, you may submit a request in writing for a waiver to the Board of Directors. A member of the Architectural Control Committee will inspect your fence or dog run and make a recommendation to the Board.

Since the fencing amendment allows existing structures to stay until the time the home is sold, the

waiver essentially says that the current homeowner does not have to tear the structure down prior to the sale of the home.

In a related matter, Steven and Jill Kadish, 3906 Steeple Run Drive, requested a waiver for their existing architectural wooden fence. By unanimous resolution of the SRHA Board of Directors, their request was granted. The waiver was recorded with the McHenry County Recorders office in early November.

New Housing Developments Planned along Route 176



Herb and Linda LeBlanc attended the presentation of the proposed Ryland Homes Preston Pines Development to be located northeast of Routes 176 and 31.

The development will consist of 275 houses and 184 townhomes, situated on 100 x 200 ft lots (20,000 sq. ft.),

or about 1/2 acre. The homes will have 3 car side-loading garages. Ten home models were listed with 50% or more with brick fronts. All fireplace chimneys must be constructed of brick. The starting prices are in the \$350,000 to \$440,000 range.

Another new development is planned for the southeast corner of Smith Road and Route 176. Current plans include the installation of a stoplight at Barreville Road and Route 176. No further details on the type, size or cost of these homes were available.

RESIDENT UPDATES

When the Fall 2005 newsletter was distributed, a contract was pending on the vacant Terrana home at 4307 Church Hill Lane; there has since been a successful closing. Please extend a welcome to our newest residents, **Gina & Chip Johnson** and their two children, Corina and Chase.

The Senyshyns have changed their email address. Please correct their entry in your Steeple Run Directory. The new address is: senyshyn@sbcglobal.net.



HOLIDAY PARTY

The Steeple Run Holiday Party will be held Saturday December 3rd, starting at The Village Vintner Winery on Randall Road. The \$25 ticket covers the guided wine-tasting, a short tour, hors d'oeuvres and sweets, games, prizes and music.

Please RSVP ASAP for this Neighborhood Social Event.

Contact Karen Malcolm at: 3700 Church Hill Lane 444-8874

COPIES OF THE PROPOSED COVENANT UPDATE WILL BE SENT VIA BOTH EMAIL AND USPS MAIL LATER THIS WEEK.

CONTACT JILL (477-0090) IF YOU HAVEN'T RECEIVED YOUR COPY BY DEC. 10th

Wile E. Coyote Spotted in Subdivision

A coyote has been spotted on numerous occasions trotting through the neighborhood in both the early morning and evening hours.

Coyotes once lived primarily in the western United States, but their range has expanded to include much of the United States, Canada and Mexico. They are intelligent animals and adapt to a variety of rural and urban habitats.

The coyote is about the size of a medium dog and weighs between 20 and 50 pounds. Most are grey, but some are rust or brown in color with a bushy tail that is tipped with black. Coyote tracks are more elongated than dog tracks.

Coyotes feed on rabbits, feral cats and various rodents including gophers, mice, rats, and squirrels. They will also feed on the remains of dead deer and other large animals. Not being too finicky about their diets, they also will eat fruit

and berries when they are available. So far, all attempts to eat roadrunners have been unsuccessful.

Of particular concern to urbanites, coyotes often prey on smaller pets that are left unprotected in the yard. Reports of coyotes attacking and killing pets in the Crystal Lake area are fairly common. If you have a dog or cat, you may wish to pay close attention to them when they are outside.

"COYOTES OFTEN PREY ON SMALLER PETS THAT ARE LEFT UNPROTECTED IN THE YARD."



Meep-Meep



PLEASE USE YOUR DRIVEWAY LIGHTS— KEEP OUR STREETS and WALKERS SAFE



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Questions? Comments?
Volunteering? Contact:
Jill Peterson-SHRA Secretary
3709 Church Hill Lane
Phone: 815.477.0090
E-mail: jill@peterson.name

Natural Christmas trees will be accepted for recycling at the Algonquin Township offices around the clock from December 26 through January 31, 2006.

SNOW REMOVAL ANALYSIS 2005-2006

As a service to the residents of Steeple Run, the SRHA Board will, from time to time, canvas contractors to survey costs for services to our members, such as snow removal, lawn care and driveway sealing, to ensure that a fair price is charged for services rendered. Listed below are quotes from 4 snow plowing contractors for a side load garage with a circular drive in Steeple Run, considered more difficult/costly than the typical flat, straight in or side load configuration. Higher costs may be incurred for an extreme uphill grade or additional parking areas. Below is the list of contractors that responded. Any contractor is free to submit their costs to Steeple Run at any time.

| CONTRACTOR | PHONE | CONTACT | CONTRACT | INCLUDED* | EXTRAS* | SNOW DEPTH | INDIVIDUAL | SEASONAL | MAX** |
|-------------------------------------|--------------|---------|----------|-----------|---------|------------|------------|----------|-------|
| PONCA HOME SERVICES | 815 578 0685 | Service | N/A | DR, S, ST | N/A | 2" | \$100.00 | N/A | N/A |
| WODELL BROS. | 815 759 0450 | Robert | N/A | DR | S,ST | 2" | \$30.00 | N/A | N/A |
| LAKESHORE S/P SERVICES | 815 479 9106 | Steve | YES | DR | S,ST | 1.5" | \$45.00 | \$325.00 | N/A |
| CREATIVE COM (Div. of Berthold Ent) | 847 875 5699 | Service | YES | DR | S,ST,MK | 2" | \$27.00 | \$250.00 | 10 |

* (DR) Driveway(S) + Sidewalk, (ST) Steps, (SL) Salt, (MK) Markers

** After 10, Plowing Charged per Plow at \$27.00

Note: The Board does not recommend the use of any contractor over another nor does the Board guarantee the cost or quality of the service rendered but offers this information to SRHA members only to use as they see fit.