

Fall 2023

TREVI NEWS

trevigardenshoa.org

TGHOA

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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

Questions? Concerns?

Email us at

trevigardenshomeowners
@gmail.com



Help decide Trevi's future

Hello, Hello Trevi Garden Homeowners Association members. Welcome to the Fall newsletter.

Inside you will find the status of the latest Trevi HOA resident concerns that affect the HOA homeowners as a whole. They include:

Rental Restrictions within Trevi - At the top of the list is the concern over the rapidly increasing percentage of rentals within Trevi Gardens. The article on pages 4-5 provides details, as well as some proposed new language to amend the By-Laws to restrict future rentals here. Please take time to read it and bring any questions or concerns to the next board meeting, which will be held October 3 at the Southern View Chapel.

After discussion at the meeting, our lawyer will review the language and we will add it to the ballot at the 2023 Annual Meeting. Join us and vote November 6. This proposed new language and revisions to current language will only succeed with a majority vote from the Trevi residents.

Neighborhood Watch Program - The Trevi Board is relaunching the Neighborhood Watch Program. Anyone interested in participating or who has any suggestions can reach out to Tom Gatschenberger at 217.381.0704. There is "safety in numbers." The more people involved in this program, the safer our neighborhood will be.

Reserve Fund Guidelines - We have finalized written guidelines for the Reserve Fund. You can read that document on the Trevi HOA website, trevigardenshoa.org.

Happy Halloween! - Don't miss out on the Halloween festivities in Trevi Gardens. Theresa Armstrong is leading a neighborhood project and has a lot of ideas for a fun night to mix and mingle! See inside for more information.

Take a few minutes to look over this newsletter. We invite you to attend the next Trevi HOA Board meeting at 6 pm, October 3, at the Southern View Chapel.

NOTE: Prior meeting minutes are posted on the Trevi Gardens website.

Katherine Seketa, HOA President



Trevi Gardens

Homeowners Association

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

Join us for the annual meeting

The Trevi Gardens Annual Meeting starts at 6 pm November 6 at the Southern View Chapel, 4500 S. 2nd Street, southeast of our subdivision. It's our 'big' meeting of the year that deals with the direction of Trevi Gardens. This is an evening for you to learn more about the business that has been conducted in the past year and hear about what the future could hold. It's also your opportunity to guide it.

On the business end, we'll discuss the budget for the next year and plan for the future. The HOA has a set of covenants and rules, but whenever money is being allocated, the simplest one applies: the majority rules. We're a democracy. We want everyone to vote. We also allow "absentee" voting, via the proxy that will be sent to all property owners in October.

Whether you're a new resident, an old-timer, a landlord or are just curious about what's ahead, we encourage you to come to the Annual Meeting November 6. Read about one of the main meeting topics on page 4.

Parking guides

A number of residents have mentioned "parking problems" as their chief concern out here. The Trevi Gardens covenants state that owners and tenants are to park their cars in garages or their driveways. Long-term street parking is to be avoided at all times, not just during winter storm watches. Parking on the street is intended to be short-term, for guests. Parking is especially problematic on corners and the narrower private streets, as there is less room to navigate when backing out of driveways. Never park on lawns or across sidewalks. It's against the law and Trevi covenants.

Help Wanted Bookkeeper + board members

The HOA is in the market for a new bookkeeper in the new year. The candidate should be qualified and certified to record our finances, periodically check the community mailbox and produce regular reports for the Treasurer. Reach out to Randy or Kathy if you or someone you know would like to apply.

We also welcome you to consider joining the Trevi Gardens Board of Directors. By volunteering a portion of your spare time, you can have a big impact on the neighborhood in which you and your family live. Your involvement on a committee or on the board is an easy way to have input on improvements made to Trevi. Board meetings are held about four times a year and last a couple of hours. Anyone interested in being a part of the local team is encouraged to talk to a current board member or nominate yourself at the Annual Meeting when the floor is opened for nominations. Fresh ideas and energy benefit us all!

Leaves, yard waste

Springfield's yard waste/leaf pickup program has a 12-month, every-other-week collection. Stickers are no longer required. All yard waste must be placed in paper yard waste/leaf bags or hard rigid containers. Yard waste is composed of grass clippings, leaves, weeds, plant trimmings and/or small branches and twigs (about the size of a pencil). Branch collections are separate, and done periodically.

Email springfielddyw@republicservices.com if you feel your house or neighborhood was missed during the pickup week or have questions about the schedule. All other inquiries, please contact Public Works at 217.789.2255 or public.works@springfield.il.us.

Halloween happening October 31



Will you be wandering the streets, searching for treats on Tuesday, October 31st? Then come join us for a festive Halloween celebration!

The Trevi Gardens HOA board and some friendly neighbors are hosting a ghoulish gathering from 5 - 8 p.m. at the corner of Sherry and Lily Lane. It's open to everyone, young and old alike.

There will be fun children activities, with prizes for participating.

Hungry? Delicious goodies will be provided — hot dogs, chili, chips, hot chocolate, spiced apple cider and

water. And of course, there will be candy for young visitors. There may even be spirits hovering nearby (ahem).

If you'd like to be a part of the fun, just come on over!

Want to donate to the activity, help hand out candy, or assist with the event in some way? You are more than welcome to join us! Please contact Theresa Armstrong at 217.341.4630 or any HOA board members if you have questions or wish to participate in the evening's excitement.



TREVI GARDENS

CALENDAR OF EVENTS

October 3	QUARTERLY HOA MEETING
	6 pm, Southern View Chapel
October 31	HALLOWEEN
November 5	DAYLIGHT SAVINGS ENDS
November 6	ANNUAL MEETING
November 11	VETERANS' DAY
November 23	THANKSGIVING

Annual meeting decision time: How much of Trevi is



Rental properties are going to be one of the main topics for discussion at the 2023 Annual Meeting in November.

As mentioned in the Spring newsletter, the HOA board has been alarmed by a rapid increase in the number of single-family homes in the subdivision being flipped into rental properties. In two years' time, Trevi's total rental properties rose from 69 to 100, an increase of 45%. **The subdivision went from having 26% of its properties classified as rental to 38%.**

Former single-family homes being flipped into rental units doesn't bode well for our future.

To be clear, rental units are not a detriment to a neighborhood. What matters is how they are managed. Some Trevi property landlords are easy to reach, live and work nearby and have local managers who stay on top of things to assist tenants and quickly rectify problems. Others don't. When a home is purchased by corporate landlords based out of state – or even outside the country, as some now are – communications can become complicated. Matters like parking complaints or garbage removal can stretch out over weeks. Or months.

You may have heard the phrase “you can't choose your neighbors.” That is only partially true. You, as members of Trevi Gardens' Homeowners Association, actually have control over how the subdivision looks going forward. We can set limits on rental properties here.

The Board of Trustees does not want Trevi Gardens to become a community of rental properties. We would prefer it to be a welcoming, affordable neighborhood with residents and families who are vested in it for the long haul.

Our proximity between the city and the country, near Lake Springfield, I-55/72 and Southwind Park will make this subdivision a desirable location in perpetuity. But it won't flourish without some help. It is up to us, as members of the HOA, to maintain it.

The Board has been researching the problem. We've studied what other HOAs have done when faced with the same issue. We consulted our attorney, Bradley Wilson, an attorney with Gates, Wise, Schlosser & Goebel, who was recommended based on his expertise with HOAs. He provided a set of options. [A complete set of his legal opinions is on trevigardenshoa.org.]

The TGHOA Board believes it's time to act. A suggested solution will be discussed and voted on at this fall's Annual Meeting.

We are going to propose amending the Trevi Gardens Covenants to curtail rental purchases. At the upcoming October 3 board meeting the amendments will be finalized before sending on to our attorney for a legal review and polish.

Amendments require a majority vote (51%) of all Trevi residents to succeed. We would like each of our residents to weigh in on this. It should matter to everyone, regardless of the composition of rentals on your street. We all want our property values to trend in the right direction.

A draft of the proposed rental property amendment follows. You will be sent an annual meeting packet containing the final language and any other changes also being considered to update the covenants. It will also include a proxy in case you can't attend the meeting in person.

Section 14. Rental Properties.

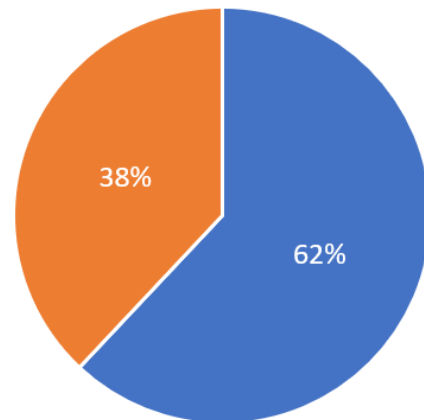
Rental properties will no longer be allowed within the Trevi Gardens Community. Individuals or entities owning properties within Trevi Gardens are prohibited from placing those properties for rent or lease. Additionally, existing rental properties cannot be sold to another owner for the purpose of being rented or leased. Owners of properties violating this rental policy will be subject to a \$30,000 fine and ongoing \$1,000 per month HOA assessment. Once a property is suspected of being in violation, a certified letter will be sent to the owner indicating the violation and giving an opportunity for a response. After 30 days, absent an appropriate response, fines and increased dues will be levied as detailed in this section. As with all HOA dues, violations, fees, etc., failure to make payment will subject the property to other collection enforcement tools including HOA legal costs, late fees, legally allowed interest, lien placement costs, and eventual foreclosure. Only owner-occupied properties, single family homes or duplexes will be allowed within Trevi Gardens, except as described below:

- (a) Existing rental properties are specifically exempted and can continue to be rentals until such time they are put up for sale, when they must be sold to an individual planning to owner-occupy. The Trevi Gardens HOA Board will allow appeals to this rule, and appeals will be considered on a case-by-case basis.
- (b) If a current rental property owner can prove a hardship situation such as a job change requiring immediate relocation, death in the family, or other family emergencies or hardships, the Trevi Gardens HOA Board will accept appeals and will consider them on a case-by-case basis.
- (c) Contract for deed properties are allowed as long as the property is owner-occupied once the contract is completed.
- (d) Lease-to-own properties are not allowed and the owner will be subject to all Section 14 conditions. The

Trevi Gardens HOA Board will accept appeals and will consider them on a case-by-case basis.

- (e) The owner of a duplex property who occupies one side with plans to rent the other side can appeal, and the Trevi Gardens HOA Board will consider them on a case-by-case basis.
- (f) Owners wanting to rent to their children or other family members can appeal, and the Trevi Gardens Board will consider them on a case-by-case basis.
- (g) Other appeals can be made and will be considered by the Trevi Gardens HOA Board on a case-by-case basis.

Trevi rental properties
/ private homes



Selling your home?

Please notify the Trevi Board when you have sold your home. Let us know who the new owners are so billing records can be changed promptly.

Contact Randy or Steve M. or send information / corrections to TGHA, P.O. Box 9238, Springfield 62791; e-mail to trevigardenshomeowners@gmail.com.

THE COP'S CORNER

A legal change: cash bail ends

On September 18, 2023, Illinois' Pretrial Fairness Act took effect, which abolished cash bail. All Class B & C misdemeanor offenses must be issued a Pretrial Fair Act Citation before a physical arrest can be made. If criminal activity still persists after the issuance of the citation, then law enforcement officers can arrest the offender(s) and transport them to the Sangamon County Jail.

The Springfield Police Department will continue to operate as usual and make arrests when necessary. That being said, this is uncharted water for our officers, prosecutors and the courts. Please have patience if you believe a crime has been committed and a physical arrest was not made.

If you have questions, feel free to speak with the officer and/or a supervisor in regards to the matter. My contact information is included here if you need to reach me.



Officer Cody Musson #722
Beat 500 NPO
Springfield Police Department
800 E. Monroe St.
Springfield, IL 62701
Desk: 217-788-8325
Work Cell: 217-741-0988
Email: cody.musson@springfield.il.us



Neighborhood Watch restarts

Trevi's Neighborhood Watch Program is getting rebooted. What's needed? A group of volunteers living here who want to make the neighborhood safer, working together in conjunction with our local law enforcement to reduce crime and improve our quality of life. The program also empowers citizens to become active in emergency preparedness for community disasters. If another tornado or blizzard affects Trevi, the Neighborhood Watchers will have a network in place.

Contact Tom Gatschenberger at 217.381.0704 if you'd like to help. The group will have a few meetings to find leaders, assign responsibilities and plan how to accomplish any specific goals.



Storm damages trees, knocks out power

A June 29 derecho brought torrential rain and straight-line winds of 70 mph that wreaked havoc across central Illinois. Trees and utility poles were snapped, knocking out power in Trevi and city neighborhoods for days. It was Springfield's most widespread weather event since the Good Friday ice storm of 1978. Fortunately, the weather was more agreeable by the weekend, when Southwind Park hosted a Great Lawn Kite Festival (right).

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SOUTHERN VIEW CHAPEL

learning truth, living truth

We are a Bible church committed to handling the Scriptures accurately through the exegetical teaching of God's Word. It is our desire and delight to be a local congregation fulfilling the purpose for which we were designed.

TIMES

Sunday Service - 09:00 AM
Sunday School - 10:30 AM
Sunday Night - 05:00 PM
Wednesday - 06:30 PM

4500 S 2nd St.
Springfield, IL 62703

SVCHAPEL.ORG

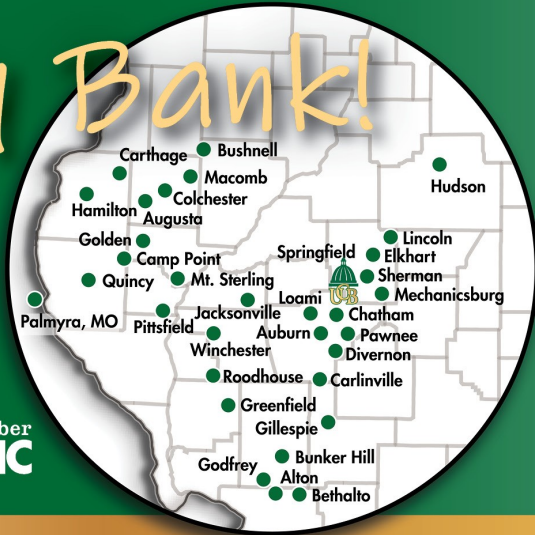


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