Grasslands Homeowners Association

P.O. Box 2484

Orland Park, IL 60462

708-844-8440

***WINTER – SPRING NEWSLETTER – 2017 - 2018***

March 12, 2018

Dear Homeowner,

The Annual Meeting will be held on Tuesday, April 17, 2018 in Room 109 at the Loeb Center in Orland Park.

**2017 Recap and 2018 Projects Planned:**

1. 2017
2. Phase III and final phase of roof replacement completed
3. Removed final diseased Ash trees.
4. Re-seeded parkway and common area where Ash trees were removed.
5. Power Washed Entrance Sign.
6. 2018
7. The exciting project, replacement of the T-Section landscaping, (Tru Green Nursery) which began in the late fall of 2017, (for buildings 16740/16742 & 16744/16746), will continue in 2018. This will be a 3 year project based on doing 8 sections per year and will provide a new, fresh look to the sub-division. Similar to the roofing project, the plan will be to work on buildings based on their construction dates from oldest to newest date. Again, the Association wishes to thank Claudia, Gina and Millie for all their efforts in researching with this.

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1. Sealcoating of driveways will take place this summer. Look for more detailed information later this spring.
2. We are working with the Village of Orland Park to replace the re-planted trees which, unfortunately, have not taken root.
3. The Board has approved work to correct the erosion & landscaping problem behind Unit 16737.
4. The Board has decided to install 5" downspouts on several buildings - Larger downspouts are needed on a few buildings to eliminate rainfall problems.
5. The Board will address tree planting in common areas that previously lost trees to the Ash disease.
6. Will be looking potentially for a new snowplowing service to replace White Oaks based on the termination of the landscaping agreement with them.

**Potential Future Projects:**

1. Repair Common Driveway for 16723-31
2. Drainage problem behind 16713-21 building.
3. Possible replacement of section of retaining wall behind 16713-21 building.

**What’s New?**

We are pleased to announce that the Board has selected Roy Erikson Outside Maintenance Inc. to provide landscaping services for the Association beginning in April 2018 to replace White Oaks. They have been in the business for over 35 years and our decision was based on references provided as well as their commitment to provide a larger crew in providing their services which we believe will provide greater attention to detail in providing landscaping services.

As a reminder, we announced in 2017 the launch of the Grassland Townhomes Association website – [www.grasslandstownhomes.com](http://www.grasslandstownhomes.com). Work continues on our goal to continue to provide homeowners easy access to Association documents, such as general information, By-Laws, Meeting Minutes and contact information.

Also, please use the new Board only phone number, (708-844-8440), and email address, ([grasslandtownhomes@gmail.com](mailto:grasslandtownhomes@gmail.com)) to contact the Board.

**Notes:**

* 2018 Monthly Assessments remain at $140.00. Assessments are due on the 1st day of each month and are considered late if not received by the 7th day of that month. Payments can be placed in the Association mailbox on Summercrest Ave. or mailed to the P.O. Box below. Late fee is $25.
* Frank Grove has recently submitted his letter of resignation. Frank has served on the Board for 2 separate terms and has worked tirelessly to server our Community and he will be sorely missed. Tifany Jamison has also indicated she plans to resign as well. We thank them both for their service to our Townhome Association.
* **We definitely need resident(s) to step up to run and serve on our Board of Directors to fill these two vacancies.** **Please see the separate form provided along with this newsletter and would ask those interested in running for the board to return it with your April assessment, or in the Assessment Drop Box at the bottom of the common driveway in front of 16721 Summercrest, but no later than Saturday, April 7th.**

The Board meets monthly and we look forward to input from Association members. Please feel free to contact us at:

P.O. Box 2482

Orland Park, IL 60462

Phone: **(708) 844-8440**

Email: [grasslandtownhomes@gmail.com](mailto:grasslandtownhomes@gmail.com)

Sincerely,

Your Board of Directors:

• Mike Boskey (President)

• Frank Grove (Treasurer)

• Mike Helman (Secretary)

• Tifany Jamison (Vice President/Insurance)

• Beth Murphy (Vice President/Assessments)