

Crestlake Homeowners' Association Board

P.O. Box 325

St. Joseph, Illinois 61873

November 18, 2019

Dear Fellow Crestlake Resident:

First of all, we want to wish everyone a happy holiday season! The snow came early this year, causing us to reach out to you. Over the last several months, the Crestlake Homeowners' Association Board has been routinely receiving anonymous letters from an unknown individual complaining about several issues. Included in the concerns are parking, traffic congestion and speeding. The writer worries about safety of children and the public as well as the inconveniences being caused. While we would rather any resident come forward and identify the specific problems as they occur so that we can address them at the time, the writer does have a point. Other residents have had the same issue from time to time. There has also been some concern about flooding that we need to address as well. We will post all of this on our Facebook page, but since everyone is not on Facebook, we thought it best to send a letter to every household. We do encourage residents to "like/follow" the Crestlake Neighborhood Facebook page for updates.

The specific complaints include:

Parking

- The parking of vehicles on both sides of the street across from each other thereby restricting two-lane access and, in some cases, restricting access by larger vehicles (construction, fire or delivery trucks) completely. This includes the storing of trailers, trucks and cars on the street for extended periods of time. Some residents have pointed out vehicles left for days, weeks or even months at the same place on the street. Specifically, this also applies to large work trucks and/or construction trailers. The Restrictions and Covenants for the Crestlake Homeowners' Association only has two sections that addresses this. Sections 17 and 21 state;

17. **Off Street Parking:** All property owners shall provide and use at all times off-street parking for the number of automobiles in use by the owner or resident on the property. All property owners or residents in Woodard's Crestlake Subdivision No. 1 (*and all other subdivisions of Crestlake*) owning or possessing trucks, boats or recreational vehicles which they desire to park in the subdivision shall provide and use an enclosed garage for the storage of such trucks, boats or vehicles when not in use.

27. **Construction:** During any period of construction or repair the lot owner responsible for such construction and repair shall maintain proper safety procedures, including appropriate construction barriers. Any construction use of easement areas for ingress and egress shall be minimized so as to not interfere with traffic and so as not to create offensive dust, debris, noise or fumes. Any damage to common areas or private lots, wherever located, caused by construction traffic shall be promptly repaired by the lot owner so as to place such damaged area in the condition which existed immediately prior to the construction period. ***If, during any phase of construction activities, disruptions occur which obstruct or otherwise negatively affect the traffic flow or activities of the other lot owners, the Architectural Control committee may direct the lot owner to immediately cease and desist using the contractors or subcontractors causing said disruption and the lot owners shall promptly comply with such direction (emphasis added).*** Failure by such lot owner to comply shall entitle the Architectural Committee to a preliminary restraining order and an injunction restraining the lot owner from continuing construction until the disruptions are remedied by the lot owner and such contractors and subcontractors.

For short-term projects, everyone understands that contractor parking on the street is necessary. When that happens, we ask that other residents avoid parking directly across from these vehicles to allow for the free flow of traffic. However, Crestlake residents that *own* construction vehicles, parking them on the street daily may cause an issue. The

Board asks that everyone keep this in mind when parking cars, trucks, trailers, etc. on the street. However, keep in mind that actual parking enforcement is the purview of the Sheriff, not the Association.

As any member of the Homeowners' Board can tell you, complaints about specific residents violating the various covenants arises from time to time. The Board takes steps to try to solve the conflict or issue as it arises. Other than simply asking for compliance, the Homeowners' Board only has one enforcement methodology as outlined in Section 22;

22. **Enforcement:** Enforcement shall be by proceedings at law or in equity against any person or person(s) violating or attempting to violate any covenant, either to restrain or to recover damages. Each lot owner, the Owner, and the Woodard's Crestlake Homeowners' Association shall have standing to enforce these restrictive covenants. The prevailing party in any suit for the enforcement of these covenants shall be entitled to recover their reasonable costs and attorney fees.

Every member of the Crestlake Homeowners' Association Board will tell you that we do NOT want to sue our neighbors to enforce the covenants. On the other hand, we have to balance our fiduciary responsibility to protect the homeowners from a potential large legal and fiscal liability if something should happen and the Association is found negligent. That is why we are asking every resident to do their part to keep the roadways clear.

Speeding in Crestlake

- Speeding enforcement in Crestlake is in the purview of law enforcement. We suggest you direct any issue with regard to traffic enforcement to the Champaign County Sheriff's Office. There are a lot of children in our subdivision so please drive carefully!

Drainage/Flooding

- The Homeowners' Association is responsible for maintaining the six retention ponds and a commons area. The storm drains that connects the retention ponds to the St. Joseph storm drainage system are maintained by the Village. Please direct your concerns about issues such as flooding on the streets to the Village. Yes – there have been huge 100-year rain events where one or two of the ponds are out of their banks. Keep in mind that the drainage system can only handle so much water. The Board does the best it can to maintain the ponds. Ponds filling up with sediment also reduces their capacity to retain water during floods.

On a better note, the Homeowners' Association is doing well financially and deals with issues as they arise. I can vouch that the Board members volunteer a lot of their personal time, are genuinely dedicated to doing a good job and work hard to do the best job they can. The Board encourages residents to come to the Board meetings every once in a while just to meet the Board and tell us about any concerns you may have. My thanks to the Board members:

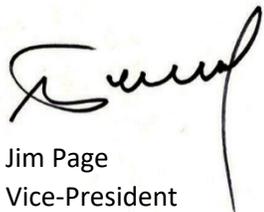
Danny Wilson (President)
Adana Adams
Kevin Luther

Dennis Heuber (Treasurer)
Michele Guido

Bethni Gill (Secretary)
Mike Birt

You can contact the Board by messaging thru the Facebook page, calling the hotline at 217-353-5253 or leaving a message on our web page

Respectfully,



Jim Page
Vice-President