



March | 2022

Views

The Newsletter of the Penncross Knoll Homeowners Association

FROM THE BOARD

Hello Residents of Penncross Knoll...

We hope everyone is staying safe and healthy. Spring is almost here so hoping everyone is getting excited for the warmer weather.

To begin, a reminder that HOA assessment fees are due by March 31. There is a late fee of \$50 that will otherwise be assessed after that date.

The Board has been busy the last couple of months with meetings. We have been in discussions with numerous landscaping vendors to be the general contractor for the maintenance of our property. We did our due diligence and received bids from the following landscaping companies.

Acres Group / Yellowstone
Alan Horticulture
Arbeen Landscaping
Beary Landscaping
Cezar Landscaping
Clarence Davids & Co.

Cornerstone Partners
Elevation Landscaping
Sebert Landscaping
Salinas Landscaping
Western DuPage

After reviewing all the bids and contracts, we have decided to go ahead with our current company, Western DuPage. Their bid was the best amongst those received. We are working through final details which include improvements and closer collaboration and accountability on the quality of services rendered.

Lastly, the Board strongly recommends that residents stay informed and participate in the 248th expansion project. The Board continues to remain engaged with City Council on developments and providing feedback with the impacts of the 248th expansion for our community.

<https://www.naperville.il.us/projects-in-naperville/248th-avenue/>.

Stay well,

Your Penncross Knoll HOA Board

www.penncrossknoll.com



Sunday, April 10, 2022

We will need volunteers to make this happen. Please e-mail us at penncrossknollhoa@gmail.com if you can help with this event.

We will also need a volunteer for the bunny suit.

Please keep an eye on the website for times and details to follow. We hope you are as eggcited as we are to bring this back for Penncross Knoll children.



MARK YOUR CALENDARS!
Somebunny said it's spring time!!!

Canine

&

Feline

Corner

MEET MADDIE & BELLA



David and Annette Leong

Lapp Lane (Dave is a board member)

Maddie and Bella are Cocker Spaniels. They turned 10 years old this past year. They will eat anything, if unsupervised. Party snacks placed in their proximity are special treats.

They were adopted from separate owners and discovered to be half sisters six months apart from the same doggie dad. Their personalities are polar opposite as evidenced in our walking adventures.

Do you have a family pet you would like for us all to meet?
Please email us at penncrossknollhoa@gmail.com

News You Can *Use!*



248 EXPANSION UPDATE

Penncross Knoll has joined along with our neighboring subdivisions to have a stronger united front. This group is led by the HOA President of Tall Grass and a few other subdivision presidents. They have reached out to IDOT and the City of Naperville to try and arrange discussions to make sure we protect our residents. We will publish updates on the Penncross Knoll website.

BARKING DOGS

We have received a few emails asking us to address pets barking at early hours. Per Naperville's Nuisance Ordinance 10-4-5-4:2.1 "An owned animal cannot make excessive noise outside for more than ten (10) consecutive minutes between 7 am and 10 pm and for no more than (2) consecutive minutes between 10:01 pm and 6:59 am." Please be thoughtful of your neighbors. With the warm weather on the way, We are sure we will all want to let our four-legged family members spend more time outside responsibly.

TWO HOUSEKEEPING REMINDERS

1. Keep trash bins inside your garage and not on the drive-way
2. Keep outdoor garage lights turned on at night. A dark neighborhood is an un-safe neighborhood.

NEIGHBORHOOD WORK FORCE

We are looking to find some neighbors to help with a few groups within our subdivision. If you are interested, please send a note to us at

penncrossknollhoa@gmail.com. We will communicate it in the website for those who need these services.

Dog walking | Dog sitting | Summer babysitting | Lawn mowing
(Not to be confused with actual vendors. This is neighbors helping neighbors.)

NORTHERN ILLINOIS FOOD BANK

Want to give back and feel good about it? We would like to set up a date to volunteer at the Northern Illinois Food Bank in Geneva. If you think your family would like to participate, please email us at Penncrosshoa@gmail.com. If we have enough interest, we will sign up as a group for a Saturday morning. It's a worth while organization. Check out their story at solvehungertoday.org

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your home & family*



*Burglary prevention
tips & tricks*



*Recognizing suspicious
behavior*

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Wednesday, March 30

6:30 - 7:30 p.m. at the Naperville Municipal Center, 400 S. Eagle St.



Thursday, March 31

10:30 - 11:30 a.m. at the 95th St. Library, 3015 Cedar Glade Dr.

6:30 - 7:30 p.m. at the 95th St. Library, 3015 Cedar Glade Dr.

Have a social group you'd like to start in PK?

Please send an email to the board or PM

Kristi Bloedorn on Facebook and we can get an announcement put in the newsletter for you.

Dear Editor

Articles, classified ads and written submissions for the Penncross Knolls Views newsletter are to be submitted to Kristi Bloedorn by the **15th day** of February, April, June, August, October and December.

The Penncross Knoll Views newsletter is a bi-monthly publication for the homeowners. Newsletters are mailed to residents in January, March, May, July, September and November.

Classified ads are free to all Penncross Knoll residents. A classified ad is something to sell, looking for something to buy, lost items, found items, or in need of childcare, etc.

EDITOR

Kristi Bloedorn

thebloedorns@comcast.net

630-638-7489

PENNCROSS KNOLL HOMEOWNERS ASSOCIATION Board of Directors

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BOARD CONTACT EMAIL: penncrossknollhoa@gmail.com

Penncross Knoll Homeowners Association

Contact Address:

Penncross Knoll HOA
PO Box 9130
Naperville, IL 60567-9130

Contact Board Members:

penncrossknollhoa@gmail.com

HOA Website:

www.penncrossknoll.com

Property Management Company

Price Group

630-922-0233

ARE YOU SOCIAL OR WANT TO BE MORE SOCIAL?

If so, please consider joining the PK Social Committee. We need some fun folks who like to plan and roll up their sleeves to help.

If that's you, please email
penncrossknollhoa@gmail.com with your
contact information.

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Penncross Knoll

BOARD ACCOMPLISHMENTS

Kajal Pal | President | Penncross Knoll HOA

The new Board that was appointed last year spent a lot of time and effort to ensure that our community's needs are met and that Penncross Knoll remains an attractive and safe neighborhood. Listed below are some of the Board's accomplishments since it was formed in 2021.

- 1 Compliance** - Achieved 100% compliance for collecting HOA dues which is the first time after a long time.
- 2 HOA Board Meeting** - HOA Board meeting was held in December 2021 at the Naperville Public Library.
- 3 Improved HOA Communication** - *Launch of the new Penncross Knoll website* www.penncrossknoll.com for up-to-date communication. Please register on the site if you haven't done so yet. *Email* - The Board has strived to be responsive to community queries via the official email (penncrossknollhoa@gmail.com). *Social Media* - Increased responsiveness by the board members on the Neighbors of Penncross Knoll Facebook page. *Newsletter* - Improved content and communications in the regular bi-monthly newsletters.
- 4 Vendor Management** - Worked closely with vendors on their services provided.
- 5 Property & Finance Management** - Working closely with our Property Management Company and the bank to keep our checks and balances.
- 6 Civic Engagement** - Representing the community in the City Council and PZC meetings on upcoming developments that surround us.
- 7 City Works** - Coordinated micro-surfacing of our streets and sidewalk repairs with the city of Naperville.
- 8 Community Engagement** - Planned community events (Ice-Scream Social, Halloween Trunk-or-Treat and Winter Wonderland). The Board has worked hard to partner with the Tall Grass Board to bring some of these events to our community.
- 9 Holiday Lighting** - Holiday decorations and lights at the front entrance this year.

We will continue to maintain and improvise on all the above going into the future.

THE BOARD HAS IDENTIFIED KEY AREAS WHICH NEED OUR IMMEDIATE ATTENTION IN 2022

Landscaping Contract - Due to increasing gas and labor costs, our current landscaping contract presented a \$4,600 increase in their charges. The Board is seeking to consolidate the landscaping and irrigation vendors and actively in RFP (Request for Proposal). We are evaluating bids from multiple companies.

Storage Contract - We are actively looking for a new storage facility to reduce cost.

Replacing Fence - We have an 18-year-old fence that runs along the 248th avenue which has deteriorated significantly. Sections of the fence continue to fall throughout the year during high winds. The Board is actively in RFP and receiving bids from multiple companies.

Replacing Front Entrance Signage - Same state as the fence. The Board is actively in RFP and receiving bids from multiple companies.

Annual Assessment Dues - The increase in \$50 to the annual HOA assessment dues will ensure that we can continue to build our reserves for current and future large capital expenses. This nominal increase will also ensure that we do not have to do any special assessments for our residents.



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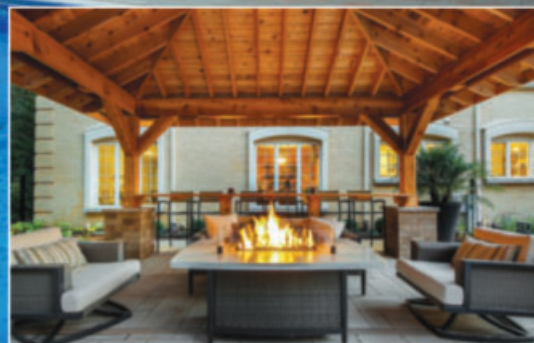
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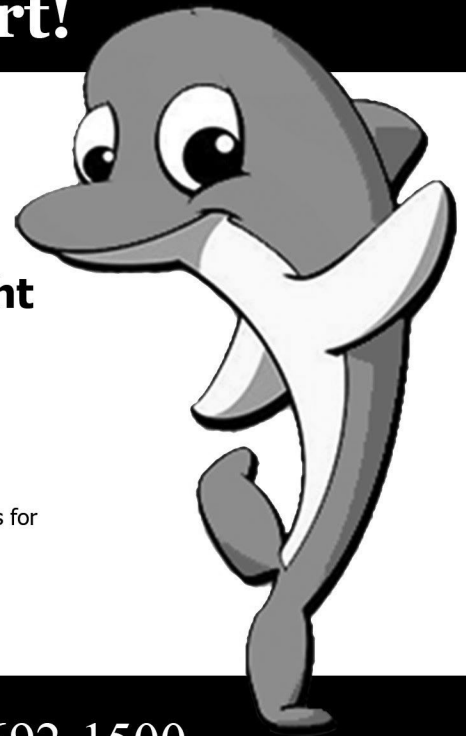
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