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THE TRAILS AT BRITTANY



**Trails at Brittany
Homeowners Association
Annual Meeting
January 21, 2025
7:00 p.m.**

Agenda

- ▶ Welcome
- ▶ 2024 Accomplishments and Activities
- ▶ Treasurer's Report
- ▶ Welcome New Neighbors
- ▶ Social Report
- ▶ Election of Board Members
- ▶ Discussion of 2025 Goals
- ▶ Questions?
- ▶ Adjournment

2024 Accomplishments and Activities

- Repaired & updated TAB entrance lights
- New TAB street lighting at Mullikin entrance
- New street markings at Mullikin entrance for safety
- Storm drain cleanout
- New mulch in every planting bed and around several trees
- Social event with food trucks and musician
- High level of tree maintenance and removal
- New website design initiated



Trails at Brittany HOA Financial Report

Profit & Loss Summary: 2024

Income: (Includes \$81,250 in Dues, \$55 Late Fees, and \$3,650 from City Grants)	\$84,955
Expenses:	\$74,502
Liability Insurance (Annual)	\$2,486
Lake Maintenance (Annual)	\$12,411
Landscape Maintenance (Mowing)	\$20,581
Landscape Maintenance (limbs, sticks, bushes, weeding)	\$6,525
Landscape Fertilization	\$7,816
Landscape Misc. (Tree Removal (\$4400); Mulch (\$10,175))	\$14,575
Accountant (\$140/mo + \$124 for tax prep)	\$1,804
Repairs (Lights at 3 entrances)	\$3,083
Utilities (Electric)	\$1,419
Misc. (Social (\$1600), State Fees(\$10), Annual Meeting (\$505), Welcome (\$130), Geese (\$11), PO Box (\$182), Self-ink Stampers (\$59), Flower Island (\$100), Web developer (\$500), Web hosting fees for multiple years (\$705))	\$3,802

Budget: 2025

Anticipated Income:	\$81,250
Anticipated Expenses:	\$88,000
Liability Insurance (Annual)	\$2,500
Lake Maintenance (Annual)	\$13,800
Landscape Maintenance	\$50,300
Entrance Planting/Maintenance (Flower Island)	\$3,900
Website	\$2,000
P. O. Box Rental (Annual)	\$200
Attorney Fees	\$0
Accountant(s)	\$1,800
Repairs (Paint entrance signs + Coach Houses)	\$10,000
Utilities (Electric)	\$1,500
Misc. (Social, State Fees, Gifts)	\$2,000

Financial Summary

- ▶ \$5,000 to Long Term Capital Projects (lakes, infrastructure)
- ▶ Long term Capital Projects money in CDs with 4.25% & MMkt at 4.8% interest
 - ▶ Current value: \$47,605 (approx.)
- ▶ Carryover cash from 2024 to 2025 is \$24,800 and will cover any budget overruns this year + allow for investing another \$5,000-\$10,000, if possible
- ▶ What the Board has done in 2024 related to finances:
 - ▶ Upgraded Mowing & Maintenance services yet saved about \$10,000
 - ▶ Mulched all planting beds for first time
 - ▶ Negotiated for Lake weeding and a flexible plan to help catch algae growth as it occurs
 - ▶ Upgraded Lighting at all entrances
 - ▶ Wrote grants to the City of Champaign & received about \$4,000
 - ▶ Restarted Flower Island program for the three entrances

Questions?

Welcome New Neighbors!

If you have any questions,
please write to the HOA:
trailsatbrittany@gmail.com

Li Shi & Wei Zhu
Victoria & Robert Lucking
Lyanna & Alan Lee
Leela Yaritha & Vijay Chander
Donna & Paul Gegg
Rosangela & Dermot O'Grady
Mona Lisa & Sergio Baruffi
Leslie & Craig Neitzel
James & Keith Reisinger-Kindle
Asmaa & Saad Al-Kadhi
Stella Kum & Jong Yeon Lee
Kelly Kiser & Adam Mueller
Nisha Indrajith &
 Vinod Chandrasekaran
Anisha & Hitanshu Chawla
Lucia Wu & Wei Wei

1703 Brighton
4412 Brittany Trail
4405 Curtis Meadow
1802 Kensington Knoll
1902 Kensington Knoll
1905 Kensington Knoll
1603 Mullikin
1610 Mullikin
1617 Mullikin
1702 Mullikin
1712 Mullikin
1809 Mullikin

4305 Southford Trace
4405 Trostshire
4411 Trostshire

Election of Board Members:

- Shirley Faughn, Treasurer
- Katie Newman, Communications Director
- Jean Wichman, Member-at-Large
- Imad Al-Qadi, Member-at-Large
- Houtan Jebelli, Member-at-Large
- Sandy Loeb, Member-at-Large
- Tami Fuller, Member-at-Large
- Keith Reisinger-Kindle, Member-at-Large

We Need You to join the Board!

- President, Vice President, and Secretary Roles are Vacant
- Current Officers are Overdue to Rotate Off

Social Report

- ▶ 2024 Social Event held Sunday, Sept 8, in Southford Trace Commons
 - ▶ Approx. 90 people from 34 families enjoyed socializing, tacos, burritos, salads, Kona Ice, music, and games.
 - ▶ A City grant for \$1,150 provided most of the funding for two food trucks (La Paloma and Kona Ice) and musician. Fortunately, City funding will continue in 2025.
 - ▶ Thanks to members of the Social Committee and HOA Board for organizing the Social, especially Sandy Loeb, Tina Jones, Jessica Moore, & Shirley Faughn.
 - ▶ Photos available in Dec. 2024 TAB Newsletter.
- ▶ 2025 Yard Sale: Saturday, April 26th
 - ▶ Carol Salo is spearheading.
 - ▶ Signs at entrances; announcements on Nextdoor and FB Marketplace
- ▶ 2025 Social Event
 - ▶ Dates TBD but likely Sunday, Sept 7 or 14th.
 - ▶ Return to Ice Cream Social format??

Special Thanks

to those who made 2024 a great year:

- ▶ **Jean Wichman** for serving as Secretary for the HOA Board for several years. She is rotating off as an Officer and will continue to serve as a Member at Large. You can see her expertly done Annual Meeting minutes on the website. Thank you Jean!
- ▶ **Lori Konicek** for serving as a Member at Large on the Board and Chairing the Beautification Committee. Lori is moving out of the neighborhood and will be missed! Thanks Lori for keeping an eye on the landscape needs! Thank you **Tom Newman** for stepping in as Chairperson of the Beautification Committee this year!
- ▶ **Elaine Hlavach** for serving as the Architecture Committee Chairperson for several years. Elaine put in a lot of hours and served our neighborhood ably. As she rotates off of the committee we wish her well and give her a big Thanks!
- ▶ **Michael Jones** for serving on the Architecture Committee and is now stepping in as Chairperson. Thanks Michael for your commitment to the neighborhood. Your time and expertise is greatly appreciated!
- ▶ **Jessica Moore and Tina Jones** for serving on the Social committee. Thanks for all your great ideas and work to make these events successful. Jessica will be stepping in as Chairperson in 2025!
- ▶ **Thanks also to all the neighbors and board members** who volunteered to help with the weeding at the entrances, social event activities, Goose Patrol, and a variety of other assistance. We are filled with gratitude for your commitment to making this a great neighborhood!

2025 Goals:

- ▶ Recruit New Board Members & Committee Members
- ▶ Finalize Website
- ▶ Continue Tree Removal
- ▶ Paint Coach House Signs
- ▶ Repair/Replace Coach House Roofs
- ▶ Conserve Landscape Problem Areas (Erosion)
- ▶ Explore New Social Events for 2025
- ▶ Explore Ways to Increase Neighbors' Engagement in the HOA

What You Can Do to Help:

- ▶ Let us know when you see something that needs attention.
- ▶ Get Architecture Committee approval for all additions, such as fences, pools/pool houses, ball courts, patios, decks, etc.
- ▶ Keep pets on leashes and within your property when off-leash.
- ▶ Use covered bins for trash and recyclables.
- ▶ No fireworks. No ice skating or hockey-playing on lakes.
- ▶ Make sure yard lights are working, front and back.
- ▶ Do not “volcano” your trees with mulch - it kills them.
- ▶ Keep lawns mowed and landscaped neatly - including areas along the walkways and others’ properties.
- ▶ Escort guests when using the lakes.
- ▶ Volunteer to help with social events, HOA Board or Committees.

A night photograph of a snowy landscape. The scene is dominated by trees heavily laden with snow, their branches creating a dense, intricate pattern against the dark sky. In the foreground, a snow-covered path or lawn is visible. To the right, a low stone wall or fence is illuminated by several warm, yellow lights, casting a soft glow on the snow. The overall atmosphere is quiet and serene, capturing a winter night scene.

Comments & Questions