
TREVI NEWS

trevigardenshoa.org

Spring 2025

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Concerns? Email us at
trevigardenshomeowner
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Preparing, paving & spraying

Hello Trevi Garden residents. Spring has sprung and what beautiful weather we have been having!

The 2025 Trevi Gardens HOA Board has been busy with carryover projects from last year and reviewing the latest resident suggestions. Discussions were held at the last Board meeting on February 3 at the Southern View Chapel.

One lingering project was clearing the plant growth in and around the swale (Trevi's central drainage ditch). As we go to press, all the brush and cattails have been mowed and mulched. In addition, some volunteer saplings and established trees were cut down and removed. Steve Sandstrom has been monitoring the swale and communicating with the contractor, All American Land Management, to complete the project. Thank you, Steve, for your efforts to get this area of the subdivision tamed and cleared of debris. And with that in mind...

Plans are in the works for our annual **Spring Cleaning Day** to spruce up the neighborhood. With this spring's winds and storms, there are always things to pick up. See the article on page 2 for more information and consider joining in the morning's environmental effort! Bring your kids, too. We can sign volunteer hour sheets!

What else has the Board been up to? Please turn the page and see! Attend the next Board meeting and/or email us your thoughts, ideas and/or ways you can be of assistance!

The next **Trevi HOA Board Meeting** will be Monday, April 28, at 5:30 pm. at the Southern View Chapel. If anyone has a subject they would like discussed at the meeting, please email us beforehand and be at the meeting for any questions the Board may have.

We look forward to seeing everyone!

Katherine Seketa, HOA President





Trevi Gardens

Homeowners Association

P.O. Box 9238, Springfield, IL, 62791
Trevigardenshoa.org



Pitch in on Spring Cleaning Day April 26

Join us on Saturday, April 26, at the front entrance to celebrate Earth Day!

It's your opportunity to help make Trevi Gardens a more attractive place to live.

The focus will be on litter and light landscaping. Volunteers can spruce up the main entrance or walk the subdivision and pick up trash and debris that has gathered in the ditches, swale, pond shoreline and common areas. We will supply trash bags. Please bring your own gloves and garden tools.

This is a great time to meet some of your neighbors, get some fresh air and spruce up the surroundings. It also makes the subdivision look nicer for guests who are visiting or for any potential homebuyers.

Any questions or suggestions, please contact **Steve Sandstrom** via the Trevi email account (trevigardenshomeowners@gmail.com).

Meeting Illinois document retention standards

A year ago, the Trevi Gardens Board conducted a detailed accounting of existing Trevi Gardens legal and financial documents. We compared our list to the required (or recommended) Illinois HOA regulations for document retention. In most cases we realized we already maintained most of the required documents. In a few cases, we recreated older documents that were either never saved, had been lost to time or, unfortunately, had not been returned to us by former board members and/or employees.

After a year of effort, we can proudly say we are now compliant with state requirements. All documents have been carefully sorted, organized, and filed. They are safely stored in the HOA safety deposit box. A few documents are also saved on our Trevi Gardens website, where you can find many items.

Trevigardenshoa.org contains available documents like meeting minutes, past and current budgets, our Covenants and Bylaws, amendments, and more.

Document organization, document storage, and state compliance is part of our ongoing efforts to modernize and streamline our operations.



2025 Trevi Board of Trustees, left to right—Kathy Seketa, Steve Sandstrom, Tom Gatschenberger, Randy Armstrong, Steve McCaffrey, Collins Pieper & Scott Fields (photo by Diana Morris)

TREASURY NOTES: Forecasting expenses

Hello to my Trevi Gardens friends and neighbors.

Your Trevi Gardens HOA is always looking to efficiently utilize our financial resources, find ways to keep expenses low, and earn interest income on our assets when we can. Trevi Gardens has numerous budgetary needs each year. The biggest is the mowing of the large tracts of grassy areas owned by the HOA (the Commons). Inflation has increased over the last several years and greatly impacted several budgetary items. Even so, with some careful planning, we’ve been able to keep HOA dues level since 2022.

Our normal budgetary planning is for 3 to 5 years into the future. Looking much beyond that takes a level of expertise greater than our abilities. For that reason (and because the state of Illinois will soon require it), we have hired an outside firm to conduct a Reserve Fund Study. This comprehensive review includes professional opinions from engineers and fiscal planners, rather than your board members’ “best guesses.”

Recommendations made as part of this study will help us determine the required HOA income (dues, interest and other income) required to pay for estimated future expenses. It will also target an appropriate balance we should have in savings to meet future infrastructure maintenance needs. With proper foresight, we hope to eliminate the need for a dreaded “special assessment.” In particular, the study will evaluate the timing and cost of private street replacements. If you live on a private street,

this should be of great interest to you. (See the article on the next page about plans to replace Como Lane.)

The Reserve Fund Study’s results and recommendations will be presented at a future HOA meeting this year. Watch for news about this gathering.

Thanks for your time.

Randy Armstrong, Treasurer

TREVI GARDENS

CALENDAR OF EVENTS

April 28	QUARTERLY HOA MEETING
	5:30 pm, Southern View Chapel
April 20	EASTER
April 26	SPRING CLEANING DAY
May 5	CINCO de MAYO
May 11	MOTHER’S DAY
May 26	MEMORIAL DAY
June 15	FATHER’S DAY

Como construction coming this spring



The 2023 Annual Meeting was held on November 6 at Southern View Chapel.

The Trevi Gardens Homeowners Association replaced Augustus Lane in 2007. Capri and Caesars Lanes were rebuilt in 2022. The work was undertaken after years of discussion between the HOA board, our residents, city officials and lawyers about how to fairly share the burden of cost.

Why is the HOA replacing entire streets in the our neighborhood? you may wonder. Good question.

Eight streets within the subdivision were not built to city code. The residents on these private streets literally own the road in front of their homes, with lot lines extending to the midpoint of the street in front of each house or duplex.

Three of these streets are within a section of the subdivision completed in the '90s: the Fifth Addition. According to Trevi's covenants, the 31 collective properties on the Messina/Resina horseshoe and Argenta Drive were designed to be governed by an independent condo association. Since that group has never formed, it created a "hole in the doughnut" that the HOA has had to navigate whenever emergency repairs were needed to fix Fifth Addition streets.

Five of the original "stub" streets connect to Trevi Drive parallel to Second Street. From north to south, they are Caesars Lane (on the west side, nearest the pond), Augustus, Volare, Capri and Como. They were cheaply constructed in the 1980s, concrete laid without rebar or a bedrock foundation of crushed gravel. This hastened their deterioration.

We are replacing Como this spring, for \$44,067. It is being paid for from three sources:

- 1) a financial gift from the HOA equal to 30% of the total expense
- 2) dedicated funds from property owners on the respective private street
- 3) an internal loan from the HOA for the remaining balance

The loan is repaid from the earmarked funds from the street's residents. Residents on the private streets have been paying a second, annual assessment into a dedicated account for this purpose since 2021.

The Board's initial plan was to have Moss Concrete and Excavating repair the last two original streets—Como and

Volare—simultaneously in 2024. Instead, we cleared the swale.

The new road will offer fresh "curb appeal" and maintain the safety and integrity of the subdivision. It will ultimately help all of our property values.



Swale cleared, cattail treatments to begin

Over the fall and winter, the HOA had the central drainage ditch cleared of brush, cattails and weeds. It makes for a different look along the walking path, with more open sightlines.

The swale hadn't been cut to ground level in more than a decade. Cattails and volunteer saplings had proliferated as a result. They were expanding into the commons, as our mowers trimmed around the greenery rather than getting ambitious about cutting them back.

Now that the swale is cleared, a second phase of management will begin. Archer Creek will begin spraying the herbicide Clearcast this spring and summer to control the cattails and aquatic weed growth. The spray is safe for use in waterways and does not harm animals. Combined with some due diligence from our mowers, the ditch should stay cleaner looking throughout the year.



Do you recycle?

While you're thinking about Earth Day and spring cleaning, consider recycling. Curbside recycling is available for city residents living in single family homes of three units or less that pay for garbage can pick-up. The City of Springfield collects a fee from all waste collectors to provide recycling services, so you have subsidized it whether you use it or not. Better to take advantage of it.

Preparation Guidelines: Items that contained food should be rinsed out but thorough cleaning is unnecessary. All lids should be kept on containers; labels may remain. Some haulers will take mixed materials with no sorting needed (Waste Mgt). Others require some sorting and separation of materials (Lake Area; no cardboard). Call your waste hauler for details on their requirements.

Items accepted include:

- PAPER - newspapers, junk mail, magazines and chip board (single-ply cardboard used for cereal, tissue, magazines and soda boxes).
- PLASTIC - all plastic containers labeled #1-7, except #6.
- METAL - food cans & aluminum beverage cans
- GLASS - All colors of glass are recyclable. Only food or drink bottles and jars are acceptable. No window panes, dishware or ceramics.
- CARDBOARD - Some haulers only accept limited amounts of cardboard for curbside. For large quantities, check with your hauler or take to waste haulers drop off recycling facility.

Any questions contact the Office of Public Works
217.789.2255.

Fall Flashback: Hallows' Eve 2024 highlights

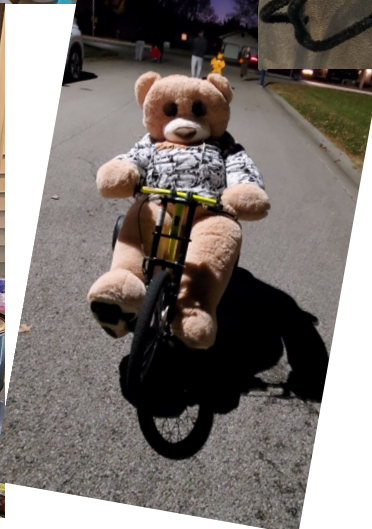


The Trevi Garden's HOA Halloween get-together on Lily Lane was a great success. Several neighbors pitched in prior to the event to prepare a variety of scary-good treats. They included spider suckers, fruit and jello jack-o-lanterns and monsters, cheese stick ghosts, juice box mummies, and pudding ghosts and bats. There were even rubber duckies in costume. In addition, we served hot apple cider and hot chocolate.

Thank you to the generous residents who contributed their time and talents creating and handing out the treats on Halloween night, and gratitude to all who contributed monetarily too. The time spent preparing everything was almost as much fun as seeing the children in their costumes.

The kids seemed to thoroughly enjoy it, and the adults were warmed by all the smiling faces!

We'd love to do it again on October 31, 2025. If you would like to participate or have any ideas to make the evening more fun, please feel free to contact Theresa Armstrong at 217-341-4630.



DID YOU KNOW?

Tree trimming on public streets

Do you have a tree in your front yard? The Springfield Municipal Code has rules about keeping trees trimmed near sidewalks and streets. They require 10 ft. of clearance for sidewalks and 15 ft. for streets. Here's the relevant ordinances.

§ 99.20. - Trimming; nuisance.

(a)

Any limbs and foliage of trees planted on any premises that abuts any street, alley, or sidewalk that is not trimmed at least ten feet above the ground of a sidewalk and 15 feet above any street or alley, or any similarly planted vegetation that hinders, obstructs, or endangers the passage of persons or vehicles along any street, alley, or sidewalk so as to obstruct the view of any traffic control sign or electronic device or the illumination of any public street light by any person traversing any street, alley, or sidewalk is declared to be a nuisance.

(b)

Any owner, occupant, or person having control over any premises that abuts any street, alley, or sidewalk that is in the condition described in subsection (a) shall trim the same. Any owner, occupant, or person having control that does not trim may be served with a health violation ticket as provided for in Chapter 95 of this Code.

(c)

Any person violating the provisions of this subchapter shall be liable to the city and to private persons or entities for any injury or damage arising therefrom.

(Ord. No. 545-09-03, § 1, 9-16-03)

§ 99.21. - Cost when done by city.

Where the owners, occupants, or persons having control as described in section 99.20 fail to promptly comply with its provisions after being given notice by the city, the city traffic engineer shall cause the required trimming to be done at city expense and the city may recover the cost by bringing suit against that person.



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