Riverside Townes Homeowner's Association
Committee Meeting
Location: Inwood Athletic Club, 3000 W. Jefferson St., Joliet, IL
Meeting Date: Monday, November 3, 2025
Submitted by: Mary Withrow, Secretary

Riverside Townes Association Contact Information:
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RTHA Board of Directors (BOD) Trustee Members Attending / *Absent*:
Joe Murphy, President
Barb Rossi, Vice President
Larry Thomas, Director-at-Large
George Fuhrman, Treasurer
Mary Withrow, Secretary
Dave Hyland, Property Manager
Homeowners Attending: 10 including BOD Homeowners

Minutes:

This Riverside Townes Homeowners' Association Committee Meeting initiated at 6:34 p.m. by President Joe Murphy Last meeting minutes (August 4, 2025) approved by Treasurer George Fuhrman and seconded by Vice President Barb Rossi.

Financial Report:

Jan – Oct 2025 – Updated 11/03/2025

Total 2025 Income $333,752.72
Total 2025 Expenses $293,035.95 *Porch Rails/Spindles/Paint $38K, Snow Plow $28K, Salting $10K, Grass Cutting $66K, Mulch $16K, Alley repairs $15K, Concrete $26K Pressure washing $11K, Gutters $10K*
Net Operating Income: $43,216.77

Total Assets as of Nov 3, 2025:

Old National Bank – Checking	$ 88,351.04
Regular Savings – Old Nat'l Bank	$ 25,095.45
6 Month CD – Old Nat'l Bank	$ 77,069.91
23 Month CD – Oxford Bank	$ 48,564.29
Total Assets	**$239,080.69**

Homes with porch/railings that have over half needing replacement will be replaced with PVC spindles and poles – initially more cost but long-term cost effective due to no wood to rot or paint.

Period 01/01 – 11/01/2025: *Eleven (11) Regular Home Sales, Two(2) Foreclosure, One (1) Resolved*

Homes are now selling in upper $220K > $325K range in our complex depending on condition of home.

Delinquent Owners/Association Fees as of 11/03/2025: Nine (9) listed over 3 months past due issued Warning Letters – Four (4) paid/current. Two (2) Negotiated Payment Plan – One (1) Current, Eight (8) in Collections – one (1) Not honoring Payment Plan, Two (2) in Court Filing, one (1) Possession

Hearing, one (1) Filed for Bankruptcy – Court Payments. Total Currently Owed $18,738.04 with highest being $27,451.39.

Homeowner with home under possession has serious medical condition and Property Manager Dave Hyland worked with County and now he is in a nursing home. Normally under possession would remove homeowner's possession but given special circumstances with this family awaiting decision of bank regarding foreclosure – home repairs to clean up and remodel to be able to rent would be approximately $30K. HOA would not recover expenses. This is pending legal resolution – will advise at next meeting.

January 2024 Monthly Assessments increased by $10/month to $160/month .. Homeowners need to update any auto payments to ensure they are paying proper amount. *Late fees will be assessed if payment* ***not postmarked by 15th or received past 15th of month*** ***at $45/month****. It's preferred to have homeowners be current to avoid such fees. Homeowners will be put into collections if 90 days past due. Payment plans will be set up for any homeowner needing such assistance, contact Property Manager Dave Hyland to arrange.*

Property Manager had listing showing multiple Homeowners with same last name – it is encouraged that Homeowners put full name and address on payments to help with processing payments.

OLD BUSINESS:

1) GAZEBO REPAIRS

Repairs completed for a total cost of $12K. An additional bench was added and garbage can moved to outside with lid with pet clean up sign. New roof installed.

2) MAINTENANCE

Property Manager Dave Hyland stated

- **Tree Trimming** was going to be planned for next year however, with number of requests for limb removal overhanging porches and roofs, trimming was performed this year. Several trees were removed completely, one which was split in half due to a storm.
- **Porches** - Ongoing maintenance on columns, rails and spindles – installed plastic for those that have more than half damaged to be repaired
- **Sidewalks –** Several areas mud jack repairs made where sidewalks shifting and sinking
- **Siding –** Some flashings blown off during storms – Homeowners advised to check homes, if original aluminum siding will be replaced by HOA, those with vinyl should contact the vendor.
- **Concrete –** Several homes had front steps and entry sidewalks removed and rebuilt that were sinking and not meeting code.

NEW BUSINESS: 2026 Anticipated Projects

1) Replacement of Address Signs at Alleyway Entrances

Address signs are 30 years and are fading making them hard to read. HOA will begin replacing the most faded signs. Replacement of Large Signs $135 and Small $124.00

2) Sealcoating of Alleys

All alleys have been resurfaced – now will do maintenance of sealcoating one or two/year in order they were resurfaced. Cost per alley $2,100.

3) Tree Removal/Replacement

Several trees with large pods creating a large mess in front of home and clogging gutters. Homeowners requesting they be removed and replaced with different type of trees. Removal of large trees is expensive, trimming so they don't overhang gutters and sidewalks will continue – removal to be reviewed by Board for spring.

4) Increase of Monthly Assessment

January 2024 monthly assessment was raised from $150 to $160. Due to homes now being 30 years old and in need of many repairs, it was proposed to increase monthly assessment with minimum of $10 > $20. After discussion amongst Board and Homeowners in attendance at meeting it was decided to compromise on $15 a month to be $175 effective January 1, 2026. Motion made by Treasurer George Fuhrman, seconded by Vice President Barb Rossi and concurred with Homeowners.

Concern of future roof repairs that will start within next eight (8) years to avoid special assessments. Previously Homeowners that had roof replaced with their insurance after storm damage were reimbursed for their deductible of $500 > $1,000. Approximately 100 homes had roofs repaired saving the HOA full repair expenses. Future roof replacements would require full tear downs at cost of approximately $5,000 each, for the 200 homes that equates to $1,000,000 to replace all the roofs. Proactively building up reserves will lessen the need for a special assessment for roof replacement, and Homeowners can continue having repairs to their homes for siding, porches, steps, sidewalks, etc.

New Homeowner inquired about having railings on porch – his model currently doesn't have and porch had filled in holes from mud jacking done many years ago – Property Manager Dave Hyland explained how our complex was a flood zone and was built on land fill and thus issues with foundations/concrete are continually addressed and supported by the HOA, which some other neighborhoods do not. HOA maintains, repairs and replaces that which was Developer installed. Changes and improvements to a home made by the owner is the responsibility of the Owner. The original siding on all homes was Aluminum, any vinyl siding is the responsibility of the Homeowner as neither the HOA nor the Developer installed vinyl siding. Such repairs can be coordinated with HOA but at the Homeowners expense – they are provided an estimate to approve prior to repairs/installation.

Secretary Mary Withrow recently needed garage door repairs – contacted J&J Reliable. Third time needed their service and always prompt and professional/reasonable. 815-588-0755 or 630-717-1739. Highly recommended for any garage door issue/repair. They do 24/7 emergency calls too. Property Manager Dave Hyland will post as vendor on website for homeowner access.

5) Board Position Election

Two Board positions (Vice President & Director-at-Large) currently expiring and are up for two (2) year term. Nominations were requested.

Current Board members – Barb Rossi (Vice President) and Larry Thomas (Director-at-Large) wished to remain for next two-year term. Homeowners were asked if anyone wanted to fill these positions and it was determined to remain as is. Motion was made by President Joe Murphy, seconded by Secretary Mary Withrow. Next election will be in 2027.

OPEN FORUM

President Joe Murphy expressed condolences to family of fourteen-year-old that took his life at entrance of Woodhill recently. Memorial flowers have been placed at that entrance, and it was approved to have those memorials remain for a period of time. Landscapers are working around them.

Treasurer George Fuhrman discussed home that may be in possession due to pending foreclosure.
If bank offers as a short sale maybe beneficial for HOA to purchase and sell to cover expenses for cleanup and repairs. Homeowner discussion did not support as Bylaws may not allow.
Possession pending legal actions – will update status at next meeting.

Meeting was adjourned at 7:56 p.m. by Treasurer George Fuhrman, seconded by VP Barb Rossi..