



Quarterly Newsletter March 2024 – May 2024

Messages From the Board:

Welcome to all our new residents who moved into Ironwood recently. We hope you are enjoying your new home and neighborhood. Feel free to reach out to any of us on the Board if you have questions or need our help. The IHOA website is also a great resource to obtain information about Ironwood. <http://www.ihoa.org/>

Thank you:

- to those residents who voted to fill four open seats on the Board. Mel Brown, Merritt Burns, Keith Palmgren and Linda Rheeling were elected to serve two years on the Board.
- to David Brown for his great leadership serving as President the past several years. David, your presence will be greatly missed!!
- to those who reach out to the Board on adhering to and following the community covenants.
- to Chris Knight for being our Newcomers welcome person and for agreeing to continue providing the gift bags. And to Julie Kubsch for providing items from Specs Around Town for the Newcomer bags.
- to those who have donated to the Midwest Food Bank. We continue to accept donations at the Ironwood clubhouse. The collection box is located between the two restrooms.

News From the Annual Homeowners Meeting – January 9, 2024

Town of Normal Staff: The following is a recap of comments made by Town staff members attending the Annual Meeting. All town staff members attending were very appreciative and supportive of the Ironwood residents and the Board involvement in the community.

- **Brad Parks** (filling in for Darien Bachman) - **Normal PD**

Ironwood is one of the strongest and involved communities in Normal. Ironwood has a very low crime rate due to the awareness of their residents - “If you see something, say something.” Please remember to close and lock all your doors and turn on your outdoor garage lights.

- **Tyler Bain - Park Maintenance Supervisor**

Thank you to all the residents who have called the Ironwood clubhouse for any issues on the golf course - this is much appreciated. 2024 Projects include new chipping area, putting green updates, battery-operated golf carts (all 70 replaced), driving range mats and updates to the culvert on the 17th hole.

- **Doug Damery - Director of Parks and Recreation**

- **Gene Kotlinski - Asst Director of Parks and Recreation**

Pickleball courts to be updated (6 at Ironwood/6 at Underwood). Discussed the possibility of having portable potties on the 13th/14th green for golf outings, updates to the storage facility at Ironwood Park and potential parking updates at Ironwood Park for additional capacity. Community garden in Ironwood will be open for registration on March 5th.

- **Greg Troemel - Director of Inspections**

In the last 40 years, 3,500-4,000 homes were built in Normal. The number of new homes in Normal has decreased over the years (115 in 2022 to 70 in 2023) and will continue to decrease due to increased costs. Housing demand is strong (Rivian). Questions were entertained about growth in the community. It will not be as strong due to higher costs of building.

- **Craig Onsrud, Ironwood Golf Course Manager**

Since Covid, the number of golfers has continued to increase significantly – resulting in the most profit the course has ever made. In 2024, the clubhouse will be upgraded with new fixtures, ceiling, flooring, and pro shop.

News From the Annual Homeowners Meeting – January 9, 2024 (continued):

Outgoing IHOA President David Brown: David took this opportunity to address some current misinformation that has been circulating around the Ironwood subdivision:

First, David explained that it is true that retirees make up the bulk of Board members. However, David has never seen any Board members abuse their position. As for the assertion that the Board is terrified of listening to the community, David pointed out that the first item on each month's agenda is to hear comments and concerns from the residents.

The second issue was about the Board going against precedence in filling a vacated seat on the Board in January 2023. The bylaws state that a vacancy on the Board of Directors "shall be filled by the Board of Directors and the appointed Director shall serve the remaining term of the Director replaced." This was the procedure that was followed. David stated that there may have been some confusion with a situation that occurred in 2020 where, during the annual meeting, as the votes were being counted, one of the top four candidates asked that his name be removed from consideration. This caused the person who was finishing in fifth place to move up to fourth place in the voting and therefore earn a place on the Board for a two-year term. In that situation there never was a vacancy on the Board which would have fallen under the bylaws.

Also, some Board members were accused of not following the covenants, but instead using the Board to enforce their "pet peeves." David explained that it takes a majority vote of Board members to take action on covenant violations so one or two Board members cannot take action on their own.

Finally, the only legal action the Board has ever taken regarding a shed was started in 2022 when a resident was informed that the Board would not approve a shed at the back of their yard, and they went ahead and installed a shed anyway. More recently, four residents who had unapproved sheds installed after the association was active were requested to remove their shed and all four sheds have now been removed. Three residents whose sheds were installed before the association became active, and may have been approved by the developer, were asked to sign an agreement to remove the shed before they sell their property.

Spring-Related Covenant Reminders:

Thank you to all residents for keeping our Ironwood neighborhood clean, neat, and attractive. We appreciate your support of the covenants. Following are some covenant reminders:

Trailer, Boats, RVs in the Subdivision

Based upon the Ironwood covenants and the Town of Normal ordinance, any type of trailer must be stored in an enclosed structure and/or are prohibited from being stored outdoors. This includes flatbed utility trailers, enclosed trailers of any size, boat trailers, etc. In Ironwood, this location would mean your garage if your decision is to store it at your property.

The Ironwood Covenants state: "No truck, travel trailer, recreational type vehicle, mobile home, boat, trailer, motor bike, motorcycle, all-terrain vehicle...shall be kept on the lot or stored on said premises not enclosed in a permanent structure...."

The Town of Normal Ordinance Motor Vehicle-Trailer Regulations states: "Motor vehicles, excluding defined recreational vehicles, more than 8'-0" in height, are prohibited to be stored outdoors in a residential zoning district."

The IHOA Board encourages all property owners to remember this covenant and regulation when using an open or enclosed trailer for employment and/or when enjoying an RV or boat of any size. When a property owner is in violation, the IHOA Board will issue a reminder letter and the Town of Normal will issue a violation notice.

Trash Cans/Recycle Bins

Keeping cans and bins out of view from the public is an Ironwood covenant (Article V, Section 7). This covenant sets our subdivision apart from other areas of town. As a reminder, cans and bins should not be stored in bushes, landscaping, or next to the garage/back door. The proper location to store containers is in the garage where they are concealed from public view.

Yard Maintenance

Article X of the covenants discusses the maintenance of the yard and landscaping of a member's lot. Maintenance includes reasonable and generally accepted garden and lawn management practices necessary to promote a healthy, weed free environment for optimum plant growth and life. Regular mowing, grass clipping clean-up from the sidewalk and street, tree and bush pruning/trimming, and weed/dandelion control are all expected. It also includes removing the lawn equipment from the side of the garage (wheelbarrows, buckets, bags of rock/mulch) plus getting rid of the tall weeds and grasses that have grown next to the garage, near the golf course rough, and/or in the landscaping, among other places in each yard. Should a property owner fail to maintain their property in a reasonable manner, the Association will inform the property owner of actions that should be taken.

2023 Financial Report and 2024 Budget:

Ironwood Homeowners Association
Financial Report for Year Ending December 31, 2023 with Approved Budget for 2024

	<u>Budget</u> <u>2023</u>	<u>Actual</u> <u>2023</u>	<u>Budget</u> <u>2024</u>
Income:			
Dues Income	29,200	29,420	29,200
Other Income (Interest)		174	<u>230</u>
Total Income	29,200	29,594	29,430
Operating Expenses:			
Mowing & Trimming (annual contract)	16,499	16,499	16,499
Landscaping/Tree Replacement/Other Maint	6,500	2,205	6,329
Legal Fees	2,500	1,528	2,500
Postage	360	300	400
Insurance	1,878	1,878	2,056
Printing	300	291	400
Utilities - Corn Belt	500	509	550
Internet Hosting Fee	120	119	120
Miscellaneous - Stationery, Labels, Envelopes	150	248	150
Newcomer's Committee	120		120
Rent- PO Box	225	226	230
Property Tax	38	38	40
Recording Fee - State of Illinois	10	11	11
Income Tax			<u>25</u>
Total Operating Expenses	29,200	23,852	29,430
Net Income (Loss)		5,742	
Beginning Cash Balance - January 1, 2023		5,277	
Ending Cash Balance - December 31, 2023		11,019	

Town and Subdivision Information:

Board Meeting Cancelled:

The March 12th Board of Directors meeting has been cancelled. The next Board meeting will be held on April 9th at 7:00 pm at the Ironwood Clubhouse. Homeowners are always welcome and encouraged to attend our Board meetings.

Garage Sales in Ironwood:

Ironwood does not conduct an annual garage sale weekend based on the size of the development, parking allowed only on one side of the street, traffic patterns, and safety/emergency complications. That doesn't mean you cannot have a garage sale! If you host a sale, be watchful of parking on only the proper side of the street. Safety is critical on our streets with limited entrances.

Yard Clean-up/Pick-up Information:

Spring yard clean-up and maintenance will soon begin as we pick up limbs and leaves, rid the weeds that didn't get pulled in the fall, and prepare lawns and gardens for spring and summer. And spring flowers and bushes will soon be showing their color!

The Town has guidelines for yard waste that is picked up on regular trash day. For additional information contact the Public Works department at 309-454-9571 or go to

<http://www.normalil.gov/115/Engineering-Public-Works>.

Time to Wash the House??

Spring is a good time to freshen your home's appearance. If your property has a green residue growing on one or more sides, there are companies that can assist and clean that for you. If you have a power washer available, that can do the trick. It's not a difficult job but a necessary one.

Is Your Mailbox...

Leaning over, needing paint/stain, needing new numbers? Maybe the door doesn't stay shut? Perhaps it's time for a whole new box? Spring is a great time to give your mailbox a facelift. Remember, your mailbox's condition reflects on your home's appearance.

Got a streetlight out?

If you have a streetlight that's out, please report it to Corn Belt Electric at 1-800-879-0339.

Parking:

Parking is allowed on only one side of the street on all the streets in Ironwood, except the cul-de-sacs. There are signs posted on the light posts, but in most cases there is no parking on the side with the mailboxes. Please advise your guests of the parking rules, for the safety of everyone.

Subdivision Mowing and Landscaping:

LKM will continue to provide our mowing and landscaping services this year.

Dates to remember:

- March 6 - Unit 5 kindergarten preview
- March 10 - Daylight Savings Time
- March 17 - St. Patrick's Day
- March 22 - National Goof Off Day
- March 24 - Palm Sunday
- March 25-29 Unit 5 spring break
- March 31 - Easter
- April 1 - Unit 5 school resumes from spring break
- April 15 - Tax Day
- April 22 - Earth Day
- May 4 - Star Wars Day
- May 12 - Mother's Day
- May 25 - Unit 5 high school graduation
- May 27 - Memorial Day

IRONWOOD HOME SALES (source: Homes by Marco)				
	2023		2022	
	Single family	Townhome	Single family	Townhome
# Sold	14	3	20	4
High price	\$ 550,000	\$ 250,900	\$ 450,000	\$ 263,000
Low price	\$ 284,900	\$ 239,800	\$ 269,900	\$ 220,000

IHOA Board of Directors:			
President	Jeff Woodall	309-706-2249	jwoodall@ihoa.org
Vice President	Linda Rheeling	309-454-2941	lrheeling@ihoa.org
Secretary	Merritt Burns	309-530-5233	mburns@ihoa.org
Treasurer	JoEllen Bahnsen	309-454-3053	jbahnsen@ihoa.org
Communications Chair	Mel Brown	309-451-5601	mbrown@ihoa.org
Beautification Chair	Keith Palmgren	309-531-9605	kpalmgren@ihoa.org
Covenants Chair	Susan Parrent	309-452-1934	sparrent@ihoa.org

