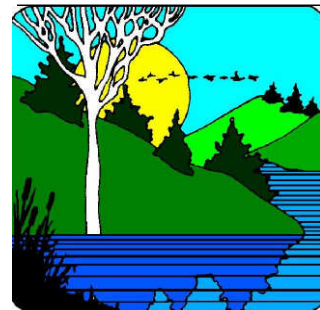


# Shadow Lakes II Association

## *Fossil Footprints*



### MESSAGE

#### FROM THE BOARD PRESIDENT

**Welcome to the Shadow Lakes holiday season!**

The Maintenance Staff is busy putting up holiday decorations while singing Christmas carols. The Office Staff is wearing elf hats and baking cookies. And Code Enforcement is trying not to be so Grinchy. The new Board has also been very busy in its first 3 months of operation. We have revised and posted and now approved and will record our By-Laws. We also are just finished and will soon post our "Property Owners Guidebook" with changes and additions for your review on the web site. You will get a text/email when they are posted.

The office is working hard towards our year-end conversion to the new HOA management software. The changes will be tricky to get used to, but I think everyone will come to love the efficiencies this system brings. Also, Robert Burke, our volunteer Audit Committee leader is diving into our accounting books and procedures. Bob has extensive accounting and auditing experience and is very organized in his work. I think the office is going to benefit from his skills. He could use somebody good with numbers and a 10-key calculator for a couple hours a month—lets get involved, people.

The Board and Maintenance Department are hot on the trail for a solution to our goose poop and beach problem (see report inside). We hope to have a solution next spring.

We are currently chasing down almost \$70,000 of past due fines and annual dues. It was \$90,000, but with water shut offs, cancelled gate cards and attorneys (when needed), a chunk of it was returned this year. Hard to believe we have to deal with this.

Many more things are underway and you will be hearing about them, but for now I wish you all a Merry Christmas and a Happy New Year.

**Joe Hudetz, President**

**See page 10 for the letter requesting homeowners to respond to Shadow Lakes.**

**This letter gives consent for homeowners to be included in the streamlining of our new office procedures. The Association will be able to communicate rapidly and effectively with our members. Please fill out and return to the office.**

## December 2024

### IN THIS ISSUE

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<b>Calendar</b>	<b>8 &amp; 9</b>

### 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—Luci Vineyard  
Office Supervisor—Ranae Damaschke  
Security Phone (815) 953-2010**

**Maintenance Emergency Phone:  
(815) 666-5701 (available 24 hours)**

# MAINTENANCE

First of all, I would like to thank the maintenance personnel for their hard work and dedication to this community. Would also like to thank the volunteers for their hard work in keeping our community looking great.

Large maintenance items completed this year were a new roof for our Community Center and the completion of drainage pipes and rock repair to the Nature Trail.

With the installation of the new dock at the EV boat launch, we took a section of the old dock and attached it to the existing dock by the Amenity Center. This allows for securing your boat while launching or loading, more access for fishing and a great place to sit and enjoy the sunset. Since the other section received no bids to purchase, we are looking into adding it to our Nature area boat launch.

Winter is coming soon be sure your home is ready. Water shut offs are being completed for Tier 1. Please be sure that the B-Box valves are free and clear for access. We have had to repair some boxes this year and they do their best to restore the area that was disturbed. Heat tape is a good option to keep your pipes from freezing up. You should have a main shut-off valve just in case you need to shut off the main to your home.

Reminder to please do not park on the streets. Snow is coming and the plows will be out. When you clear snow from your lot, please do not push it into the streets. Our streets are not very wide to start with.

2025 projected projects:

We are looking to do a large section of paving in the year and years to come.

We are looking into solutions to clean up our beach area and keep it open.

We are looking into redoing or rearranging our deck behind the Amenity Center next to the pool.

Have a happy and safe Holiday Season.

**Matthew Virgili, Maintenance Director**

# CODE ENFORCEMENT

The sun is setting sooner as each day passes which means winter is right around the corner. Part-timers be sure to properly winterize your home. If you are not able to do it yourself, there are a few people out here that will do that service. As the snow begins to fall, do not shove your snow into the roads!!! Be sure you keep a clearance on the street side of your property for the snow removal equipment. If you have landscaping type items close to the road, they might be damaged.



I want to thank all our volunteers who take their time to help take care of some of the common areas. Recently we had a small group that has done a nice job clearing away weeds and brush behind the Community Center. In the spring we will be looking for volunteers to help with different areas. If you like to play in the dirt, I will be looking for you.

Wishing everyone a very blessed Christmas and a healthy New Year.

**Bobbie Cooper, Director of Code Enforcement/Security/ Beautification**



# MANAGER'S REPORT

## Seasons Greetings,

With winter quickly approaching and the year coming to an end. I would like to take this opportunity to review the past year.

As the new Association Manager, I have to voice that I am very grateful to be here. In the past year, I have been experiencing how Shadow Lakes functions, the needs of the residents and owners and the needs of the community as a whole. There is a lot that goes into running this community. Most of our Lot Owners are likely not aware of the day to day tasks that the staff and the Board handle in order to keep this ship running. Both deserve acknowledgement for the job they do.

The office staff are dedicated ladies that know this community inside out. If not for Ranae and Peggy Shadow Lakes would not be the awesome place that it is. These Women work hard every day and are wonderful to work with for the staff and the lot owners. As the Manager, I find myself in the best company.

In the past year, many violation warnings and fines have been generated. The reason for this is not to target any particular owner/s but to ensure that the community is well kept. That is to say that the common areas and the individual lots need to be equally kept up. For some of our lot owners it is difficult to keep up as needed due to health issues. If this is the case, please reach out to the office and talk with one of us. We can connect you with contractors that can accomplish your property upkeep at reasonable costs. Should you receive a violation warning and are unable to comply within the 14 days allotted in the Property Owners Guidebook, contact the office, if you need more time, if there is a medical reason, or another reasonable issue for not being able to keep up the property, please call and discuss it with office staff. Perhaps we can work with you rather than issuing a violation fine.

In the next weeks a new software system will be initiated for the Management office. This new system will replace our old Quick-Books and excel sheets. The Shadow Lakes website will be incorporated in the software as well, saving the Association annual costs for the website. All our data will be in one convenient program. Lot Owners will be able to access your own portal. Whereby you will have a log in ID and set up your password. You will be able to pay your assessments online, via check, credit card or set up auto payment for current year assessments or to set up prepay for the upcoming year. There is a 3.5% convenience fee for credit card use. All governing documents will be available online, when you log into your page, you will see the upcoming events, times, costs, how to purchase tickets for the upcoming events.

One of the more important features is the ability to send out communications to Owners, with detail of issues and events, important announcements (such as; water turnoffs, boil orders, storm warnings.) So many features we do not have now, with the many lot owners at SL this will be a way to streamline responses to your needs. I urge you all to complete the email consent form. Regardless if you are opt in or opt out to receive your information including statements via email. If you are still interested in receiving text blasts be sure to stipulate that on the form. This will enable SL to get the most out of the Software. The new software will be up and running for the New Year January 2025. Annual Assessment Statements will be emailed out in January rather than December as in the past years. Mailed statements will go out in January, Assessments are due February 1<sup>st</sup>.

Should you need to visit the office before or after regular office hours, please reach out and make an appointment, we are happy to assist.

**Happy Holiday, Luci Vineyard, Association Manager**

# TREASURER'S REPORT

**Financials:** Balance Sheet cash is lower than last year this time, mostly due to the resolution and payment for the sewer bill; and reserves are up \$98,900 over last year. Income and Loss statement through September shows that we are \$22,000 to the good versus our YTD budget. However, we are over budget in water/sewer and road repairs; as well as administrative and activity expenses.

**2025 Budget:** A 6% dues increase was approved at our October meeting, and the approved budget is posted on the Association website. The Budget Committee worked diligently to try to keep a dues increase to a minimum, and did a good job considering the ever increasing costs for staffing, for goods and for basic services.

**Audit Committee:** Audit Committee member Robert Burke has begun an internal audit of the Associations accounting records and processes; and will submit his findings and suggestions to the Board. The Association's Audit Committee internal audit process is entirely separate from the annual audit performed by the firm of Smith, Koelling, Dykstra & Ohm, P.C.

**Pat Hintzel, Treasurer**

# ACTIVITIES

As 2024 comes to an end, I would like to say thank you to all the volunteers and pool monitors that helped make our events possible, especially to Cheryl Suda. She has been a great help to me in planning and executing the events for this past year.

Looking at 2025, we have some great events coming up. So far the bands for summer will be Silver Springs, Big Wheelhouse and Full Throttle. Trivia night will return for the winter and spring months also bingo, Easter Egg Hunt, Ice Cream Socials and Family Fest. There are some more events still in the planning stage and will be announced as they get scheduled.

We will start accepting pool monitor applications March 1 and start interviewing in April. If you would like to volunteer for any of the events, please leave your name and number at the office and we will be in touch with you.

Wishing everyone a safe and happy holiday season. See you next year.

**Susan Knuth, Activities Director**

## Property Owners Association Committee

Hello residents,

As we venture into another year here in Shadow Lakes, the POAC will be looking for people in each village to set up a Weather Emergency Call Log and Preparedness Plan. We are looking for people willing to help set this up. If you are interested, please contact myself (Sher Sohol) or your representative in your village. Thank You.

We are also looking for people to help with our beautification of our gates and common areas! If you like to garden and wish to help, please contact your village rep or myself.

As we all know winter is right around the corner. Please keep your speed down and watch for ice on the roadways. Another thing is to NOT shovel snow onto the streets.

Also make sure your heat tape is working.

If you have any suggestions or issues, please don't hesitate to reach out to me.

Have a safe healthy season.

**Sher Sohol, POAC Chairman, shersohol@yahoo.com**



## SHADOW LAKES SPORTSMAN FISHING CLUB

Hi folks,

Our membership last year was 169 and we are hoping to improve on that next year.

Our events will be posted on the Amenity Center Fishing Club Bulletin Board and at the rearing pond.

Fishing roundtable provides information to our anglers on different ways to fish our waters. I want to ask our club members to present different ways they would use in fishing. Large Bass and Walleye have been caught in various areas of our lakes using a variety of baits, larger minnows seem to be working well. Nice crappies and bluegill have been caught and Rainbow Trout.

This fall we have added 600 pounds of Bluegills, 400 pounds of Black Crappie, 400 pounds of large perch, 100 Rainbow Trout and Tiger Muskie.

The club is 30 years old this year and has served our Shadow Lakes community by maintaining and improving all types of fishing. Our end of the year brunch was well attended with lots of great food that our members supplied and raffle prizes. I hope to see the members and new members next year.

Our meetings are held on the 3<sup>rd</sup> Sunday of the month at the Amenity Center or if the weather permits, outside in the pavilion. Coffee and doughnuts are usually available.

Please consider joining the club if you haven't already. We have a lot of fun at the meetings and at our events, I always want to say thank you to our volunteers who make our club events possible. I also want to thank Joe Kubalanza, John Kloth and Brad Cassem who volunteer to help.

**Fred Cowell, President**



## EMERGENCY PREPAREDNESS

On Sat. January 18th at 10am in the Community Center, any interested member of the Shadow Lakes community can join us for a roundtable discussion of "Emergency Preparedness for Food and Water". This will be an interactive discussion between members on how they are going about being prepared for survival in an extended 'grid down' situation. You will be asked to bring equipment and samples of some things you would use in a food and water emergency (bring a notebook too). Joe Hudetz will moderate this discussion so bring your good ideas and be surprised to learn some darn good and practical things you never thought of. Remember, this is a food and water discussion only. There will be other sessions for other subjects.



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# 2025 Shadow Lakes Calendar of Events/Meetings

Saturday, Jan. 4	Trivia	6:00 PM	AC
Saturday, Jan. 11	Bingo	6:00 PM	AC
Sunday, Jan. 12	Let's Make a Deal	1-4:00 PM	CC
Saturday, Jan. 18	Emergency Preparedness	10:00 AM	CC
Sunday, Jan 19	Fishing Club Meeting	9:00 AM	AC
Saturday, Feb. 1	Ice Fishing Derby/Chili Lunch	Early-Noon	AC
Saturday, Feb. 8	Bingo	6:00 PM	AC
Sunday, Feb. 9	Cupid's Birthday	1-4:00 PM	CC
Sunday, Feb. 16	Fishing Club Meeting	9:00 AM	AC
Thursday, Feb. 20	Board of Directors Meeting	6:00 PM	CC
Friday, Feb. 21	Trivia	6:00 PM	AC
Sunday, March 2	March Madness	1-4 PM	CC
Saturday, March 8	Bingo	6:00 PM	AC
Saturday, March 15	POAC Meeting	9:00 AM	CC
Sunday, March 16	Fishing Club Meeting	9:00 AM	AC
Saturday, March 21	Trivia	6:00 PM	AC
Saturday, April 5	Bingo	6:00 PM	AC
Sunday, April 6	Spring Fling	1-4 PM	CC
Saturday, April 12	Easter Egg Hunt	10:30 AM	AC/Pavilion
Sunday, April 13	Fishing Club Meeting	9:00 AM	AC
Saturday, April 19	Board of Directors Meeting	9:00 AM	CC
Saturday, May 10	Bingo	6:00 PM	AC
Saturday, May 17	POAC Meeting	9:00 AM	CC
Sunday, May 18	Fish, Filet, Feast (Taking place of Fishing Club Meeting)	8 AM-Noon	Pavilion
Saturday, May 24	Flea Market	8 AM-2:30	Shadow Lakes
Sunday, May 25	Ice Cream Social	1:00 PM	AC
Monday, May 26	TBA		
Saturday, May 31	Band	6:30 AM	Pavilion
Saturday, June 7	Fishing Club Golf Cart Wash/Bake Sale	11 AM-1 PM	EV Boat Ramp
Saturday, June 7	Bingo	6:00 PM	AC
Saturday, June 14	Band	6:30 PM	Pavilion
Sunday, June 15	Fishing Club Meeting	9:00 AM	AC/Pavilion
Thursday, June 19	Board of Directors Meeting	6:00 PM	CC



# 2025 Shadow Lakes Calendar of Events/Meetings

Saturday, July 5	Band	6:30 PM	Pavilion
Saturday, July 12	POAC Meeting	9:00 AM	CC
Saturday, July 12	Fishing Club Poker Run	12:30 PM-?	Pavilion
Saturday, July 12	Bingo	6:00 PM	AC
Saturday, July 19	POAC Meeting	9:00 AM	CC
Sunday, July 20	Fishing Club Meeting	9:00 AM	AC
Saturday, July 26	Kids' Fishing Derby	8:30 am-?	Rearing Pond
Saturday, August 9	Family Fest	12:30-4 PM	Shadow Lakes
Saturday, August 16	Board of Directors Meeting	9:00 AM	CC
Saturday, August 16	Bingo	6:00 PM	AC
Sunday, August 17	Fishing Club Meeting	9:00 AM	AC/Pavilion
Saturday, August 23	Shadow Lakes Fish Fry	9:00 AM	AC
Saturday, August 30	Craft Fair		
Saturday, August 30	Band	6:30 PM	Pavilion
Sunday, August 31	Ice Cream Social	1:00 PM	AC
Monday, Sept. 1	TBA		
Saturday, Sept. 13	Pasta and Bingo	4:00 PM	CC
Saturday, Sept. 20	POAC Meeting	9:00 AM	CC
Sunday, Sept. 21	Fishing Club Meeting	9:00 AM	AC/Pavilion
Sunday, Oct. 5	Game Day	1-4 PM	CC
Saturday, Oct. 11	Catfish/Carp Fishing Derby	3-5 PM	Rearing Pond
Saturday, Oct. 18	Board of Directors Mtg./Annual Homeowners Meeting	3-5 PM	CC
Sunday, Oct. 19	Fishing Club Meeting	9:00 AM	AC
Saturday, Nov. 8	Murder Mystery	4:00 PM	CC
Sunday, Nov. 16	Fishing Club Thank You Brunch	9:00 AM	CC
Sunday, Dec. 7	Game Day/Ugly Sweater Contest	1-4 PM	CC
Wednesday, Dec.31	New Year's Eve	1-4 PM	CC

AC=Amenity Center CC=Community Center

**Dates, Times, Locations are subject to change. Please check website, Facebook bulletin boards and future issues of Fossil Footprints.**



**SHADOW LAKES II ASSOCIATION**  
**24727 W. AMENITY CENTER DRIVE**  
**WILMINGTON, IL**  
 Phone: 815-458-3647  
 Fax: 815-458-3697

## Consent to Receive Notices by Email

I/we hereby authorize Shadow Lakes II Homeowners' Association to provide notice of Association meetings and other Association matters by e-mail instead of mail or personal delivery to the e-mail address designated below. I/we understand that e-mail communication will be used to replace written notices required by the Association's governing documents and/or Illinois law. I/we also understand that the e-mail address will become an official record of the Association. I/we understand this consent will remain in effect until a written notice is sent to Shadow Lakes II Association Management as well as any email updates are the sole responsibility of the homeowner to communicate to Shadow Lakes II Association property management.

*Please check the box below with your choice, be sure to sign and date.*

Opt-in Email Correspondence \_\_\_\_\_ Opt-in Text Blast \_\_\_\_\_

Opt-Out Email Correspondence \_\_\_\_\_ Opt-Out Text Blast \_\_\_\_\_

### Consent to Receive Notices by Email

Resident #1

Resident #2

Address—Shadow Lakes II

Mailing Address (if different)

Email Address #1

Email Address #2

Primary Cell Phone \_\_\_\_\_

Cell Phone 2 \_\_\_\_\_

Signature

Date

\$10 reward for photo of elusive Tully Monster roaming the Nature Trail of Shadow Lakes. Winning photo will be posted in March issue of "Fossil Footprints!" In the meantime:



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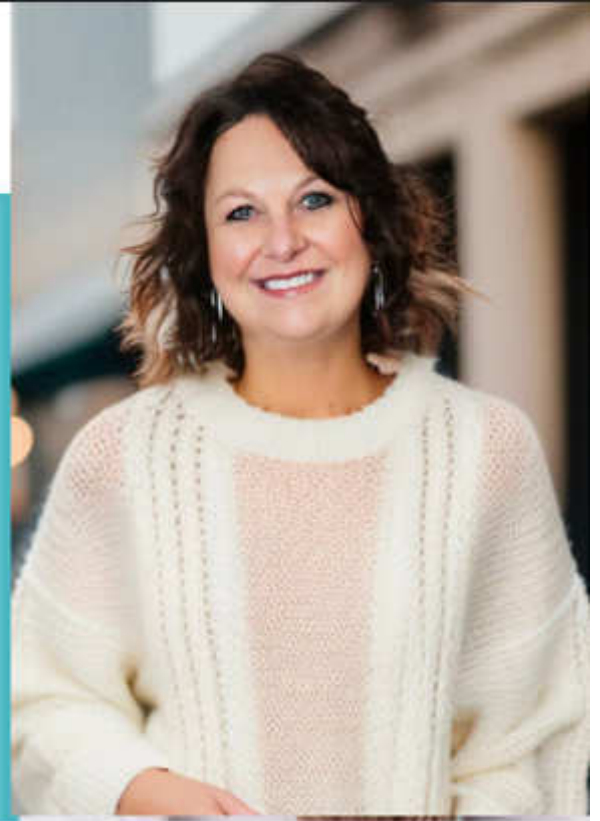
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Data from Midwest Real Estate Data (MRED) for all sold property types with access to Shadow Lakes from 1/1/2019 to 4/30/2023.

**Shadow Lakes II Association**  
**24727 W. Amenity Center Drive**  
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***Winter 2024***



**SCHEDULED MEETINGS FOR 2025**

Property Owners Association Committee Meetings are held in the Community Center. Board of Directors meetings are held five 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.

<b><u>POAC</u></b>	<b><u>BOARD OF DIRECTORS</u></b>
March 15 @ 9 AM	Feb. 20 @ 6 PM
May 17 @ 9 AM	April 19 @ 9 AM
July 19 @ 9 AM	June 19 @ 6 PM
Sept. 20 @ 9 AM	August 16 @ 9 AM
	Oct. 18 @ 3 PM (Annual Homeowners Mtg. Follows)

**No Meetings in December**  
**Happy Holidays!**

**BOARD OF DIRECTORS**

- President**  
Joseph Hudetz
- Treasurer**  
Pat Hintzel
- Secretary**  
Susan Knuth  
Activities/Fossil Footprints
- Director**  
Bobbie Cooper  
Code Enforcement/  
Beautification
- Director**  
Matt Virgili  
Maintenance/  
Architecture

**POAC MEMBERS**

- Chairman—Sher Sohol**  
EV111
- Fisherman Village**  
Mary Landolina—FV30  
Tom Stec—FV207
- Tully Monster Village**  
Open  
Mary Jones—TMV178
- Fossil Cove Village**  
Cheryl Suda—FC126  
Norb Panek—FC189
- Explorer Village**  
Sue Kielnik—EV54  
Open
- Lighthouse Cove**  
Larry Hughes—LHC228
- Appeals**—Tammy Virgili—FC254