
TREVI NEWS

trevigardenshoa.org

Spring 2026

Board Members

President:

Kathy Seketa

Phone 217-741-3599

Vice President:

Steve Sandstrom

Phone 217-529-5203

Treasurer:

Randy Armstrong

Phone 217-341-9680

Secretary:

Steve McCaffrey

Phone 217-679-2525

At Large:

Collins Pieper

Phone 217-741-5406

At Large +

5th Addition rep:

Tom Gatschenberger

Phone 217-381-0704

At Large:

Scott Fields

Phone 217-971-8989

Concerns? Email us at
trevigardenshomeowners
@gmail.com



Helping us improve and grow

Hello Trevi Garden residents. As President of the HOA, I'd like to thank everyone who has helped in any way during the past year to care for Trevi Gardens. This is our neighborhood and the best results come from everyone working together. If you have made efforts to improve your home or yard, it helps! It contributes to the impression that Trevi is a nice place to live. And we know it's true.

Please take the time to read the articles inside, including news about the upcoming Spring Cleanup Day April 25 (see page 3). We would welcome as many volunteers as possible. Bring your youngsters, too! Make it a family affair for Earth Day.

There's also recap of the 2025 Annual Meeting inside (page 4). It's our official business meeting each year. Two items that carried over from 2025 are going to drive much of the Board's focus going forward:

- Addressing water drainage of our streets and the swale (we've been in regular contact with the City about it)
- Monitoring, maintaining and repairing the common areas under our control

These topics are interrelated and fundamental to figuring out the HOA's future fiscal needs.

The Board is always open to new subjects that interest or concern you. If you have something you would like us to consider, please contact me and we'll include the item on the next HOA meeting agenda. Please be prepared to have someone present at the meeting to discuss it and answer any questions.

A reminder: For specific questions on...

- HOA assessment fees/charges – contact Treasurer Randy Armstrong
- Reporting violations/questions regarding warnings & fines – contact Secretary Steve McCaffrey
- Submissions of residential remodeling/additions – contact Collins Pieper

What else has the Board and your neighbors been up to? Turn the pages and see...

Then plan to attend the next Board meeting on June 29. City officials will be in attendance to learn about our pressing needs. Email your thoughts and/or reach out if we can be of assistance. We look forward to hearing from you!

Katherine Seketa, HOA President



Trevi Gardens

Homeowners Association

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

TREASURY NOTES

At last! Online options

This year your Trevi Gardens HOA added a new electronic tool to assist us with record keeping and billing tasks. We signed up for a service known as PayHOA, which specializes in assisting HOAs with their financial duties. Over time, this should lower our current bookkeeping, postage and record storage costs. Rather than keeping hard copies of many of our documents, we'll be able to store many of our records online and make them more readily available to the community for general inspection.

In addition, PayHOA provides our residents with the opportunity to pay electronically. Payments can be made by credit card or through a direct withdrawal from a checking account.

Approximately 95 homeowners have already opted to directly pay their HOA dues using the PayHOA system. They followed the online instructions, completed the form and approved the transaction virtually. A majority continue to pay by check, which is fine. Over the next year we will continue to encourage people to pay electronically. Once you are in the system, subsequent uses are quicker.

Ultimately, we hope the online resource will help lower some of our other costs of operation. Each efficiency could help us to limit future increases to Trevi Gardens dues.

Please consider providing your email address to the HOA so you can receive future invoices directly by email rather by U.S. mail. It will save this HOA the



cost of postage and mailing while making payment options easier for each of our residents.

Contact us if you have any questions or concerns regarding PayHOA or any financial matter relating to Trevi. We are always happy speak to our neighbors.

Randy Armstrong, Treasurer

TREVI GARDENS

CALENDAR OF EVENTS

April 25	SPRING CLEANING DAY
May 5	CINCO de MAYO
May 10	MOTHER'S DAY
May 25	MEMORIAL DAY
June 14	FATHER'S DAY
June 19	JUNETEENTH
June 29	QUARTERLY HOA MTG. 5:30 pm, Southern View Chapel
July 4	AMERICA TURNS 250!
Aug 4	NATIONAL NIGHT OUT

NEIGHBORHOOD VOLUNTEER OPPORTUNITIES

in abundance in seasons ahead

You've heard the expression 'Think globally. Act locally.' This spring and summer there will be a variety of ways to make Trevi Gardens bloom bigger. Here are some events where your small actions can create big impacts on the immediate surroundings.

Spring Cleaning Day

Saturday, April 25 – 9 AM-noon

Our annual neighborhood beautification morning is something in which everyone can lend a hand. The activities include:

- Picking up litter along the 2nd Street ditch
- Getting wind-blown trash out of the swale, Trevi's central drainage ditch that goes from the pond to the 2nd Street/Sherry corner
- Pruning shrubs and sprucing up the fountain entrance
- Creating branch piles along the public streets (NOTE: Public Works does not pick up branches on private streets. They must be stacked beside a public street.)

Trevi trustees can sign volunteer-hour sheets for local youth who want to earn school credit for their environmental work.

Volunteers are encouraged to bring gloves and any personal lawn and garden tools they would like to use. The City's Department of Public Works will provide trash grabbers, bags and vests. Volunteers should gather at the front fountain area at 9 AM. Questions? Contact Scott Fields at 217-971-8989.

If you can't join the team doing the walk-around Trevi Gardens, make a plan to spruce up something in your yard that day. The curb appeal will make your home shine brighter.

Rocking the Pond

Date TBA, likely June 20, 9 AM-noon

Board members and volunteers initially placed rock around Trevi's pond over multiple summers back in the early 2000s. Twenty years later, some of the stone has settled, some washed away, and some was tossed into the water. Also it's apparent that erosion has contributed to some uneven areas around the pond. The HOA has contracted with Slabjackers to level and stabilize the sidewalk that encircles it. That

work will be done soon. For further support, we will be adding more rip rap to the shoreline.

This 'touch-up' work will not be as labor-intensive. A truckload of rip rap will be delivered, and we will use a bobcat to place bucket-loads in spots around the pond. We then disburse the rocks where it's needed most. Many hands make lighter work, and leather gloves will be provided for all who join in the healthy exercise.

Contact Steve Sandstrom at 217-741-3240 if you would like to help.



National Night Out

Tuesday, August 4, 5-7 pm

Come be a part of Trevi's big neighborhood party on National Night Out. The annual event is designed to foster communication between neighbors, and meet some of the crime prevention teams and municipal officials who serve our area.

Look for activities at Trevi's main entrance commons: music, food and beverages, a bounce house, fire trucks and a canine demonstration. Everyone is invited and the HOA welcomes help from anyone who would like to provide a covered dish, a bag of chips, dessert or anything worth sharing with your neighbors. Contact Theresa Armstrong at 217-341-4630.

Check your calendars, make a phone call and contribute some of your time and energy to one of these worthwhile projects!

Trevi Gardens HOA Annual Meeting recap



Forty residents turned out for Trevi Gardens' annual meeting at the Southern View Chapel's conference space on November 4, 2025. President Kathy Seketa was ill. In her absence, Vice President Steve Sandstrom conducted the meeting.

He welcomed the attendees and introduced guests. Neighborhood Police Officers Joe Vose and Joe Bridges spoke briefly about home safety issues (above). Though "things have been quiet," a few crimes of opportunity had occurred within Trevi Gardens. The officers encouraged us not to leave valuables showing inside the car when parked outside – it is an invitation to criminals. Other suggestions: Be mindful of what is going on. Check on your neighbors. And don't be afraid to call the non-emergency number (217-788-8311) to report suspicious activity.



City of Springfield Public Works Zone Manager Michael Horn spoke next. His position is relatively new, and his goal is to assist in ways to make the city better for its residents. He talked about the recent municipal work that replaced worn sections of

streets around Trevi. He also discussed the swale drainage that had generated some inquiries.

Collins Pieper shared concerns that the city contractors for snow removal had not done a good job the previous winter, missing several areas. Mike encouraged people to call him (217-789-2255) as soon as they notice any problem and he'll follow up personally or get a crew on it.

Treasurer Randy Armstrong outlined the Budget Proposal for 2026. It included a dues increase of \$50.

Detailed information had been mailed with proxies to all property owners prior to the annual meeting.

Randy repeated a few questions that had previously been asked on social media (the HOA's Facebook group: trevigardenscommunity) and provided answers for the benefit of everyone. The need for a dues increase was debated. Randy explained past budgets have gotten tighter as costs increased, driven by rising prices. The HOA found efficiencies where possible, cutting back on mowing and mailings.

Those in attendance were asked if they would prefer having a smaller annual increase that kept pace with inflation, or wait a few years and have the dues increase be a larger amount from necessity. The response was 50-50.

The operating fund and reserve fund were explained. One is for ongoing annual expenses; the other for expenditures that require a major financial outlay. It's the equivalent of a household having a checking account and a savings account. Preparing for long-term expenses requires patience and diligence. The board invests in short-term certificates of deposit (CDs), which mature from 2 to 5 years and earn interest, allowing principal to grow without undue risk.

The standing water issue in the swale was discussed. The City sent the HOA a letter mid-August in response to a resident's complaint that low-lying areas could harbor mosquitoes. In fact, Trevi's central drainage ditch often retains water in spots due to its relatively flat grade. Cutting down the cattails made the areas more visible. The late summer drought alleviated the puddle problem.

The meeting was opened for questions and comments from the audience. Topics included deeding HOA-commons property to homeowners to reduce mowing expenses, the swale's clearing costs and the cattails' return, the private street funds, geese around the pond, and the subdivision's shortage of storm sewers.

Steve Sandstrom invited anyone who is interested to consider joining the board or serving on a committee. He explained that having diverse opinions and fresh voices strengthens the subdivision's management. There were no new nominations from the floor.

Secretary Steve McCaffrey instructed guests on voting for the 2026 budget proposal and on casting votes for candidates for the 2026 Board of Trustees. The voting concluded the annual business meeting.

The 2026 budget proposal was approved with a vote of 67 for / 15 against. The slate of board members was retained for the new year.

Contact HOA Architectural Committee before doing something you might regret

During the construction season, many individuals consider how to modify their homes to meet their current and future needs. In addition to having a design strategy in place, homeowners should contact the HOA to confirm whether a building permit is required before starting any construction work.

Why is this so important? Here's a recent example.

In January, a local fence company installed a new backyard fence at a home on Sherry Drive. Because of the design of the lot, the fence affected not only the main homeowner but five adjacent neighbors: two on the sides and three in the back.

The property owner did not notify the neighbors or the HOA. The fence company neglected to contact the city for the proper permit. If they had, they would have been told they needed an approval letter from the HOA. A crew started the work without either form on file. They removed the old fence and set posts for the new one.

With the fence gone, it created openings in neighbors' yards. Pets or children sent "out back" could go AWOL if the adults weren't alert.

What's more, the back yards are graded to direct rainfall to a subterranean tile that channels water toward the subdivision's central swale. The new fenceposts may have pierced the tile.

When the HOA learned of the activity, they made inquiries with the work crew to see what had transpired and why notifications were lacking. A round of texts and phone calls ultimately revealed two dropped balls. If either the property owner or fence company had reached out to the HOA or city, respectively, they would've been told "what to do before you dig." Unfortunately, the homeowner incurred a \$1000 fine.

Please be aware that the role of the Architectural Standards Committee is set forth in the By-laws and Covenants that were established in 1978. The HOA board must follow those guidelines closely.

The excerpted information can be found in greater detail on page 18, Article IX:

No building, structure, fence, construction of any kind, addition, change, or exterior alteration shall be made unless and until the plans and specifications showing the nature, kind, shape, size, height, materials, location, and



finish grade of the Lot and floor elevation of the structure and proposed exterior appearance of the residence shall have been submitted to and approved as to harmony of external design and location IN WRITING to the Architectural Standards Committee. This committee shall be the sole arbiter of such plans and may withhold approval for any reason and is empowered to stop construction in violation of these restrictions. In addition, the committee has the right to enter and inspect the lot, resident, structure or building site to be sure the covenants and submitted plans are being followed without being guilty of trespass.

Each Lot owner shall submit to the Architectural Standards Committee and obtain written approval of a landscape plan.

If you plan on placing a new structure on your property, adding a fence, changing the size, placement or material of the existing fence, or making a significant change in landscaping, you must submit a plan in writing to the Architectural Standards Committee.

After receiving these plans, the committee members will discuss the proposal and contact the homeowner with a approval letter or to further go over the plans.

If you are adding a new deck, a fence or an addition onto the home, you are also required to get a permit from the city. To obtain a permit from the city, you will need the written approval from the Architectural Standards Committee.

Scary visitors treated right on Halloween night

The Homeowners Association stocked a way station on Lily Lane with candy and fun trinkets on October 31, 2025. Characters who ventured out in the neighborhood found it worth their while.

We send a special shout-out to all who helped provide and decorate the treats!



Northern Lights over Southern View

On November 11, 2025, conditions were right for a late night light show. Neighbors who looked north could see the Northern Lights flickering above the horizon.

Note: Colors were visible in Trevi, but not literally this bright due to light pollution. However, your phone can make a photo more alluring with a few adjustments. Rural residents in Sangamon County got some real dazzlers.

USEFUL PHONE NUMBERS

for help in our neighborhood

- Office of Community Relations: 217.789.2270
- Branch Pickup: 217.789.2255
- Neighborhood Watch: 217.789.2270
- Noise issues: 217.788.8325
- Plan an event, block party or parade: 217.789.2255
- Promote an event on Cable Access 4: 217.788.8486
- Report weeds, tall grass or fly dumping: 217.789.2167
- Stop sign or traffic signal issues: 217.789.2121
- Snow removal: 217.789.2246
- Trash & garbage service issues: 217.789.2255
- Tree trimming around power lines: 217.321.1407
- Trees on City Property: 217.789.2255
- Who's your Neighborhood Police Officer: 217.788.8325



SOUTHERN VIEW CHAPEL

learning truth, living truth

Join us on Sunday mornings at 9 AM for fellowship, singing, and studying God's Word. Sunday School classes follow the service at 10:30 AM. We strive to teach the Bible verse by verse and chapter by chapter. Our multi-generational church is eager to welcome you. During the service and Sunday School, there are ministries for babies, toddlers, and children.

217.529.1876
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<https://svchapel.org/>

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