



Ironwood Homeowners Association PO Box 656, Normal, IL 61761

From Board President David Brown

As I write this message in mid-August, it appears that the really hot weather may be behind us. Here are some important items that I want to make you aware of during the September through November time frame of this newsletter.

Of course, with fall coming on, there is always the opening of schools in Unit 5. Please be watchful in the morning and afternoon of students waiting for their bus pick up or being dropped off at the end of their school day. Do not attempt to go around school buses displaying their flashing red lights.

The Board of Directors is starting their search for candidates to run for election to the 2024 Board of Directors. There are four seats open next year on the Board. In the December newsletter we would like to include short bios of the candidates so we hope residents who are interested in running will let a Board member know before mid-November so we can include their bio. Four residents will be elected to two year terms on the Board.

With fall approaching we need to all be aware of the continued maintenance of our yards. The Town of Normal will pick up landscape waste if placed in large paper bags or appropriately labeled open containers. No sticks or grass clipping will be accepted. These are picked up every Friday on our regular collection day. Leaves may be raked or placed on the lawn next to the curb, and the Town collects them as their schedule permits. Do not place leaves in the gutter as this clogs up the gutters and drains if it rains.

I mentioned in the June newsletter about residents trying to maintain a minimum of four hardwood trees in their yard, and I understand that several residents did plant some new trees in June and July. This month I would mention that I have seen a few totally dead trees in the subdivision. The Board would appreciate it if residents would have these trees removed to keep Ironwood beautiful.

I would like to thank residents who have brought concerns about covenant violations or the general appearance of the subdivision to the attention of the Board. Some issues take longer than others to get resolved, but I assure you that the Board works very hard to resolve your concerns as quickly as possible.

Finally, if you are going to be doing some entertaining over Labor Day, Halloween or Thanksgiving, please advise your guests of the proper side of the street to park on. We do not want anyone getting a parking ticket while visiting Ironwood and, as always, we need to make sure streets are open for emergency vehicles and the flow of two-way traffic.



From Board Vice President Linda Rheeling

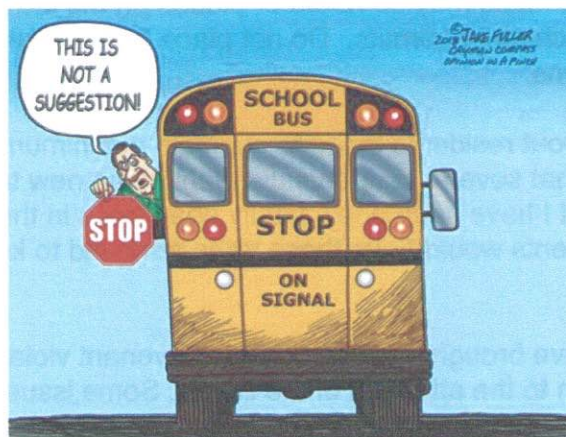
HAPPY FALL!!!

School has started and before we know it the leaves will start to turn. PLEASE remember that we have many children in the neighborhood that will be walking to the school bus stop, so SLOW DOWN and be aware of the little ones who don't always look both ways.

For all the new families who have moved in this summer, a BIG WELCOME!!! If our Newcomers Committee hasn't reached out to you yet please give me a call or text and let me know. Sorry if we missed you.

We are still collecting donations for the Midwest Food Bank. The collection box is in the Ironwood Clubhouse between the men's and ladies' restrooms. The box has been pretty empty lately but hopefully we can fill it again soon. There is always a need for whatever extras you might have. A big thanks to all who have donated in the past.

I hope everyone has a great fall and a safe and happy Halloween and a wonderful Thanksgiving.



From Covenant Chair Susan Parrent

Covenant Update

The Purpose of Covenants

(research from various professional/trade sources)

Covenants are looked at as a promise or agreement concerning the use of property. The purchaser agrees to abide by certain restrictions associated with the use of the property. Basically, property covenants are promises made by a purchaser as a condition of purchasing the property. Most planned developments use covenants for the benefit of all residential owners and their neighbors. Neighborhoods with properly drafted and enforced covenants or architectural standards have been shown through time to retain property value better than those with poorly enforced covenants or no standards at all. Neighborhoods that follow their covenants and standards tend to be safer, look better, maintain better relationships with local governments, and retain or increase the investments that homeowners have made in their properties. Thus, the Ironwood Board and most of our property owners strive to encourage and enforce the covenants for our subdivision.

Thank you to the neighbors and property owners who have attended the Board meetings and/or notified a Board member, sharing thoughts and concerns about the appearance of the subdivision and how specific subdivision covenants are/are not being followed and enforced. It is the responsibility and obligation of each homeowner to follow and support the established covenants. The Board relies on you, the homeowners, to inform us about properties that are not in adherence with the covenants of Ironwood.

All area realtors are aware of the Ironwood covenants and by-laws. If you have questions on covenants or by-laws, they can be found on the website at www.ihoa.org, or contact any Board member.

Trash Cans/Recycle Cans

Many of us have nearly outgrown our garages, whether it is a two car or more sized garage. We all have "stuff" and many times vehicles don't fit in the garage. The Board reminds all homeowners in the subdivision of Article V, Section 7 of the covenants which states, "*No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot or on common area except in sanitary containers located in appropriate areas concealed from public view.*"

The Board encourages bins be stored inside the garage, especially for those on the golf course and along Towanda Avenue. Some homeowners try to conceal the containers in bushes and/or landscaping or behind short and leaning panels, none of which are acceptable. Thank you to the homeowners who follow the covenants and continue to keep and maintain the Ironwood covenants.

Recreation and Work Vehicles

Section 17 in the IHOA covenants states: *"No truck, travel trailer, recreational type vehicle, mobile home, boat, trailer,.....shall be kept on the lot or in the subdivision except entirely within an enclosed structure. All automobiles kept or stored on said premises not enclosed in a permanent structure or building shall be in a workable and running condition...."* All property owners who choose to own these types of vehicles are asked to abide by the covenants of the subdivision for the betterment of Ironwood.

Other Subdivision Considerations**Barking Dogs**

Several instances of dogs who continually bark and/or are left outside for a good portion of the day have been reported to the Board. Please be respectful of your neighbors and others in the subdivision plus your pet. The Town also has an ordinance related to dogs disturbing the quiet. (Sec. 17.8-14 Disturbing Quiet and Damaging Property). Additionally, it is imperative to pick up after your pet when walking around the neighborhood.

Town of Normal Information**Fall Garden and Lawn Waste/Leaf Pickup**

Organic garden and lawn waste is known as Landscape Waste. Collection season continues through December, weather permitting. Waste should be in open paper bags (leaf bags) or open cans or in a Town-issued landscape waste cart. Waste should never be in plastic/garbage bags. Waste can also be taken to the Town drop site at 1301 Warriner Street in Normal, the far west end of the street.

Residential leaf vacuum collection will start sometime in October 2023 and end in late December or early January 2024, weather permitting. Leaf crews work in zones. This may take multiple days and collection is NOT a weekly event. Once collection begins, check out the interactive map to see how crews are progressing at www.normalil.gov/210/Leaves. This website will be updated as the time gets closer. Open burning of leaves is not permitted at any time within the corporate limits of Normal.

Homeowners can also place leaves in open paper bags or carts with landscape waste to be picked up weekly until the leaf vacuum program begins. Please, do not place leaves in the street! Leaves and grass placed in the street block storm water drain inlets and can result in street flooding. Remove sticks and other items from the leaf pile.

You are asked to follow the Town guidelines. Additional information can be found at www.normalil.gov/115/Engineering-Public-Works or call 309.454.9571.

Solar Panel Information – Town of Normal

The Town of Normal requires all solar array installations be permitted and inspected by Town Inspections staff. These installations include those that are attached to or serve any of the buildings on the property. Below are some requirements and guidelines to consider when contemplating solar energy. The Inspections Department can be reached at [309-454-9581](tel:309-454-9581).

Requirements for private Solar Energy Systems:

Zoning Basics:

- A roof mount solar system is permitted on a house or accessory structure roof system.
- A roof mount solar system may not cause a building to exceed the allowed building height of 35'-0".
- Solar systems mounted on a pitched roof may not extend beyond 6" parallel to the pitched roof surface.
- Ground mount systems may not exceed 4'-0" in height when located within R-1 and R-2 zoning districts.
- A ground mount solar system in any residential zoning may not exceed 100 square feet in area.
- Ground mount solar systems in any residential district may be located in a rear yard.
- Ground mount solar systems shall meet setbacks of 5'-0" from the side and rear lot lines.

Building Code Basics:

- A Building permit is required, it is preferred the Solar company secure the permit.
- Existing roof systems (trusses-rafters) may require verification of structural capacity.
- It is recommended the existing roof shingles are in excellent condition prior to a solar installation.
- Fire walk-ways (clearances around arrays) are required on each roof plane and roof valleys.
- Fire walk-way should be accessible from the ground free of significant obstructions.

Electric Code Basics:

- Residential PV systems are generally installed by professional solar contractors. The contractor must be registered with the Town of Normal, and a permit is required before work can begin.
- Many homeowners are under the impression that solar power will provide an alternate power source when there is utility power outage. Residential solar installations are utility-interactive and will not provide power to the home when the utility power is down. There are ways to achieve this, but they require a very expensive battery backup system or a solar transfer switch.
- Depending on roof size, house orientation and surrounding tree and foliage cover, solar is not always a viable option for every home. A solar contractor will be able to help the homeowner decide if solar makes sense for their home.

Community Information

McLean County Household Hazardous Waste Collection

Hazardous waste collection will be Saturday, September 23, 2023. This is open and free of charge to all Illinois residents for residentially generated Household Hazardous Waste but appointments are required. Sign up at HHWmclean.org.

Ecology Action Center www.ecologyactioncenter.org

If you have questions about what to do with your styrofoam, understanding hazardous waste, how to install a rain barrel, or have any questions about recycling, contact the Center. There are also opportunities to volunteer.

Paper Shred Opportunities

ISU Credit Union. 1309 S. Center St. in Normal from 8:30 am - 10:00 am. Free.

Usually held the first Saturday of the month. Remaining 2023 dates are September 2, October 7, November 4, and December 2. Information can be found at www.itsmycreditunion.com.

Heartland Bank and Trust Company Shred Days

Select Saturdays from August to October, 2023. Free. www.hbtbank.com/shred-days.

For more details and information as well as a list of acceptable and unacceptable materials to shred, check the website.

Other possibilities include Midwest Fiber, White Oak Rd, and retailers such as UPS stores or Office Depot.



IHOA Board of Directors

President: David Brown 309-451-5829
Vice-President: Linda Rheeling . 309-454-2941
Secretary: Jeff Woodall 309-706-2249
Treasurer: JoEllen Bahnsen. . . . 309-454-3053
Board Member: Mel Brown. 309-451-5601
Board Member: Keith Palmgren. 309-531-9605
Board Member: Susan Parrent. . 309-452-1934

Important Telephone Numbers

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|-------------------------------|----------------|
| ECIA Agency on Aging | (800) 888-4456 |
| Ironwood Golf Course | 454-9620 |
| Normal City Manager | 454-9503 |
| Normal Fire Department | 454-9610 |
| Normal Inspections Department | 454-9581 |
| Normal Parks & Recreation | 454-9540 |
| Normal Police Department | 888-5030 |
| Normal Public Works | 454-9571 |
| Normal Water Department | 454-9563 |
| Town of Normal | 454-2444 |