



Oak Creek

Oak Creek Subdivision Homeowners Association (HOA) Open Meeting Minutes – May 11, 2026

7:00pm – Call to Order

March Open Meeting Minutes

A move to enter into the record the meeting minutes from the March 9, 2026, Open Meeting was made by HOA Board (Bd) member Linda Grahovec and unanimously approved with no revisions or corrections by the attending Bd members.

Meeting minutes were approved and were already posted to the HOA website (oakcreekyv-hoa.org) and RowCal website (www.rowcal.cincwebaxis.com)).

7:02pm – RowCal (RC) News:

- At the time of this meeting, a new Community Manager (CM) had not been assigned in the wake of Zoe Hughes' departure from RowCal. All issues go directly to Kathryn Hovorka (manager)
(As of May 16, the OCHOA was advised that Craig Kierelko has been named as our new CM and primary POC (Craig.Kierelko@rowcal.com))

7:05pm – Finance

- As of this meeting, posting of May financials have not yet occurred.
- No major issues to report:
 - ✱ Collections are at the lowest delinquency level in 7 years with only 1-2 outstanding accounts, and the association achieved a positive collection balance for the first time due to prepayments.
 - ✱ Budget Tracking: On target with approved budget projections; maximizing savings for tennis court refurbishment project.
- 1099 issue resolved: Only John and Marge required 1099s (over \$600); information provided directly since W-9 data didn't transfer between management companies)and could not per Privacy Policy)
- Discussions are on-going with RowCal about late fee calculations. Their automated system doesn't accommodate the 90-day/20% late fee structure in bylaws; Kristen (Rowcal Florida) will manually correct affected accounts by end of May, with future late fees applied via phone as needed.
- Monument reimbursement: Received \$2,500 attorney fee reimbursement check; Randy will coordinate with RowCal to post credit properly.

7:10pm – Committee & Group Reports

• **Architectural Review Committee (ARC)**

- One new evaluation of a new roof request (80 Oak Creek) is on-going.
- No other new issues pending.
- A general reminder: All exterior changes except paint require ARC submission; this includes mailbox replacements needed for damaged units and other exterior structures.



Oak Creek

- **Clubhouse (CH) Committee**

- Community calendar is up-to-date regarding clubhouse rentals. Two new (future) rentals are currently scheduled.
 - ✖ Community calendar now shows resident renter name for event day contact info or if any issues come up that need attention or resolution.
- Clubhouse driveway and parking area striping layout has been approved by the CH committee (two double-door bays including handicap spot, kitchen side-walk area for catering access, basketball court markings). Proposal cost is within the approved budget (\$500); work to begin shortly.
- Deferred \$825 crack filling/sealing project to next year's budget.
- Pump room blinds: Approved \$120 to replace three worn and damaged window blinds to match kitchen style.
- West room / space acoustics issue: Deferred to next budget cycle; Gene researched panels at \$750-800 for entire ceiling area; board suggested getting quotes end of September for 2027 budget preparation.
- Front and pool-area gutters loaded with roofing sediment causing water flow issues; one gutter section broken off by wind; committee to obtain cleaning/repair estimates and present to board.
- Water Testing: State compliance letters received; committee addressing *alleged* delinquent sample (sample submitted Feb 17th) and requirements (nitrates, etc.) that require independent lab testing.

- **Grounds Committee (GC)**

- Common area landscaping is underway for the summer. Arbeen has begun working this month.
- Tree removal and some trimming of existing trees in the clubhouse vicinity has been completed.
- Tennis/pickleball courts: an on-site meeting with a representative of the FlexCourt organization was held to show existing condition of the court facility and request an updated quote to supply and install an interlocking modular / tile type playing surface system.
 - ✖ Two proposals have been received. One from FlexCourt and one from SportCourt.
 - ✖ GC is actively soliciting additional tennis court repair / refurbishment options and cost proposals for comparison and competitive pricing.
 - ✖ Timeline: at least 2 years out. Homeowner (assessment) contributions to the savings in long-term reserves continues.
- Board discussed adding (reworking / improving) pickleball lines to current surface.
- GC and volunteers to disassemble the damaged lamp near pool and assess if we can self-perform the repair. UPDATE: *as of end of May, this repair is complete. Thx George and Gene.*
- Some chemicals for treatment of the pond (algae/unwanted growth) have been pre-purchased. Application and treatment will begin in the coming weeks.
- Pond fountain and aeration devices to be installed in coming days.

- **Pool Committee (PC)**

- Preparing for normal / traditional pool opening day on Saturday, May 23rd.
- A new main pool drain grating/cover has been installed for compliance w 2025 IDPH audit.
- Staff: All attendants and pool maintenance mgr (John Tunnell) are returning from last year (payroll rates unchanged).



Oak Creek

- Service: AquaGuard completed initial visit; returning Friday to turn on heater, pump, chlorinator. Pool deck surface power washing complete (Thx Big Daddy Power Washing Co).
- Pool Rules Communication:
 - ✖ Board to approve last year's rules and regulations once updated with current committee roster (Karen Farrell removed, dates refreshed).
 - ✖ April to send exact verbiage to Linda for newsletter announcement with link to online rules; registration required to receive pool door code.(pool door code changed annually due to resident turnover)
 - ✖ UPDATE: Linda sent announcement via the E-News Letter Distribution as well as posted announcement on Facebook and the Oak Creek website home page and new forms on the Community Pool page of the Oak Creek website
- Attendant Training: Pool Committee (April B.) meets individually with each attendant to review rules (backflip incident from last year addressed).
- Discussed options for corner downspout (4-foot reroute with corrugated pipe or rain barrel with slow-drain hose). CH committee to investigate rain barrel cost / availability and report to Bd.

- **Social Events Group**

- Summer Bash: July 12th; ***volunteers needed*** ! (Ginger T. out of town); utilizes pool, outdoor areas, community grills, bouncy house, fire truck/ambulance if available; Linda exploring live music options. UPDATE: Linda posted Event to FB & website, and flyer being emailed in June E-News Letter.
- Upcoming Events: Adult patio crawl (Sept), family Halloween party (Oct), chili cook-off (Nov).
- Calendar: All events and clubhouse rentals posted on community calendar. *Watch HOA calendar, Facebook page and monthly (emailed) E-News Board Communication for details of proposed upcoming social events!* <https://www.oakcreekyv-hoa.org/> and <https://www.facebook.com/groups/1216947449129583>

7:50pm – General Business or New Business

- **General**

- Community Entry Monuments
 - ✖ Construction nearly complete; landscaping installed (daylilies, low ground cover, gravel).
 - ✖ Lighting: Waiting on ComEd connection. Linda emailed IDOT and Hanson Engineers to expedite.
 - ✖ Maintenance: Monuments sit on RMG property (1 Fox Hill Ct) and Meek's property (2 Oak Creek) with easement; Arbeen will not (need to) maintain interior landscaping this year
- Board to consider changing next Open Mtg date from July 13th to later in the month. TBD.

UPDATE – Next Open Board Meeting to be on Monday, July 20th in order to have the ½ year Financials in hand for Mid-Year Review at the meeting! Calendar updated & in June E-News.

- **New Resident & Resale News**

- Kevin Shaw: Welcomed; purchased 68 Oak Creek; LG provided kudos for proactive ARC contact before closing.
- Mike Connor: Welcomed; purchased vacant 35 Oak Creek lot; plans to start construction fall 2026; ARC committee to review plans

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Oak Creek

- Farrell house (52 OC): New owners doing extensive work; welcome committee (Marcia, Suzanne) to visit once moved in.
- Meeder Family Trust; purchased 83 Oak Creek; Coe Family are the actual residents.

Resale rate: High volume the past two years. Homeowners getting top sales prices for their properties. Please Note: One of the primary goals of a well-run HOA is to ensure the growth of resale values and our well-maintained amenities are contributing to the curb appeal of buying in the Oak Creek Subdivision.

8:05pm – Board Executive Session

- NA

8:05pm – Motion to Adjourn

- Motion/Second/Vote to adjourn meeting at this time.

Meeting sign-in for May 11th:

Eric & Jean Paetezel	51 Oak Creek
Dorothy Jarmen	1 Timber Court
Kevin Shaw	68 Oak Creek
LeeAnn Olson	65 Winding Creek
George Booras	6 Fox Hill Court
Michael Connor	35 Oak Creek lot
Suzanne & Nabil Fayoumi	76 Oak Creek

Board Members present (all):

Linda Grahovec, President	49 Winding Creek
Randy Olson, Treasurer	65 Winding Creek
Ginger Thayer, Director	84 Oak Creek Drive
Luke Martin, Director	31 Oak Creek Drive
John Baer, Secretary	41 Winding Creek

----- FYI CORNER -----

Did you know.....From the OCHOA By-Laws:

ARTICLE VII COMMON AREAS

The Homeowners Association shall hold title to Lot 26 of Oak Creek Subdivision which contains the clubhouse, tennis courts, swimming pool and surrounding area. The Homeowners Association shall also have title to a natural wildlife area on Lot 61 (*pond area*) and Lot 7 (*20 Winding Creek Rd*).

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