

Breckenridge Beat

- BRECKENRIDGE ESTATES HOMEOWNERS' ASSOCIATION -

MARCH 9, 2020

WELCOME TO BRECKENRIDGE ESTATES

Over the last year we have seen a lot of new families move to our subdivision. We wish to take this time to welcome you. If you are one of these families and would like to keep in touch with the neighborhood, please "like" our Facebook page. We are Breckenridge Estates Homeowners Association (@BEHOAChatham). Also, we have our own website at <http://behachatham.com>. From time to time you might also receive an e-mail. If you haven't received an email recently, please make sure your e-mail address is correct on your enclosed 2020 dues statement. If you should have any questions, please feel free to contact our administrative secretary, Kathy Ridley at kridley82@gmail.com or our President, James Jennings at james.jennings1214@gmail.com.

ANNUAL MEETING

The annual meeting was held on Wednesday, February 19 at the Chatham Library with 32 homeowners present. The finances and proposed budget were reviewed. The board under spent the 2019 budget by \$4,397. The 2020 budget is not much different than last years. The board has allocated \$6,000 to landscaping and maintenance and our goal for 2020 is to keep the entrances looking nice. We also want to spend some money on cutting down dead trees in the common area. The board was re-elected with an open invite for anyone willing to serve. If you would like to join the board, please let us know. We are always needing board members.

CURRENT BOARD MEMBERS

President - James Jennings
Vice President - Brian Hamel
Secretary - Keri Funderburg
Treasurer - James Jennings
Director - Jane Hay
Director - Dan Holden
Director - Brian Kirk
Director - Greg Turk
Administrative Secretary - Kathy Ridley

Website: behachatham.com

2020 BUDGET

Income	\$75/home
Assessments	\$23,025
Expenses	
Lawn Care	\$10,000
Insurance	\$500
Repairs & Maintenance	\$2,000
Admin	\$2,800
RE Taxes/fees	\$20
Professional & Legal	\$1,000
Mailing & related	\$500
Printing & Ad	\$200
Offc Splys	\$50
Website	\$250
Misc	\$500
Landscaping & upkeep	\$6,000
Water	\$500
Total Expenses	\$24,320

2020 GARAGE SALE DATES

The annual Breckenridge Estates Garage Sales will be the first weekend in May and the third weekend in September. The HOA places ads in the SJ-R (print & online) and the Chatham Clarion. Facebook advertising was also added this past fall. There are no set opening and closing times. Open when it's convenient for you. Please be careful in the neighborhood during these weekends, there is a lot of traffic and parked cars.

May 1 & 2

September 18 & 19

ARCHITECTURAL COMMITTEE

In the covenants of our subdivision there are specific standards for owning property in Breckenridge Estates Homeowners' Association. The standards that apply to your property are determined by the plat in which your property is located. If you are going to be making any changes on your property, please fill out the applications (available on the website) and submit your detailed plans to the Architectural Committee, BEHOA, P.O. Box 162, Chatham, IL 62629. All the covenants are available on the website.

BOOK OF RESOLUTIONS

Per the "Maintenance and Services of the Association" Article within the Covenants under Additional Rules, from time to time the Architectural Control Committee shall adopt additional rules and amend existing rules. These additional rules shall be placed in a "Book of Resolutions" that is provided in writing to all residents. The Book of Resolutions is located on our website.

GOOD NEIGHBOR

From time to time, the board receives complaints regarding other neighbors. Please be respectful of your neighbors and neighborhood. By controlling barking dogs, picking up their waste, keeping your yard mowed, bushes and trees trimmed, mowing behind your fence, cutting down weeds (or unwanted saplings) behind your fence line and keeping street parking to a minimum. When mowing your lawns along the streets, please be careful with the grass clippings. Each year we find the sewer openings are getting blocked by a buildup of grass and other items. Our subdivision is aging but that doesn't mean our properties have to look unkept. We all value our homes, let's keep the neighborhood looking beautiful.

MAILBOXES

Is your mailbox in need of repair or replacement, the majority of the subdivision mailboxes and posts came from Redwood Signs, 5919 Iron Bridge Road, Chatham. You can contact them at 217-529-4905.