



Piper Glen Subdivision

<http://piperghenhomeowners.com/>

FALL 2017

DATES TO REMEMBER

October 17th—Submitting Names to Run for an Association Board Position (We need volunteers!!)

October 31st -Turn in Absentee Ballots for your Board Member votes

Nov 7th - Association Board Meeting

Nov 7th - Annual Meeting to Elect our Association Board Members



To my Neighbors, I have enjoyed my time on the board and thank you for the opportunity to serve our community. I have been able to work with and meet many good people and I recommend board service as a rewarding way to connect with our neighborhood. Over the years as a community, we have completed many new projects; the bike trail, the kiddie pool, golf cart community and neighborhood watch designations. These have enhanced our neighborhood and made Piper Glen a more desirable place to live.

Before I leave I feel a duty to “tee up” some early thoughts on our next challenge. To my way of thinking we are at a crossroads. We need to decide whether to provide new ways to enhance our community and help neighbors come together or continue to scale back the amenities we offer as we live within budget constraints. As a reminder the constraints are of our making. Piper Glenn Subdivision Association functions on the same dues amount that was established in 2002 when we were first formed. There have been no inflationary increases nor any special assessments. As such, our coffers have dwindled.

I believe if we don't create spaces for neighbors to come together (e.g. the pool, bike trail, children's park, and garage sales), we will become more and more like a subdivision and less and less like a neighborhood. I think it's important to continue to make opportunities for residents to interact with others in their community that they may not see on a regular basis. The golf course also provides that kind of opportunity. I encourage the new board to explore expanding the open area around the pool to include tennis/pickle ball/bocce ball courts and basketball courts. I also would like to see them explore developing the park area that is designated for our neighborhood. Finally, I think we should attempt to reinstitute the fall party and dumpster days.

Let's not be a community with the mindset “if I don't use it, I shouldn't have to pay for it”. Let's recognize we have a great, diverse set of neighbors and we all benefit from what Piper Glen offers. If we only offer a few amenities and only 10% of our neighborhood use each one of them it doesn't create that many opportunities. It is true that as we scaled back amenities/events, many residents may have felt they were left out. They could not connect with the neighborhood. But if we offer 10+ different choices such as: pool, bike trail, children's park, garage sales, new park, tennis, basketball, pickle ball, fall party, dumpster days, board service, even if only 10% of the people use each of them, everyone has an opportunity to connect. Everyone has a chance to meet neighbors that they otherwise wouldn't.

My hope is we continue to see neighbors volunteer to be a part of our Board. That we look at our budget and offered amenities and come to a reasonable plan to move us forward. Let's make our community a thriving, fun place to live where we know each other, respect each other and enjoy living in this beautiful area we call Piper Glen. *Mark Hansen, Board President*



Our Board Members want to hear from you. We are working to have a 100% resident participation in Facebook. This closed group has frequent updates about events in the subdivision and it's a nice way to get to know your neighbors. Please send us a request to join. We will only approve residents who live in the community.



Check out our website for current information, General Information/Event Dates, Subdivision By-Laws, Covenants, and Forms, and Historical Documents. You can also find all phone numbers and emails to your Board Members.



Treasurer's News... Treasurer's Update

Our financial projections for this fiscal year (April 1, 2017 to March 31, 2018) appear to be right on schedule. Most of our actual expenses will come in lower than project. We have been experiencing a faster drain on our budget for mail boxes this year, however, we are on schedule to spend less in other services and that should offset the potential expenses for repairing the mail boxes.

The board did approve expenses for maintenance of the pools in the spring and to replace much of the pool furniture (refer to Pool Summary and News in this newsletter).

In order to better plan and reserve accordingly for significant future expenses, the board is in the process of establishing an Asset Depreciation list. For example, the pool house roof has a life expectancy of 25 years. Replacing that roof today would cost approx. \$10,000. Our goal is to itemize all our assets, assign a life expectancy and estimate a future expense for the replacement of that asset, and then to create a special fund for each asset.

Creating a savings for each asset will put our association in a much stronger financial position and lessen the probability of any special assessments. Establishing these funds gives the board more direction. In years past any surplus funds simply went into the General Fund.

It's never too early to begin thinking about our upcoming budget. We need to appropriately address future expenses we will have for our current assets as well as consider investments in future projects that will improve our neighborhood.

Greg Curran, Treasurer



<http://piperglenhomeowners.com/>

Pool - Past Season Summary and Exciting New Updates for Next Season!

Past Pool Season

This has been an incredible year of accomplishments for the Piper Glen Pool. The pool was open every day this summer with minimal closures due to weather, which was our goal. Stephanie and the life guards have done an excellent job in keeping the pool open and running. We quickly addressed many service issues to avoid shutting down the pool. Two new programs were introduced, private rental of the pool after hours and family pizza/swim night. We also offered private and semi-private swim lessons and adult swim, which overall, brought in good revenue for the pool. In addition, soft drinks were offered for purchase as well, with a portion of the proceeds being returned to Piper Glen. The pool is now lit at night for security purposes. In addition to the items already discussed, below is a list of additional things that have been done this season so your family and friends had an enjoyable experience at our wonderful neighborhood pool:

- Hired a new pool manager/life guards/created job descriptions for accountability.
- Introduced Stephanie Young, our new pool manager in the "Neighbors" magazine.
- Implemented a few new pool rules, pool hours and a structured sign in process for assistance in creating pool usage reports.
- De-winterized pool for opening – cleaned and filled pool, reconnected services for water/Wi-Fi/garbage, service/flushed plumbing and re-installed water fountains. Put up shade tent.
- Continued to repair the shade tent with clips and duct tape to get through the season.
- Continue to communicate to residents via Facebook, website and flyers what is going on at the pool.
- Changed adult swim time from morning to afternoon at the request of residents.
- Ordered new shipment of 100 pool FOB's and some lifeguard equipment.
- Repaired and replaced pool light with energy efficient LED light.
- Installed door stops and replaced broken lights on the pump room with energy efficient LED security lights.
- Installed a Pepsi machine.
- Repaired and painted stomped ceiling in locker rooms and replaced necessary shower heads.
- Replaced shower curtains/hooks in locker rooms.
- Re-keyed all doors/gates with one key entry.
- Repaired broken entry gate system/crash bars.
- Repaired broken life guard chairs and secured to concrete deck to avoid injury to lifeguards.
- Replaced 8 faded umbrellas with new ones donated by Pepsi as a temporary measure.
- Purchased a 7' step ladder for miscellaneous jobs at the pool.
- Purchased and installed paper towel dispensers, shower curtains and diaper changing stations for the locker rooms.
- Purchased and installed flowers, hose caddy and exterior clock for the pool deck.
- Installed a new pool pump.
- Replaced/repaired and painted exterior shutters.
- Repaired rotten door trim that was allowing water to pour into the locker rooms.
- Painted doors, trim and flower pots.
- Replaced broken fluorescent fixture in locker rooms and replaced all burnt out lights.
- Painted the baby pool and purchased a cover. This has never been done.
- Winterized pool – Drained pools, installed covers, cancelled Wi-Fi and water service, flushed plumbing, took out water fountains, removed Pepsi machine and cleaned/stored pool furniture.



Next Pool Season

Next spring will prove to be the best season ever for the pool. We are already planning for the opening of the pool next season and have some exciting things in store. We plan to purchase new furniture and umbrellas and hope to implement night events at the pool with the purchase of additional lighting. We plan to offer food and drink (non-alcoholic) service poolside and the board will review extending pool hours. We hope to make some aesthetic improvements to the locker rooms and address the damp conditions with ventilation or fans. We are continually looking for new programs to offer at the pool. If you have any comments, concerns or ideas for the pool next season, please e-mail to Linda Daniels at ldaniels455@comcast.net.

Thank you,

Linda Daniels

VP Piper Glen HOA

FUN FACTS ABOUT FALL

Fact #1: Americans typically refer to this time of year as "fall," while the British use the word "autumn." Both terms date back to the 16th century but before that it was called "harvest."

Fact #2: Fall was called "harvest" because of the "harvest moon" that occurs when the full moon is closest to the autumn equinox. Before man-made lighting, this moonlight was essential to a prosperous harvest.

Fact #3: Weight gain around this time of year may not only be due to comforting fall foods like pumpkin pie and cider, researchers have found that lack of vitamin D reduces fat breakdown and triggers fat storage.

Fact #4: According to The Weather Channel, pumpkins are the most craved food during the fall.

Fact #5: The yellow and orange colors you see actually always exist in leaves but they are overpowered by the abundance of green from chlorophyll. The amount of chlorophyll starts to decrease as the sun weakens and the days grow shorter.

Fact #6: Red and purple leaves are only that color because of the presence of sugars and sap that are trapped within the leaves. These sugars provide plants with the energy they need to survive.

Fact #7: Many birds will prepare for their winter migration during the fall. The distance they can travel is impressive; the Arctic Tern travels 11,000 miles each way for its annual migration.

Fact #8: Evergreen trees such as pines, cedars, and spruces stay green because their leaves (needles) are covered with thick wax and they contain materials that prevent freezing when it gets cold.

Text Credit: <https://www.taskeasy.com/blog/2015/09/23/10-fun-facts-about-fall/> Picture: JFlynn

The following are *some* of the **covenants** Piper Glen residents need to be aware of. This is not a complete list; please refer to the official copy of the Protective Covenants for Piper Glen for a complete description of all the covenants.



- No building, including detached structures temporary or permanent, shall be erected, driveway constructed, swimming pool installed, or transformers and distribution pedestals without the approval of the Architectural Control Committee.
- No fence or wall shall be erected, placed or altered without the prior written approval of the Architectural Control Committee.
- No lot owner or occupant shall permit any commercial vehicle, trailer including without limitation, cargo trailer, camper, boat trailers, house trailers, mobile homes, or carryalls to be parked or stored on the lot, in the driveway, or in the street in front of alongside of the lot for more than 48 hours.
- No above ground swimming pools, solar panels, or television antennas may be installed.
- All construction must be in compliance with the zoning regulations that apply to each lot.
- Each garage must at a minimum provide space for at least two cars and must be attached to the dwelling
- All sump pumps must discharge into drainage swales, or if provided by the developer, into the drainage tile at the rear of the lots
- No building, including detached structures temporary or permanent, shall be erected, driveway constructed, swimming pool installed, or transformers and distribution pedestals without the approval of the Architectural Control Committee.
- No above ground swimming pools, solar panels, or television antennas may be installed.
- Satellite dishes may be installed with the approval of the Architectural Control Committee.
- No fence or wall shall be erected, placed or altered without the prior written approval of the Architectural Control Committee.



- All construction must be diligently pursued to completion within a reasonable period but in no case to exceed one year.
- No lot owner or occupant shall permit any commercial vehicle, trailer including without limitation, cargo trailer, camper, boat trailers, house trailers, mobile homes, or carryalls to be parked or stored on the lot, in the driveway, or in the street in front of alongside of the lot for more than 48 hours.
- The owner of any vacant lot shall cut the weeds and maintain the same in proper condition.
- No lot owner shall cut or remove any living tree having a diameter of 4 inches or more measured at a point 12 inches above the ground, without the approval of the Architectural Control Committee.
- All property owners shall provide a garage for the number of automobiles in use by the residents on the property.

If any homeowner has any complaints about overgrown weeds and/or grass on a lot you can call the City of Springfield at 789-2167. The City will give the owner one week to mow the lot and if the work is not done will mow the lot and send a bill to the lot owner.

Bylaws



The following are some of the By-Laws of Piper Glen residents need to be aware of. This is not a complete list; please refer to the official copy of the Piper Glen By-Laws for a complete description of all the covenants.

- ⇒ The primary purposes of the association are to maintain, regulate, improve, preserve and control the park areas, playground equipment, swimming pool, entrances and exits, signage, common areas & their lighting, rural postal mailboxes, and provide social events in the current and future plats of the Piper Glen Subdivision.
- ⇒ The fiscal year of the Association shall begin on April 1 to collect mandatory dues that are due May 1st and ends on March 31st of the following year.
- ⇒ The annual Association meeting will be on the second Tuesday of November.
- ⇒ The Board's annual budget shall occur on a date the Board may set.
- ⇒ The due date for annual mandatory dues is on or before May 1st each year.

All written requests to the Piper Glen Architectural Control Committee should be submitted to the following address:

Piper Glen Subdivision Architectural Control Committee
c/o John Klemm
6801 Preston Drive
Springfield, IL 62711



HALLWEEEN SAFETY TIPS

Choose a costume that is made of flame-retardant material.

Add reflective tape to the costume or bag your child is using to carry candy.

Always make sure children are accompanied by an adult when trick-or-treating.

Stick to trick-or-treating in well-lit homes in familiar neighborhoods.

Tell children not to accept anything that isn't commercially-wrapped.

Children should wear well-fitting, sturdy shoes.

Make sure masks fit securely and provide adequate vision and ventilation.

Keep candles and jack-o-lanterns away from landings and doorsteps where costumes could brush against the flame.



A VERY SPECIAL THANKS TO JULIE BULLARD (A GOOD NEIGHBOR) WHO PROVIDED THE BEAUTIFUL PICTURES OF OUR NEIGHBORHOOD FOR THIS NEWSLETTER. THANKS JULIE!

If you have a new neighbor, print this newsletter off and use it to introduce yourself. Invite them to an association meeting or event.



Thank you to Renken Dentistry for hosting the monthly Association meetings!