

## Northridge Meadows Homeowners Assoc. Board Meeting – December 11, 2025

The meeting was called to order at 3:03 pm. by President Michelle Jewell. Michelle thanked the Board members for their attendance. In addition, there were four residents in attendance.

The Minutes from the Board Meeting held on September 17, 2025 were reviewed. Motion for approval of the minutes was made by Tammy Sarmiento and seconded by Eileen Wikoff. The motion carried unanimously.

### Financial Summary – Eileen Wikoff

Eileen reviewed the quarterly Treasurer's Report dated December 11, 2025.

The balance on September 17, 2025 was \$32,362.78. 4<sup>th</sup> Quarter dues collected was \$17,820.00 making the total deposits plus the opening balance of \$50,182.78.

Total Expenses were \$25,018.00; leaving a balance of \$25,164.78, as of December 11, 2025.

A motion to approve the Financial Report was made by Judy Schlosser and seconded by Marty Layer. The motion carried unanimously.

### Snow Removal /Lawn Mowing – Tammy Sarmiento

Tammy provided the following report of costs as of the September 17 meeting:

#### Mowing

Sept 4 mowings 9/4, 9/11, 9/18, 9/25. \$1537×4 plus 1 basin mow \$86.50 + fertilizer \$142

Oct 5 mowings 10/2, 10/9, 10/17, 10/23, 10/30 \$1537×5 plus 1 basin mow \$86.50

Nov 2 mowings 11/6 & 11/17 plus basin mow x 1 \$86.50

**Fertilization** x 1 9/3/25 Late Summer \$142

#### Total costs grass/fertilization

11 mow x \$1537 = \$ 16,907

3 basin cut \$86.50 x 3 = \$259.50

Fertilization \$142

**Total lawn costs = \$ 17,308.50.**

**Barr did clean up a lot of leaves at last mow on 11/17. The plan was for a detailed lawn maintenance/clean-up the week of Thanksgiving. This was not done, related to high winds & then snow. Clean-up would have added \$3,074 to total costs for end of year lawn care.**

## Northridge Meadows Homeowners Assoc. Board Meeting – December 11, 2025

### Snow Removal

11/29/25 shoveling 4-5.9" = \$3856

12/1/25 shoveling 2-3.9" = \$2736

**Total Snow Removal Costs to date = \$6592**

A concern was raised about the late hour of snow removal on 12/1/25. Given Barr's attempts to wait out the snow until it slows or subsides and their contracts with multiple subdivisions, they may come late. However, with the frigid temps we've had we should be grateful that the snow was removed before it froze onto our driveways and sidewalks creating a hazard for us all.

The City of Peoria removed snow from our street in a very timely manner compared to last year! I contacted them to thank them for being on it. I also praised Barr for a very thorough job with snow removal.

Please continue to reach out to me if you have lawn/snow removal concerns.

**One point of Contact with Barr** – Please use me as the primary point of contact for questions and concerns related to lawn and snow. I do work, so I may not be able to immediately answer your call. Please leave me a text, voicemail or email and I will respond as quickly as possible.

[tsarmient@gmail.com](mailto:tsarmient@gmail.com)      **309-229-3641**

The Board members were a little concerned that we have paid for two snow removals thus far, and this has eaten up half of our snow budget for the snow season. We do have a slight cushion in our funds that can be applied, if we end up over our budget. The Board is hopeful that a Special assessment for snow removal will not be necessary.

A motion to approve the was made by Judy Schlosser and seconded by Eileen Wikoff  
The motion carried unanimously.

### Architectural and Landscaping – Judy Schlosser

Please notify me of any new changes to the front or exterior of your property prior to starting to get approval. I can be reached by: e-mail, text, or phone. **309-264-2365**

[Judyschlosser21@yahoo.com](mailto:Judyschlosser21@yahoo.com)

Judy provided the Board with the report of the following projects she was notified of:

## **Northridge Meadows Homeowners Assoc. Board Meeting – December 11, 2025**

9/17/25 Tammy Sarmiento (11300) Tree trimming in the backyard to start in October/November.

9/19/25 Rohit Sukumaran (11212) Received diagram for front and back landscape updates.

09/23/25 Denise Doyle (11211) Remove 2 trees in the backyard. Bully Tree Service.

9/24/25 Donna Crider (11229) Gutters installed. Notified Tammy Sarmiento.

10/2/25 Nancy Snarr (11201) Backyard trees will be trimmed this fall.

10/8/25 Denise Doyle (11211) Gutters installed the week of October 13, 2025 by All About Gutters.

Addition: 12/11/25 Eileen reported Donna Sweeney had a tree taken down in her backyard

**Reminder: All Landscape/Architectural work to be done needs to be reported to Judy Schlosser. Only work to be performed in the front requires approval.**

A motion to approve the Architectural and Landscaping report was made by Marty Layer and seconded by Tammy Sarmiento. The motion carried unanimously.

### **President's Report – Michelle Jewell**

Michelle discussed the proposed Northridge Meadows Townhomes HOA 2026 Budget. After discussion, a motion was made by Eileen Wikoff to accept the proposed budget for fiscal year 2026 and seconded by Judy Schlosser. The motion carried unanimously.

### **Old Business**

Eileen Wikoff noted that she has received several of the Homeowner Information sheets that homeowner's were asked to return with their 4<sup>th</sup> Quarter dues. This will allow the Board to have on file resident's Emergency Contact Information. If you have not submitted your information sheet yet, please do so with your 1<sup>st</sup> Qtr. Dues in January. It was decided that this information would be added to the Homeowner's email file that is kept by the Secretary. Marty will make this file accessible to the Board members.

It was discussed at the Annual Meeting this year the need for several garage doors needing painted. Michelle has secured a bid from a painting company for painting garage doors. It consists of the following: cleaning doors prior to painting, spraying one coat of a latex primer, and two coats of Southwest Latitude satin. A minimum of (10) garage doors is required, and would cost each homeowner approximately \$765. If interested, contact Michelle Jewell @ (309) 369-8686.

## **Northridge Meadows Homeowners Assoc. Board Meeting – December 11, 2025**

Michelle reported that our HOA might possibly be able to apply for another Mini Grant in March, that the city of Peoria offers to Homeowner's Association's. This grant would be for an amount up to \$2500, and would require us to secure bids for a project needing done.

A suggestion had previously been made to add rip-rap to creek in the basin area next to the Kellogg's. Several contractor's will be contacted for a job bid. The city of Peoria requires a minimum of three bids.

### **New Business**

Judy Schlosser brought up that there are several homeowner's, including herself, that are in need of a new roof. She is planning on securing some bids from roofing contractors, to see if we can get a bid to do several of our roofs at a discount. She will provide an update and we will communicate it to the homeowner's.

### **Owner Concerns**

A resident, attending the meeting, voiced their concern in regards to the lack of adherence to the 25 m.p.h. speed limit that is posted on our street. As a reminder, we would please ask that this speed limit be adhered to, especially due to the fact that during warmer weather there are children present playing in the yards and on the sidewalks. Notifications will be sent to those not adhering to the speed limit.

### **Reminders to Homeowners**

During the winter months, when there is a potential for Barr to conduct snow removal at night, we ask that you might be considerate and leave your outside lights on to aid in their visibility.

### **Adjournment**

A motion to adjourn the meeting was made by Judy Schlosser and seconded by Michelle Jewell.

The motion carried unanimously.

The next HOA Board Meeting will be held on April 8, 2026 @ 9:00 am. at the home of Michelle Jewell.

The meeting adjourned at 3:52 pm.

Respectively submitted,

Marty Layer – HOA Board Secretary