

## ----MILL CREEK NEIGHBORHOOD WATCH---- EMERGENCY PHONE NUMBERS

Police – Fire – Ambulance . . . .911

Fire Department . . . . . 788-8444

Police Non-Emergency . . . **788-8311**

CRIME STOPPERS . . . . 788-8427

Mill Creek Neighborhood Watch

Use the **Nextdoor** internet application  
[www.nextdoor.com](http://www.nextdoor.com)

Neighborhood Police Officer:

Michael Burmeister

[michael.burmeister@springfield.il.us](mailto:michael.burmeister@springfield.il.us)

for an invitation to the Millcreek  
neighborhood pages contact Jill Stoops

741-0987(cell)

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### How to Detect Suspicious Activity

You are additional **EYES and EARS for the Police and your Neighbors!** Detecting and reporting suspicious activity requires you to make a judgment call. Use your intuition, your gut feeling! If you think or feel something is wrong or suspicious, it probably is – **CALL & REPORT to the Police.**

Remember to get a license plate number, vehicle description (make, model, year) or suspect description (race, sex, height, weight, clothing) if possible. A GOOD NEIGHBOR is the best security.

### MILL CREEK NEIGHBORHOOD WATCH

Our neighborhood watch system now uses the **Nextdoor** internet application. It has changed from calling the phone number. You can decide if you would like to receive emails or texts via your smart phone or on your computer. If you have an event you would like the neighborhood to be aware of: burglary, suspicious activity, etc. Please call the police first if you think it is warranted. Then put the notice out for neighbors to be aware. Please list details of who, where, when, and what happened., If you do not have access to the **Nextdoor** application please let your block captain know, they should be able to keep you informed or post concerns you see.

Some neighbors have signed up, then stopped using the application. They felt there was too much chatter from other neighborhoods. **To reduce this, you can go under your settings and choose only our neighborhood, or neighborhoods you care to hear from. You can also choose to just get crime & safety posts or other specific categories of posts.** Our alderman posts from his neighborhood: Cobblestone. It may be a good one to keep on your notification list in case he reaches out with pertinent information. Sometimes it is good to hear if neighbors have experienced a crime near by, we may be next, or can be more alert to prevent an event.

If you have not signed up yet, please do! It is a great way to stay in touch with what is going on. We will announce garage sales, biannual meetings and other pertinent things happening in the neighborhood. If you have any questions, or do not have a smart phone or computer and need to be added to our call list, please call me at 217-637-9411. Thanks! Jill Stoops

We also have an INTERNET WEB PAGE at <http://www.millcreekestateshoa.com> where you can go to get information, maps and documents about homeowner association matters.

## List of Mill Creek Neighborhood Watch Block Captains

(May 2018)

3900s Eagle Wing	Norm Stoner	622-9374	4000s Old Mill	Jill Stoops	637-9411
4000s Eagle Wing	Greg Harris	546-9635	3900s Rocky Falls	Margi Bonczyk	787-9474
3900s Guilford	Jim O'Brien	793-4005	4000s Southwoods	Mary Beth Cohen	546-3784
4000s Guilford	Jim O'Brien	793-4005	3900s Springer	_____	
3900s Millstone	_____		4000s Springer	_____	
4000s Millstone	Liz Egler	971-5701	3900s Stone Bridge	_____	
1500-1530 Old Ivy	Julie Sundquist	787-6402	4000s Stone Bridge	Steve Preckwinkle	836-1678
1531-1600 Old Ivy	Julie Sundquist	787-6402	3900s Surry Place	_____	
3900s Old Mill	Jill Stoops	637-9411	4000s Surry Place	Margaret Sartore	546-3079

---Meadowbrook – 1500s with Rock Falls, 1420 with 3900 Mill Stone, 1423 with 4000 Mill Stone---  
If your block does not have a block captain you might consider volunteering.

### **List of Mill Creek Estates Homeowners Association Board Members:**

Bruce Bonczyk - President 217/787-9474

Peter Van Gieson-Vice President 217/652-1310

James O'Brien - Secretary 217/816-1515

Eddie Simpson - Treasurer 217/652-1610

Jill Stoops - Director 217/637-9411

Julie Sundquist – Director 217/787-6402

Diane Boyle - Director 217/899/9700

Preferred means of contact is by email to: **millcreekboard@gmail.com**

- For general information, announcements, copy of by-laws, maps and covenants see the new web association web page at **<http://www.millcreekestateshoa.com>**

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## ANNUAL ASSESSMENT DUE DATE IS JULY 1

Article VI of the Association Covenants specifies that all lot owners must pay an annual fee for the maintenance of the Association. An invoice will be sent to each homeowner in June for the fee for the following fiscal year. Payment is due July 1. Payments still due after July 30 incur a late fee of \$8.50 per month overdue.

The officers and board members serve without compensation, as specified in the Covenants. Please be considerate and pay promptly to minimize the work they need to do to keep the Association running.

The fees are primarily used to maintain the common properties, which include the entranceway and the stormwater management system owned by the Association.

# Mill Creek Estates Homeowners Association

## Neighborhood Do's and Don'ts

- Occasionally the association gets complaints about issues, which involve non-compliance with city ordinances or the covenants of the association. Often the violators say they were unaware of the restrictions. We have created a short checklist of the most frequently occurring issues. However, please refer to the exact wording in the city ordinances ([https://library.municode.com/il/springfield/codes/code\\_of\\_ordinances](https://library.municode.com/il/springfield/codes/code_of_ordinances)) and our association covenants and by-laws (<http://www.millcreekestateshoa.com/documents/>) for details and exceptions.
- - Association dues are assessed every year to cover the costs of the association, which aside from administrative costs principally consist of maintaining the common areas and storm water drainage system. The association has no paid officers, directors, or employees. Article VI of the covenants describes the purpose, obligations of lot owners, assessments, exceptions, due dates, and remedies for non-payment.
  - Property use is limited to residential purposes only, no trade or business of any kind may be carried out.
  - All plans and proposals for construction, exterior remodeling, or erection must be submitted to the Architectural Control Committee of the Board of Directors for approval. This includes:
    - fences
    - awnings
    - decks, patios, and patio covers
    - swimming pool
    - light pole or fixture
    - mailbox
    - landscaping
    - television or radio aerial or antenna or dish or signal receptacle
    - outbuildings of any type, including sheds
  - Submit at grade and aerial view plans, construction drawings, and specifications showing the nature, kind, shape, height, materials, and location of proposed work to: [millcreekboard@gmail.com](mailto:millcreekboard@gmail.com)
  - The following are not permitted by the covenants:
    - Stationary outside clotheslines
    - No spirituous, vinous or malt liquor to be sold, or kept for sale on any lot
    - No animals, livestock or poultry of any kind except dogs, cats and other generally recognized household pets
    - Pets allowed to cause unreasonable noise
    - Pets unless on a leash held a person when on the common area
    - Outside storage of used cars or car parts
    - Commercial vehicle parking except in the garage
    - Boats or other watercraft except in the garage
    - Motor homes except in the garage

- Trailers except in the garage
- Campers except in the garage
- Vehicles other than privately owned automobiles except in the garage
- Signs of any kind except real estate sale signs, contractor signs during construction, a small sign identifying the occupants by name (advertising and advocacy signs of any type including political advocacy signs are not allowed)
  
- Although not specifically addressed by the covenants, the following safety and health concerns have been identified:
  - Tree limbs and branches that overhang the sidewalks within seven feet from the ground are a hazard
  - Portable basketball stands that block the sidewalk are a hazard
  - Pet feces left on common areas or on other owners lots are a health hazard
  - Branches and bush trimmings piled on the street or street verge except for one week in the spring and one week in the fall when the city conducts free branch pickup
  
- No landscape waste or debris of any kind may be deposited on Common Area properties owned by the association.
- The ownership of the lot on the NE corner of Meadowbrook and Guilford has requested that debris not be deposited on their property or the street verge bordering their property.

## ■ **Resolving Issues**

- A good first approach is a friendly chat with your neighbor. They may not be aware that they are causing a problem for you or others. Perhaps you have a suggestion that they are not aware of that addresses the interests of all.
  
- If you have concerns that involve violations of ordinances, rules, or law administered by the city, county, or state, please take those complaints to the appropriate authorities. You pay taxes to have elected officials and professional civil servants to address those concerns.
  
- The association only has the authority to address violations of the covenants and by-laws. Be aware that the officers and board of directors are all volunteers that serve with no pay. Whether you are making a complaint or being notified of potential non-compliance, these folks are your neighbors and are interested in maintaining the best place for all of us to live in.
  
- The best way to contact the association officers or directors is by email to [millcreekboard@gmail.com](mailto:millcreekboard@gmail.com).

# Mill Creek Homeowners Spring Meeting 2019

Dear Neighbors,

It is nearly time for our semi-annual association meeting. The first official meeting will be on my front porch on May 18 at 6 PM. If a quorum is not present, I will immediately adjourn the meeting until

**3:00 to 4:00 PM --Sunday 19 May 2019 at YMCA-Kerasotes  
4550 West Iles Avenue (at junction with Archer Elevator Road).**

At which time only 21 members will be needed to constitute a quorum pursuant to Sections 5 and 6 of the association by-laws. Each meeting a small number of members attend, but often not enough for a quorum of 42 voting members. Thus, the expected adjournment and rescheduling to lower the quorum quota. We believe that those of you who take the time to attend the meeting should be able to vote.

**Agenda Items:**

- We will be having elections for HOA officers and the board of directors at this meeting. Current nominations are Bruce Bonczyk for president, Peter Van Gieson for vice-president, James O'Brien for secretary, Eddie Simpson for treasurer, and Jill Stoops, Julie Sundquist, and Diane Boyle as directors. Any HOA member wishing to run for office or serve on the board is requested, but not required, to contact us in advance of the meeting. Nominations and self-nominations may be made at the meeting.
- A vote will be held to adopt the annual budget. A proposed budget is listed below. We will have an update on the status of the storm water retention area drainage.

**Updates:**

- Members are reminded that the covenants prohibit architectural changes, signs, satellite dishes, and animals other than cats, dogs, and other generally recognized pets. See the covenants on our web page for details of what is and is not allowed (Article VIII, pages 13-19).
- Our web page is at [www.millcreekestates.com](http://www.millcreekestates.com) --visit it and let us know what you like or dislike.
- Bruce Bonczyk is the point person for MCEHA for complaints or compliments regarding the landscape maintenance contractor for 2019. If you have a complaint we want to know about it immediately, telling us at the end of the season does not allow for corrective measures.
- Please let us know about any other issues you wish to discuss so we can research them prior to the meeting. We can be contacted at [millcreekboard@gmail.com](mailto:millcreekboard@gmail.com)

**Mill Creek Home Owner Association Budget Report  
July 1, 2018 thru June 30, 2020**

		7/1/18-6/30/19 BUDGETED DUES @ \$85/yr	7/1/18-3/31/19 ACTUAL (9 mo.)	7/1/19-6/30/20 PROPOSED DUES @ \$85/yr
INCOME:	Homeowner Annual Fees	\$18,105.00	\$17,990.00	\$18,105.00
	Interest Income	\$55.00	\$59.50	\$60.00
	Late Fees		1637.00	
	Total Income	\$18,160.00	\$19,686.50	\$18,165.00
EXPENSES:	Utilities	\$600.00	\$408.79	\$600.00
	Mowing/fertilize	\$10,000.00	\$5,048.00	\$9,500.00
	Landscaping/sprinkler	\$500.00	\$4,759.00.00	\$500.00
	Insurance	\$1,600.00	\$1,549.00	\$1,600.00
	Legal & Professional Fees	\$1,500.00	\$813.14	\$1,500.00
	Meeting Room Rental	\$100.00	\$100.00	\$100.00
	Office Supplies & Postage	\$320.00	\$293.75	\$500.00
	Taxes/filing fees	\$35.00	\$25.00	\$35.00
	Misc. Repairs & Maintenance	\$1,000.00	\$1,500.00	\$1,250.00
	Detention area	\$2,000.00	\$2,000.00	\$2,000.00
	Bank Service Charges	\$55.00	\$42.90	\$60.00
	Web Page Hosting	\$200.00	\$110.00	\$200.00
	Miscellaneous Expenses	\$250.00	\$319.00	\$320.00
	Total Expenses	\$18,160.00	\$16,968.58	\$18,165.00
NET INCOME:		0	n/a	0

Checking Account Balance: 10/31/17

\$52,5168.09

At the November 12, 2017 MCEHA membership meeting the members voted to set aside \$20,000 for proposed work to rectify silting of the Meadowbrook drainage retention area.

We both mailed and emailed this notice. If you did not receive it by email please send us your email address so we can save on postage in the future. We are required to send this meeting notice by mail but we send the meeting minutes by email and only send paper versions on request.

The City of Springfield has reduced the number of branch pickups to two per season. Branches left at the curb for a long time are a hazard and, in some cases, attract vermin. **This Spring put your branches out by 6AM on Monday, May 13.**

If you have any suggestions or comments to make our wonderful neighborhood even better, myself and the Board members would love to hear from you. Enjoy your summer!

Regards,  
Bruce Bonczyk  
President, Mill Creek Estates Homeowners Association, Inc.

Our neighborhood watch alert system now utilizes the Nextdoor.com internet application. Occasionally residents tell us about events that occurred days or weeks ago that would have been good candidates for an alert. The first person aware should post a notice, or if unable contact a block captain. Don't put any personal identifiers or specific addresses in the alerts. Typical alerts might be; "Loud noises and a person running 3900 block Old Mill Lane," or "Person in dark clothes lurking in bushes 8:10pm 4000 block Guilford". If neighbors receiving alerts look out and turn on their lights, perpetrators will be caught or discouraged.

Please let us know about any other issues you wish to discuss so we can research them prior to the meeting. We can be contacted at [millcreekboard@gmail.com](mailto:millcreekboard@gmail.com)