

STEEPLE RUN NEWS

Volume 2, Issue 2

A PUBLICATION OF THE STEEPLE RUN HOMEOWNERS' ASSOCIATION

ACCOMPLISHMENTS ABOUND IN 2006

WINTER 2006-2007

The Steeple Run Homeowners' Association Board of Directors has made significant accomplishments in 2006.

Many hours were spent reviewing the Covenants, identifying areas that needed revision, and then implementing these updates into a final legal document. The Board extends a sincere thanks to attorney George Lang for his time and expert counsel in crafting the Covenants into a finished legal document. Another thank you goes to attorney Steve Kadish for his legal counsel and "second opinion" to the Board. The Board is proud of the progress made in updating the Covenants. We encourage the Association members to vote in favor of their adoption at the Annual Meeting on January 30.

Jill Peterson, your SRHA Secretary, has improved the communications in the neighborhood by

publishing 3 newsletters, writing and distributing the Board Meeting minutes, expanding the Littel-trell-designed website, updating the Directory, and maintaining the official SRHA records. Great job, Jill.

Joe O'Malley collected the dues and paid all bills on time. He also prepared the federal and state tax documents to make sure we are in full compliance with the tax code. This year the Board approved the need for liability insurance. Joe and Karen Malcolm solicited the bids and finalized the insurance contract.

Many of you may have taken advantage of the Preferred Contractor program that was organized and implemented by Herb Le Blanc. Some of these projects include driveway sealcoating, lawn care, and snow removal. Herb's efforts add value

to the neighborhood by offering members opportunities to save money on normal household projects.

Social activities play an important role in fostering a feeling of community among the neighbors. Board member Karen Malcolm, with the help of many others in the neighborhood, organized several social events during the past year such as the wine tasting and neighborhood block party. And, of course, the Bunco groups and poker parties continue to enhance the fun and camaraderie that is so unique to Steeple Run.

Finally, let's not forget the Committees. Chris Kempa was responsible for the Landscaping committee. He negotiated the contract with the landscaper and supervised the mowing and care of the entrance monuments. Dave Malcolm headed up the Architectural committee. Amongst other duties, he prepared the inspection reports and drawings for the fence waivers for final approval by the Board.

Although I will be stepping aside as your President this year, the work of the Steeple Run Homeowners' Association continues on. Having served on the SRHA Board for many years, I must tell you that the current Officers, Phase Directors and Committee members are the most dedicated, focused and goal oriented group with whom I've had the pleasure of working. They deserve a hearty handshake, a pat on the back and congratulations for a job well done. And thanks to you, the members of the SRHA, for your continued support.

Bill Harfst
President

Special Dates of Interest:

- TUESDAY JANUARY 23—
MAILED PROXY VOTES DUE
- WEDNESDAY JANUARY 24—
RECIPE FORMS DUE FOR
INCLUSION IN THE STEEPLE RUN
NEIGHBORHOOD COOKBOOK
- MONDAY JANUARY 29—
HAND-DELIVERED PROXY
VOTES DUE
- TUESDAY JANUARY 30
7:30-9:30 PM—ANNUAL
MEETING. ALGONQUIN
TOWNSHIP OFFICES

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SRHA ANNUAL MEETING ON TUESDAY

The Steeple Run Annual Meeting will be held on Tuesday January 30, 2007 from 7:30—9:30 pm at the Algonquin Township offices.

By now, every household should have received their packet of materials for this Annual Meeting. If you have not, please contact SRHA Secretary Jill Peterson for a replacement.

We urge all residents attend as there are several important pieces of business that need to be discussed and completed:

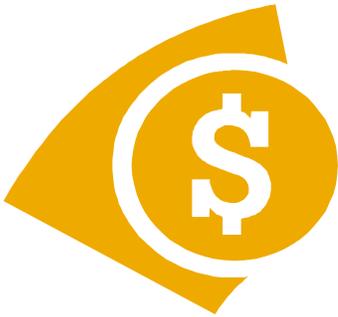
- Present and vote on Proposed 2007-2008 Budget
- Present and vote on Phase 2 Covenant Update
- Elections to SRHA Board of Directors
- Disbursement of Neighborhood Directory

Please review the proposed updated Covenants that your Board, along with George Lang, have labored long and hard to bring forth for your approval.

Proxy Voting

Ideally, we would like all residents to attend this meeting so that they can submit fully informed votes. If you cannot attend, please fill out the proxy ballot included in the Annual Meeting info packet and return to Jill before the meeting. If you turned in your vote in advance and then are able to attend the meeting, you may withdraw your proxy vote and vote in person at the Annual Meeting. Proxy votes will be kept confidential.

Any questions or concerns? Please contact Jill Peterson or another Board member.



“WE WILL CONTINUE TO REVIEW EXPENSES IN OUR ONGOING EFFORT TO PROVIDE VALUE AT REASONABLE COSTS TO OUR MEMBERS”

STEEPLE RUN NEWS

Treasurer’s Report

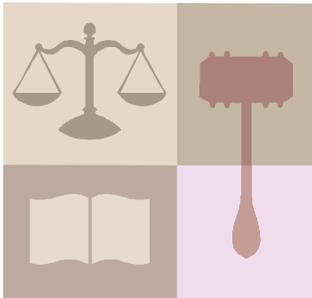
FISCAL YEAR 2006-2007

	1st QTR	2nd QTR	3rd QTR	4th QTR	TOTAL
INCOME	5,180.00	0.00			5,180.00
EXPENSES	1265.32	2359.02			3,624.34

November 30, 2006 marked the half way point in our fiscal year. During the second quarter we paid the annual premium (\$1,104.00) for the Homeowners’ Association liability insurance. This represents a significant non-budget item for the year. The premium was paid from the general reserve, leaving a balance of approximately \$6,300.00 in total reserves. While other expenses continue to be generally in line with the budget, our overall projected costs will exceed revenue for the year. A dues increase will have to be considered for next year in order to balance the next fiscal year budget. More information will be presented at the next annual meeting in January.

Our current net cash flow is positive, with a \$1,555.66 current balance for the year. However, we have accrued expenses of \$735.00 that are yet to be paid. With projected expenses through the next two fiscal quarters, we will be running a deficit for the year. We will continue to review expenses in our ongoing effort to provide value at reasonable costs to our members.

COVENANT CHANGES PROPOSED by George Lang



Phase 2 of the Covenant Update is nearing completion; with more significant changes.

The Board, with the help of the By-Law Committee, has reviewed the neighborhood By-Laws and Covenants and has prepared suggested changes to make the rules governing our Association and neighborhood more current.

The most significant changes have been to eliminate the Phase Director structure and eliminate references to Steeple Run Development which no longer has an interest in the Association or the neighborhood.

Additionally, several other changes are proposed including:

- refining the authority of the Architectural Committee;
- refining the notice provisions;
- refining the functions of the Board and the Officers;
- limiting the amount annual dues may be raised; and
- refining the rules to maintain the integrity of the neighborhood.

A copy of the proposed changes has been sent to each homeowner in their Annual Meeting information packets, and the proposed changes are clearly marked. These proposed changes will also be available at steeplerun.org.

At the Annual Meeting the Board will address any questions regarding the proposed changes. The floor will be open for any comments and discussion on the proposed changes before a vote on accepting the changes is cast.

~ ~ ~ NEW YEAR, NEW LAWS ~ ~ ~

The McHenry County Board **lowered speed limits** on many traffic arteries and other roads. At the request of Nunda township, the speed limit was dropped from 45 mph to 40 mph on **Smith Road** between Terra Cotta and Crystal Lake Ave.

As soon as the signs are installed, the speed limit on **Congress Parkway** will be 30 mph and **Federal Drive** (next to Chili's, Pier One and Target) is reduced to 25 mph.

The new lowered speed limit on **Rakow Road** is 45 mph. The speed on **Algonquin Road** west of Randall Road has also been lowered.

Here are some of the new Illinois laws on the books that you may not be aware of:

The Carbon Monoxide Alarm Detector Act requires carbon monoxide detectors in all homes that have gas utilities or an attached garage. Each detector must be placed within 15 feet of a sleeping area.

Carbon monoxide is a colorless, tasteless and odorless gas which kills 250-300 Americans per year. The Illinois Poison Center expects up to 1,200 carbon monoxide-related calls in 2007. Likely sources are cars running in garages, faulty gas furnaces, gas stoves and ovens, water heaters, gasoline-powered generators and fireplaces.

Detectors are vital since Carbon monoxide is called the Silent Killer. Early symptoms include headache, nausea, vomiting and dizziness. Serious symptoms include throbbing headache,

drowsiness, confusion and heart irregularities.

Failure to comply with the new law is a misdemeanor and will be handled by local fire departments.

Senate Bill 2310 allows residents to put a security freeze on their credit reports to help protect against identity theft. More info at the Attorney General's Identity Theft hotline 866-999-5630.

Amendments to the Good Samaritan laws were made to protect people with first aid training from being sued for attempting to render first aid.

A complete list can be read at the IL State Assembly website www.ilga.gov.



Carbon Monoxide detectors are now required within 15 feet of sleeping areas.

Recycle Your e—Waste

The latest electronic gadgets make popular Christmas gifts – new cell phones, MP3 players, High Def TVs and computers –but what do you do with the old ones? These electronics should not end up in the landfill since they may contain mercury, lead, other heavy metals and hazardous materials that can reach our groundwater and wells.

It is possible to locate firms that reuse or recycle

these electronics. Our township accepts computers (but not monitors) that last Saturday of the month from March through October. Used computers can also be taken to local computer recycling businesses, regardless of their age or working condition. To assist residents to dispose of less common items, the McHenry County Recycling Directory is still available on line at <http://www.mcdef.org>

[recycling.htm](http://www.mcdef.org).

The McHenry County Defenders have closed their recycling center in Woodstock however; the recycling bins at the Algonquin Township offices are still open 24/7. Christmas trees will be accepted for recycling through January 31. There are also bins to collect glasses, hearing aids, cell phones, children's books and athletic shoes.





"If you want volunteers, avoid the word 'committee.' Scares them off. Try 'club.'"

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DON'T BE AFRAID TO ATTEND THE ANNUAL MEETING

Is the fear of being cornered into volunteering for the SRHA Board or Committee work keeping you from attending the Annual Meeting?! Don't let fear stop you!

Unless other willing residents come forward, the Board members whose terms expire are willing to continue, all except for Bill Harfst who is stepping aside. The officers will be selected by the new Board after the Annual Meeting.

Little known fact: Under the current Covenants and By-laws, if there are no volunteers for the Board, residents are required to serve, alphabetically by phase. This provision is deleted in the updated Covenants awaiting your vote.

There are 5 fears that keep people from volunteering their time and talent—stress, humiliation, obnoxious people, tedium and commitment.

Don't think of it as another job. Volunteering is an opportunity:

- To learn
- To stretch and challenge yourself
- To see the world from different perspective
- To meet new people
- To give something you have to give that doesn't get expression elsewhere
- To establish roots within your community
- To act as a volunteer role model for our children

Whether you are interested in serving on the SRHA Board for a 2 year term or as a Committee member, please contact President Bill Harfst or raise your hand at the Annual Meeting. There is a wide variety of positions do not require a major commitment and can be limited in both

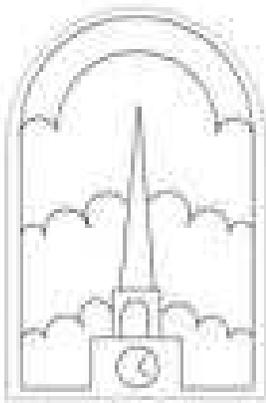
time and scope. The Social Committee always has room for volunteers and their ideas—the more, the merrier! Volunteers—the highly successful Block Party wouldn't have happened without them!

FENCE WAIVER FILED

The fence waiver issued for Cindy and Craig Ibbotson's dog run is the last of the requested fence waivers. These waivers apply to structures that were in existence prior to the amendment to the Covenants that prohibits the installation of fences except for those around a pool as required by County code. Dog runs must now limited to 150 square feet or less.

The Board would like to thank them for their patience as their waiver took a back seat to the Covenant Update.

DIRECTORY UPDATE



The September 2005 (orange) Steeple Run Neighborhood Directory will be replaced with a more recent version. These will be distributed at the Annual Meeting on January 30th.

Although we have used the newsletter to keep current with any changes throughout the year, some households have undergone changes that have not yet been mentioned. There are also a few email addresses which are no longer

valid.

Please notify SRHA Secretary Jill Peterson by phone or email if any changes need to be made to your family's listing in the Steeple Run neighborhood Directory. A Directory Update form is also available at our website on the Contact Us page.

Directory updates have been a regular feature in this newsletter and will continue in between Directory publications.

Recent Updates:

Please welcome Miranda and Harold ALT and their children, Steven and Carter. Carter is our youngest resident. The Alts have purchased Nelson's home on Belson.

Please change the Johnson family email address to gina1134@sbcglobal.net.

Contractor Review 2006 by Herb LeBlanc

The purpose of the Contractor Enrollment Program is to eliminate over-charging and unreliable contractors from doing business in Steeple Run Estates while keeping the costs to our members low through competitive bidding. The Board recognizes that the nature of Steeple Run Estates, larger homes on 1+ acre lots, presents opportunities for contractors/vendors to benefit with increased dollars and profits for upkeep and repair because of the complexity of our homes. To level the playing field for SRHA members as it relates

to cost for contractors/vendor services, we have solicited and received several bids on a variety of services in 2006 and published this information in the SRHA Quarterly newsletter. We don't recommend one contractor/vendor over another; members can choose whom they see fit.

In 2006, we received competitive bids for sealcoating, lawn fertilization, lawn mowing and snow plowing. A conservative estimate of the annual savings would be \$350 if a SRHA member enrolled in all 4 programs.

As a member of the SRHA, you have an opportunity to contribute as well by giving the Board suggestions for services from contractors/vendors that would respond to competitive bidding and would offer lower cost to all SRHA members. Call or email anyone on the Board with your ideas.

By continuing the Contractor Enrollment Program as well as the Preferred Contractor Program, we will continue to explore additional opportunities for saving money for SRHA members in 2007.



SOCIAL REPORT by Karen Malcolm

Please contact Karen if you have ideas or would like to volunteer for any social activities.

2006 Holiday Party

With many indecisive neighbors, we had to cancel the Holiday Party this year. The December 2005 party was a complete success and it's unfortunate that the 2006 party had to be cancelled. We have some really sad and disappointed neighbors. Anyone who would like to plan this event for December 2007, please contact Karen.

Neighborhood Cookbook

A reminder - Cookbook recipes are due January 24, 2007. So, please send the information to me by email, or drop off the information in the special mailbox by my front door.

Girls' Night Out

A Girls Night Out is in the works, so anyone interested, please contact Karen or Angie Wallis.

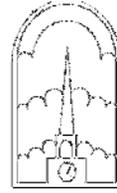
Men's Poker Night

There are openings for regulars to join the Men's Poker Games. Not to worry, the stakes are not high, and is just for some fun. Each participant must take his turn as host on a rotating basis. The Poker Games are held every month or so. There will be a schedule maintained of the "Rotating Regulars List" for the regulars, as well as a "Rotating Sub List" for all the subs. The subs will be called on a rotating basis in order to give each sub on the list a chance to enjoy all the benefits of playing. If there are a sufficient number of subs, they will have the option of meeting on a separate basis.

Please contact Karen/Dave Malcolm or Joe O'Malley if you would like to join the poker game.



Now for a rare treat. Here is a picture taken of the Wednesday night Bunko group. The group dressed up for Halloween this year to play Bunko. Can you guess who they are?



SEE YOU AT THE ANNUAL MEETING TUESDAY JAN. 30th

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Questions? Comments?
Volunteering? Contact:
Jill Peterson-SHRA Secretary

We're on the Web:
[http://
www.steeplerun.org](http://www.steeplerun.org)



PRESTON PINES DEVELOPMENT APPROVED

As first mentioned in the Winter 2005 issue, planning continues on the Preston Pines subdivision to be located between Routes 31 and 176 and Barreville Road. This January, the City Council approved the first 2 units for Ryland Homes to build 16 homes, 89 town

homes and one commercial lot on 40 acres. The entire development is expected to have 275 homes and 184 town homes on under 332 acres.

Now that the property has city approval, Ryland will take a proposal to IDOT to widen part of Route 31 just south of

the Sherman Health Building (aka the Ambutal) to 5 lanes and add a traffic light. Approval may take several months. Meanwhile, the developer wants to start on improvements as soon as possible while they continue to seek approval for the remaining units of the development.



TRAVEL ALERT—Passport laws have changed

Planning a winter or Spring Break getaway? If you don't already have a passport, you'd better get the process started! Beginning January 23, a passport is needed to travel by air from the Caribbean, Mexico and Canada. Before this recent tightening of our borders, only a driver's license and birth certificate were required.

By Jan. 1, 2008, travel by land or sea from those countries will also require a passport.

If you're starting to plan a holiday, consider that these new rules do not apply to US territories so you still can travel to the US Virgin Islands, Puerto Rico and Guam without a passport.

Armed with 2 properly sized photos, proof of US citizenship, a valid photo ID and the fees, you can start the process at our CL Post Office. It will take 6-8 weeks to receive your passport. For more information, visit <http://www.travel.state.gov> or call 1-877-487-2778.