

**SHADOW LAKES II ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
OCTOBER 15, 2022**

The meeting of the Shadow Lakes II Association Board of Directors was called to order at 3 p.m. at the Community Center on October 15, 2022. Those in attendance recited the Pledge of Allegiance.

**Board Members Present:** Wayne Kancler, Fred Cowell, Beth Chappell, Susan Knuth. Joe Hudetz attended via telephone.

**MOTIONS**

Motion was made and seconded to approve the minutes of the regular meeting of August 20, 2022. Motion carried unanimously.

Motion was made and seconded to adopt the proposed 2023 budget as presented at the budget meeting of August 20, 2022. The motion carried by a vote of 4 to 1. Director Beth Chappell voted no.

Motion was made and seconded to approve the renewal of a lease to Keith Eastman for a period of three years with a rate increase of 5.9%. Motion carried unanimously.

Motion was made and seconded to approve a contract with J & K Landscaping to erect a fence and prepare a golf cart parking area at the entrance of the common area located at the East end on Eon Lane. Motion carried unanimously.

Motion was made and seconded to approve a contract with J&K Landscaping for snow removal during the 2022-2023 winter season. Motion carried unanimously,

Motion was made and seconded to approve a medical variance to a covenant, pending final review by our legal counsel. Motion carried by a vote of 4 to 1. Director Fred Cowell voted no.

**APPEALS**

An appeal by EV24 was denied as the appellant did not appear.

An appeal was heard from FV32. The Board will review the added testimony and notify the member of its decision.

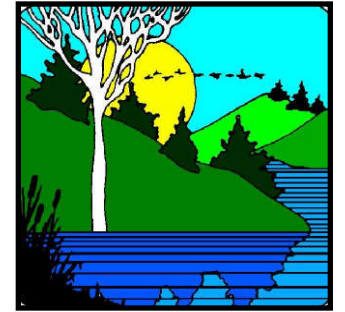
**PRESIDENT'S REPORT-Wayne Kancler**

As has been past practice when the Annual Homeowners Meeting is held immediately following a Board meeting, the regular reports will be presented at the Homeowners Meeting.

Director Hudetz asked that, since he is present via phone and will need to leave the meeting, he be allowed to give his financial update prior to adjournment. He noted that with the exception of the still pending sewer billing issue with the City of Braidwood we have been maintaining our operations within our budget.

On a motion made and seconded, by unanimous vote the meeting was adjourned.

# Shadow Lakes II Association



## Fossil Footprints

from the Chairman of the Board  
 Wayne Kancler



Over the recent Thanksgiving holiday, I was reminded of so many things for which I am thankful...family, life-long friendships, a long lifetime of experiences (both good and bad) and living at Shadow Lakes.

Thanksgiving also marks the beginning of a long holiday season followed by the end of another year. As we come to the end of 2022 I am once again pleased to report that our Association remains strong.

As is so often the case, the past year was not without its challenges. An inflation rate of nearly 8% made it difficult to stretch our dollars as we maintained our common elements. Added to our budgeted costs was the unexpected increase in sewer costs from the city. While we are still in talks with the city, and have held back payment on the increased billing, we have also held off on some of the 2022 budgeted items to ensure that we have the cash on hand should we not prevail in our ongoing negotiations with the city. While that challenge still exists, operational adjustments made during the year have allowed us to stay close to our planned 2022 budget and avoid the need for a special assessment.

On the other side of those challenges are the continued accomplishments and improvements in our community. After a long year of work, Xfinity high speed internet is now available to every lot within Shadow Lakes. The addition of this utility greatly enhances the value of all properties in our community. The final work was completed on the restoration and improvements to the point behind the Pavilion creating a beautiful parklike area. We completed over 60,000 square feet of new road overlays and replaced twenty-five-year-old HVAC systems in the Amenity Center and at the Community Center. A new golf cart was added to our maintenance equipment, replacing the old electric golf cart. We successfully foreclosed on two long delinquent properties, adding them back to the role of paying members. With the completion of these transactions we have increased our reserves by over \$115,000.00 bringing our total reserves to \$280,646.90 compared to \$165,539.22 at the same time last year.

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### December 2022

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#### Association Office Hours

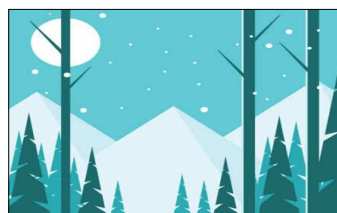
Monday-Saturday  
 10 am-3 pm

PHONE: 815-458-3647

FAX: 815-458-3697

E-mail address: sl2hoa@yahoo.com

Association Web Site Address:  
[www.shadowlakesassociation.com](http://www.shadowlakesassociation.com)  
 Association Manager—Wayne Kancler  
 Office Supervisor—Ranae Damaschke  
 Security Phone (815) 953-2010  
 Maintenance Emergency Phone:  
 (815) 666-5701 (available 24 hours)



### December 2022



#### SCHEDULED MEETINGS FOR 2022

Property Owners Association Committee Meetings are held in the Community Center. Board of Directors meetings are held six times a year, including the Annual Meeting. Special Board Meetings will be held, as needed, and notices posted according to Association Bylaws. All Shadow Lakes, Lighthouse Cove & Boardwalk Bay Property Owners are invited and urged to attend these meetings. All meeting dates are subject to change.

POAC	BOARD OF DIRECTORS
Mar 16 @ 7 PM	Feb 16 @ 7PM
May 18 @ 7 PM	April 13 @ 7 PM
July 15 @ 9 AM	June 16 @ 9 AM
Sept 16 @ 9AM	Aug 19 @ 9 AM
<b>(Budget meeting follows Aug. &amp; Sept. Meetings)</b>	Oct. 15 @ 3 PM
<b>(Homeowners Annual Mtg. follows Oct. Meeting)</b>	

Happy Holidays!

#### BOARD OF DIRECTORS

**President**  
 Wayne L. Kancler

**Treasurer**  
 Joe Hudetz  
 Architecture

**Secretary**  
 Susan Knuth  
 Security/Fossil Footprints

**Director**  
 Beth Chappell  
 Activities/Beautification

**Director**  
 Fred Cowell  
 Maintenance/  
 Fishing Club

#### POAC MEMBERS

**Chairman—Sher Sohol**  
 EV111

**Fisherman Village**  
 Mary Landolina—FV30

Marcia Baumgartner—FV205

**Tully Monster Village**  
 Mary Pittman—FC238

Bobbie Cooper—TMV136

**Fossil Cove Village**  
 Betty Lou Linke—FC64

Ron Wilczak—FC37

**Explorer Village**  
 Sue Kielnik—EV54

Tom Stec—FV207

**Lighthouse Cove**  
 Larry Hughes—LHC228

**Appeals**—Pat Hintzel—TMV97

## TREASURER/ARCHITECTURE

**Financials-**Operations thru Oct are showing that we are within \$6000 of our budget with \$1,188,000 in Revenue and \$989,000 of YTD expenses. Because of our dispute with the city over sewer rates, we have expensed their entire bill but held back the disputed amount in our bank account. We hope to have a resolution to this issue by year end.

**Quick Response Teams-IMPORTANT** We have arranged for a "Legalities of Home Defense" seminar on Jan. 28th, 2023 in the Community Center at 10 am. Our presenter is Retired Sergeant Major Dave Windsor, a 31 year Army Vet with tours of duty in every foreign hot zone from 1970 to 2000. Currently contracted by Homeland Security, he also is a licensed instructor of concealed carry and firearms training thru his local company Sights on Solutions. The program will last about 1 ½ hr. and attendance will be limited to 60 due to the size of the room. Reservations for property owners only ( 2 per household) must be made at the office.

**Governing Documents-**We continued reviewing our documents in Nov and are cross checking that all the documents agree with each other. We will present all the documents together to the Board for their comments and then will publish them on our web site for members' comments. Once again, email me if you have comments in advance for the committee to consider.

**Text/Email Notices-**I still find property owners who have not signed up to receive emergency notices via our email or text services. This has been a very helpful service for all members. Please call the office and get on the list. Power outages, storm damage, road closures, boil orders as well almost all upcoming activities and meetings get blasted out on a regular basis. It's FREE.

**Joe Hudetz, Treasurer**

### Chairman Contd.

During the year, seventy-eight properties were sold continuing the annual volume trend of the past three years. Along with the increased new ownership, we issued ninety-six building permits for new roofs, new and repaired decks, building additions, fences, and new park models. This activity shows continued interest in the value of owning property in Shadow Lakes.

The strength of our Association is also due to the hard work and dedication of our employees. To all of you, thank you for all that you do for Shadow Lakes! Your dedication remains unrivaled.

To volunteers and to the members of our Association. We could not have accomplished the many improvements we have made over the years creating the wonderful environment we have in the community without your involvement. To all of you, thank you for all that you do for Shadow Lakes!

It is my hope that your holidays, no matter how you and your families celebrate, are filled with warmth, peace, and joy. Wishing you and your family a very happy and safe holiday season and the very best in the coming new year!

**Wayne**

### VOLUNTEERS ALWAYS NEEDED

The holidays are traditionally a time of giving. We give presents to our loved ones. We give donations to charitable organizations.

As we are about to move to a new year, why not keep the practice of giving alive...at no cost to you but a few hours of your time.

Do you like to work in the garden? You can help keep our gates, Community Center and the Activity Center beautiful.

Do you have financial skills? You can get involved with the Budget Committee.

Do you like to see people have fun? You can assist with the many Association sponsored activities

Are you fair minded? You can join the Appeals Committee.

If interested in volunteering, just leave your name at the office and we will forward it to the appropriate Committee.



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## SAFETY/CODE ENFORCEMENT

### Greetings!

With the fall/winter season upon us, there are a number of safety issues that we do not have to deal with during the spring/summer season. As we enter the fall/winter season, please be cautious and courteous.

**Night Time Safety**-As I reminded you in the September issue of the Fossil Footprints, it is more important than ever to be cautious when walking or driving on our roads. With the shorter daylight periods coming earlier remember that when driving your golf cart during the darkness hours you are required to have working headlights and, if no working taillights, a red rear reflector. Driving a golf cart after sunset without working lights is Class A violation and is subject to a fine of \$100.00 for the first offence. More importantly it creates a safety hazard for you and others. And to auto/truck drivers please be sure your lights are on after sunset. It will alert walkers that you are approaching. When walking during darkness hours wearing light colored or reflective clothing and/or carrying a flashlight or small lantern will alert drivers to your presence on the road.

**Snow and Ice**-While our maintenance staff and contractors do a wonderful job keeping our roads clear of snow and ice, driving in Shadow Lakes during the winter requires more caution on your part than driving on city, county and state roads. Our roads are narrower than those streets and are used as sidewalks by pedestrians, which is why we have a speed limit of 10 mph. Our narrow streets provide little opportunity to avoid injury or property damage caused by careless driving. PLEASE SLOW DOWN!

Also please do not clear snow from your property onto our streets. This practice hinders our snow clearing efforts and can create a hazard for drivers. You can push the snow onto the five foot setback on each side of your lot.

**Water Safety**-As winter progresses our lakes will begin to freeze. If your ice fishing or skating or simply walking on the lakes once they freeze, **remember, there really is no safe ice!** Never go out on the ice alone. While an extremely rare occurrence at Shadow Lakes, we have had death occur due to falling thru tin ice.

**Rule Violations**-With the holiday season many of you will be entertaining family and friends. As a reminder, you the property owner are responsible of their behavior. Our rules are in place for the safety and protection of our members, their family and their guests. While violations decrease during the fall/winter season they still occur.

Through mid-November we have issued the following number of warnings and fines:

- ◆ Explorer Village-24 warnings and 15 fines
- ◆ Fossil Cove Village-39 warnings and 36 fines
- ◆ Fishermans Village-27 warnings and 32 fines
- ◆ Tully Monster Village-38 warnings and 32 fines

Fines during this period totaled \$7,650.00 versus \$4,525.00 last year, a 69% increase. We would like to see the dollar amount of fines issued reduced to zero.

Wishing you and your family a safe and joyous holiday season and hopes for a better new year for all.

Don Stifter, Safety & Code Enforcement

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## MAINTENANCE

Hi Folks,

Well winter is upon us once again and I hope that everyone has prepared for the snow and cold weather with Heat Tape for their pipes and Safety Salt for your stairs, walkways and driveways. Keeping the temperature at 50 to 55 your home when you are not there is recommended and covering your A/C unit if possible.

Hopefully we will have a mild winter, but if not please be a good neighbor and help other neighbors when possible. Do not shovel snow into the street after it has been plowed because it can cause slick spots that could result in an accident.

As you well know, all garbage is to be placed in a plastic bag before placing in your local dumpster, also no construction material is allowed in our dumpsters. No TVs or tires or electronics are allowed in or at our Dumpsters; please recycle them at the Wilmington location. Thank you with this ongoing problem of unwanted items dropped off there.

Repairs on "b" boxes in all villages have been done and will be done in winter. Please don't cover the BLUE painted "B" boxes valve on your property.

As always, I want to thank our entire maintenance crew for their continued work on making Shadow Lakes a place to be proud of. Have a SAFE holiday season.

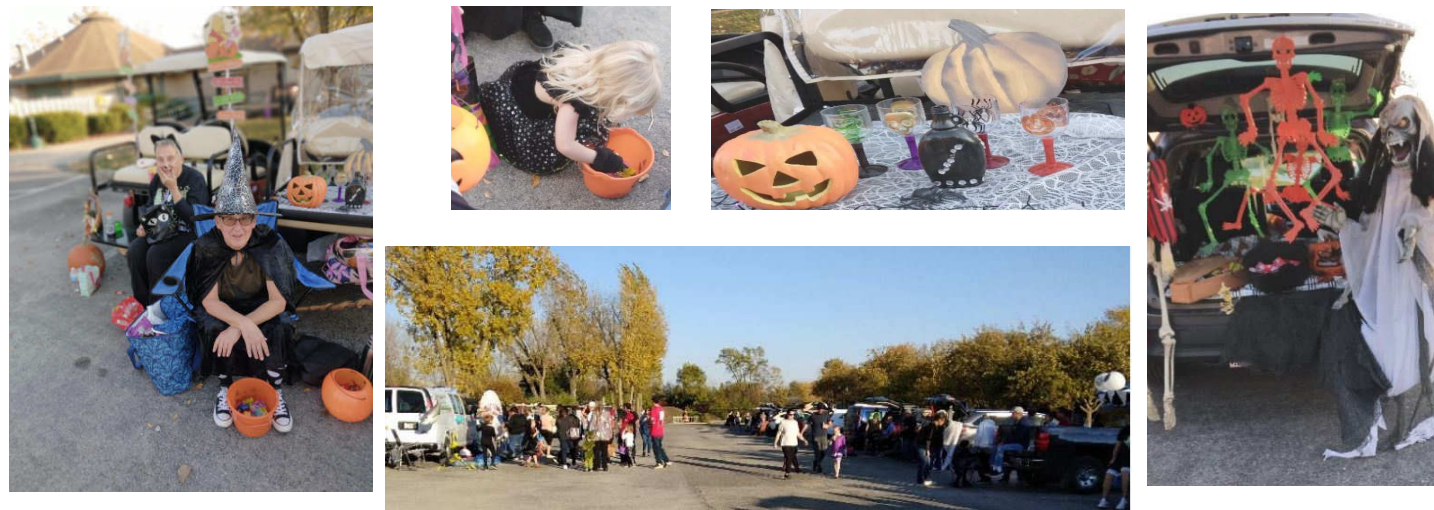
Maintenance Director, Fred Cowell

## ACTIVITIES

Greetings Everyone!

Thank you to everyone who has participated in our Fall events!

We had a great turnout for a Trunk or Treat! Thank you to all the "Trunkers and Treaters" for participating in this event. It was great to see everyone out and enjoying the late afternoon. Here are just a few of the pictures.



We are beginning to put together our summer schedule of events for 2023. If you have any suggestions for some possible future events, please contact us through the Shadow Lakes Association Office and the Shadow Lakes Activities Facebook page.

Please continue to look for any upcoming information on any of our events at the Shadow Lakes website, the Shadow Lakes Activities Facebook Page, the Activity Board in the Amenity Center, and the boxes by the dumpsters.

The staff and I would like to wish you and your family happy and safe holidays. We look forward to seeing in the new year.

Cassie Trinko – Activities Supervisor

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## COMMUNITY CENTER FUNDRAISING COMMITTEE

A great big thank you to ALL who attended our "Psycho Circus" murder mystery. Hope you had some laughs and met some new people and made a few new friends.

We hope to see you:

December 4, Sunday—No Charge  
**UGLY SWEATER—GAME DAY**  
Community Center—1-4 PM



\*\*\*\*\*

February 12, Sunday—No charge  
**VALENTINE'S GAME DAY**  
Community Center 1-4 PM



December 31, Saturday—No Charge  
**NEW YEAR'S EVE**  
Community Center—1-4 PM



\*\*\*\*\*

March 5, Sunday—No Charge  
**MARCH MADNESS**  
Community Center—1-4 PM



Please join us, along with your friends and neighbors, both old and new, for a few hours of fun.

You won't be sorry!

Sandie and Cyndi





# SHADOW LAKES SPORTSMAN FISHING CLUB

This year the fishing club has increased the stocking of forage, that helps to feed the game fish that we already have in our lakes. This fall we have stocked Rainbow Trout, along with Red Ear, Crappie, Bluegill, Perch and Tiger Muskie, plus over 200,000 Minnows.

Reports from our residents say that the fishing has been very good with bass up to 25 inches and 6+ pounds, Walleye have been caught up to 10 pounds. There have been reports of Zebra mussels in the Northern lakes. We have stocked Red Ear to combat our Zebra mussels problem.

Our meetings dates and up coming events are published on our website. Coffee and treats are available at our meetings. The membership is only \$35 dollars for your family. Membership applications are on our website and in the office. Our membership at the end of the year stands at 161.

I would like to offer our best wishes for a safe and happy holiday season to all of our members, friends and neighbors.

I would also like to thank our fishing club board and helpers for all that they have done to keep our club active. Thank you for your help.

**Fred Cowell, President**

## HERE KITTY KITTY

Here Kitty Kitty has been working hard! We are here to humanely reduce the feral cat population and rehome the kittens that are here in Shadow Lakes. Building on what Mary started, we started a new group in September. Currently we have:

- Rescued 10 little kittens off the street and put them into foster homes.
- Rescued 4 older kittens who are now fixed, vetted, and ready for new homes.
- Trapped, Neutered and Released 5 adults (TNR)
- Took 6 applications for foster families
- Organized a fundraiser at Shadoween, two lottery raffles, and have raised enough money to get us started.

This is only the beginning, and as you know we are still looking for volunteers for different positions, such as PR, transportation, fundraising, and of course fostering! Our sponsoring rescue group, New Beginnings for Cats, located in Bourbonnais, has been supplementing the food, litter, and vet expenses for the fosters. Being a non-profit group, they depend on donations, which means we do as well. So please feel free to donate, as our group has been using your donations for the TNR as well.

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If you're interested in adopting one of our SL kitties, please call me at 815-735-0402 to fill out an adoption application. Thank you to everyone who has, or intends to participate.

Diane Brannock Martin-fostering

Cheri Bolyn-trapping, pick-up, fostering, PR, fundraising

Gary & Deb Bettenhausen-TNR

Christy Dotson-supplies



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