



The Farm Report

The Newsletter of the Clow Creek Farm Homeowners Association

From the President

February | 2018

Well, it's that time of year when a furry little rodent decides whether or not we should be cursed with 6 more weeks of winter. Unfortunately, Phil (not to be confused with our Secretary) has seen his shadow and will be extending the winter weather for another six weeks. However, with things heating up in the neighborhood, there is no time to waste worrying about the weather.

This past month, we had our bi-monthly meeting for the Association. Please read the minutes found on page 3 in this newsletter for information on several issues discussed and proposed dates for upcoming events or meetings, along with locations. The board asks that if you are a resident wishing to attend our meetings, please let us know as we have chosen to hold meetings at board member houses instead of restaurants or meeting rooms.

Some of the more important dates that were mentioned are the meeting dates for upcoming bi-monthly meetings, as well as a change to the annual meeting to November 13, 2018 due to the elections being held on first Tuesday in November.

Another important date is for the Easter Egg Hunt which is Saturday, March 24th, 2018 at 10 am with a makeup date of Saturday, March 31, 2018. Easter comes early this year. Here's to hoping the weather will cooperate!

On January 17th, several of the Clow Creek HOA board members and a few residents attended the City of Naperville Zoning Board meeting that was held at city hall to discuss the proposed change in variance for the Clow family farm. This is the process to change the current land usage from agricultural to R-1 Residential (which is low density single family homes). The City of Naperville Transportation and Engineering Department and the developer, Nick Stanitz, and his team presented the plan to develop the land. Afterwards, the nine member board asked several questions as to the scope of project. The Planning and Zoning Commission then asked for the Homeowners Association opinion on the matter, which we reported that Mr. Stanitz has been eager to work with the HOA and its residents to do what is best for our neighborhood, and that he seeks membership into our HOA for the Clow annex.

At the end of the meeting, the Planning and Zoning Commission voted unanimously to approve the recommendation of re-zoning of the land for R-1 Low Density Single Family Residential use. The next step is to have the request formally accepted by city council, which should be on the city council agenda for the February 20, 2018 Council Meeting. We will post when that becomes official.

As for other business, we will be meeting with Mr. Stanitz and his team to draft proposed changes to the codes and covenants. This will be a good amount of work, and will encompass the proposed changes to the codes and covenants that are posted to our website, as well as the change to incorporate the addition of the Clow Farm annex.

Sorry this was somewhat longer than usual...as always, please let a board member know if there are any questions or concerns, "and with that being said..."

Carl Reina | President CCFHOA



**CCFHOA BOARD OF DIRECTORS
CONTACT INFORMATION**

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DirectorFrank Passaro ..fpassaro@clowcreekfarm.com

COMMITTEE MEMBERS

- Outdoor Beautification CommitteeCarl Reina
- Communication Committee ChairKelly Reina
- Communication - Website CommitteeJeremie Ingram
- Block Captains CommitteeKelli Reina
- Social Committee ChairMatt Stredney
- City Liaison CommitteeCarl Reina

**NEWSLETTER ARTICLES &
CLASSIFIED AD DEADLINE**

15th of each month

NEWSLETTER SUBMISSIONS

Any resident interested in adding content to the newsletter is welcome. Residents looking to buy or sell, advertise an upcoming event, praise a resident for a kind act, or share a recipe, should send any information to **creina@clowcreekfarm.com**

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15th of each month

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"Why aren't I in school? I have an app that does that for me."

MOVING?

If you will be moving out of Clow Creek, you will need to have a paid assessment letter for your closing to go through. Be sure to contact Bob Raimondi, Treasurer for a letter. Bob can be reached at braimondi@clowcreekfarm.com or 630-369-6145.

"Publication of paid advertisements in the Association's newsletter is not an endorsement or recommendation of any advertised product or service. The Association is not responsible nor liable for the content of any advertisement published, here."

Clow Creek Farm Homeowners Association Meeting

January 15, 2018

In Attendance - Carl Reina (President), Bob Raimondi (Treasurer), Phil Murray (Secretary), Rob Gosma (Director), David Luciano (Director) Chuck Manganelli (Director). Called to order at 8:05 pm.

- Carl motions to open official meeting - Frank seconds.

NEW BUSINESS

Committee Reviews

Outdoor - No Update

Social - No Update

Secretary - Given consistent neighborhood beautification issues and complaints, Phil has volunteered to address beautification violations and will circle back with the board on how he feels the best way to communicate those violations to the residents will be.

Committee Elections

President - Carl is the incumbent and no other board members would like to be considered for the President role. Carl will remain President of the CCFHOA for CY2018.

Vice President - Carl nominates Board Member Rob Gosma. Rob accepts the nomination, no other board members would like to be considered for this position. Rob will be Vice President of the CCFHOA for CY2018.

Treasurer - Bob is the incumbent and no other board members would like to be considered for the Treasurer role. Bob will remain Treasurer of the CCFHOA for CY2018.

Secretary - Carl nominates Board Member Phil Murray. Phil accepts the nomination. No other board members would like to be considered for this position. Phil will be Secretary of the CCFHOA for CY2018.

Directors Roles for 2018 - Frank, Chuck and Dave

- Carl and the board thank Matt for his year of secretary duties and ask that he remain an active part of the neighborhood by way of association committee member. Matt agrees to remain an active participant in board meetings this coming year.

Financial Report

Budget

- Bob re-presents 2018 proposed budget that was shared at the annual meeting.

Funds as of 1/15/2018

Checking: \$979.41

Savings: \$92,000

Total: \$92,979.31

- 2018 Dues

TO DATE: 20 DELINQUENTS

1st Delinquent notice: February 1

INTEREST TO ACCRUE STARTING 2/28

This is higher amount than most years.

- 2017 Financial Results

61% of budget spent 39% under budget
Voluntary 1 year reserves; (260 homes

*\$225) = \$58,500.

President's Call to Action

Carl closes the new business by encouraging the board members to remain active and engaged in the neighborhood. He urges the board to share this notion with their neighbors and wants residents to know that just because they are not on the board does not mean that they can't get involved with neighborhood initiatives and committees. If any resident is interested in getting involved with improving our subdivision, please reach out to one of the board members.

OLD BUSINESS

Outdoor Report - The board reviews their notes on the fencing project from last year. Given the new homes to be annexed into Clow Creek Farm, this project is put on hold to make sure the fencing is uniform and sustainable for all homes.

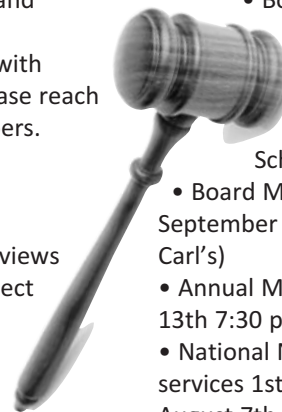
New Construction - Nick Stanitz joins the board meeting to provide a status update and provides some details about Wednesday's upcoming meeting he has with the City of Naperville. All resident's should have received a notification of public hearing from the City of Naperville.

- Nick's team talked to engineering development about new home drainage systems.
- 2 Developments do not drain into the same water shed.

- Board wants to make sure that current residents do not see incremental drainage burden.
 - Easement - Currently, 16 to 20 feet.
 - Nick is seeking 8 foot (average) easement. Supporting.
- Codes and Covenants - Nick's team will be proposing a change. The board will utilize this opportunity to incorporate any other proposed changes with Nick's changes.
- As a reminder, changes to the C&C's requires 2/3 (66%) homeowners vote.
 - 61 lots are scheduled to be added as part of new construction
 - After codes and covenants are complete, Carl will request board to transfer authority to the Board's legal counsel in order to execute any final requirements to ensure the new home construction project runs smoothly.

Tentative Schedule

- Board Meeting: Tuesday, March 6th 7:30 pm (2124 Wicklow; Frank)
- Easter Egg Hunt: Saturday March 25th at the Tot Lot (3/31 = Makeup)
 - Board Meeting: Wednesday, May 2nd 7:30 pm (4056 Jersey Court; Chuck)
 - Board Meeting: Tuesday, July 10th 7:30 pm (4035 Schillinger Drive; Bob's)
 - Board Meeting: Wednesday, September 5th 7:30 pm (2316 Cloverdale; Carl's)
- Annual Meeting: Tuesday, November 13th 7:30 pm (95th Street Library)
- National Night Out; Celebration of city services 1st week of August, July 31 or August 7th.
 - Entertainment (10%)
 - Corporate fund raising
 - Fire, police, park district vehicles and public works trucks.
- Block Party: Board would like to take a neighborhood poll in order to inquire about dates; June 16th, August 25th or September 15th.
 - Inquire about location - Church parking lot, Cloverdale
 - Inquire about activities and food.
- Carl motions to close meeting. Phil seconds meeting adjourned 10:20 pm.



Pet Tales

By the Naperville Area Humane Society



The Naperville Area Humane Society is pleased to offer the pre-teens and teens of our community a wonderful opportunity!

Spring Break Junior Internship Program

We know that preteens and teens want to make a difference in the lives of animals and this program will show them how. We are looking for dedicated teens ages 12-15 to spend their Spring Break with us.

The Naperville Area Humane Society will take ten teens on this week long journey of hands on working with the animals and learning about animal welfare issues from various guest speakers, which will turn their passion into action!

This internship will open their eyes and focus on issues that affect animals and the environment in our world today.

If you know a preteen or teen that wants to make a difference, please tell them about this exciting program!

JUNIOR INTERNSHIP PROGRAM

Monday, March 26 to Friday, March 30, 2018

9 am - 12 pm

The Naperville Area Humane Society

1620 W. Diehl Road, Naperville

Fee: \$155

Register online at www.NaperHumane.org

Please contact Kristen Funk at 630-420-8989 ext. 117 or email at kfunk@naperhumane.org with any questions regarding this program.

Adoptable PETS of the MONTH...



Jillian | 1 year | Female

If you look up "whirling dervish" in the dictionary, you just might find my photo. Okay, while that might not be completely true, I am, without a doubt, energetic and bouncy, and maybe just a little chaotic -- but in a good way, of course. I have so much energy that it's almost unbelievable. Maybe the Energizer Bunny and I are related. I'm also very smart, so not only do I need loads of physical exercise, but I also need mental stimulation to keep me busy. The staff at NAHS can tell you all about mental activities for us smarty pants-type dogs. If I don't get what I need, then I find ways to make my own fun. I like to play with other dogs, but I shouldn't live with them or cats because I don't like to share my possessions with them. It's fine with me if there are children in my new home, but they should be older.



Mallory | 4 years | Female

I've appointed myself the official NAHS greeter... kind of like the Walmart greeter, minus the blue vest. I don't think blue is my color. I'm very friendly and like to be admired whenever you have the time. I like chasing little toy mice, and when the mood strikes, I can be a little nosy. Yes, I can open cabinet doors and maybe even some drawers. Resourceful is my middle name. I **MUST** be the only pet in the house because I don't want to share your affection with any others. Quite frankly, once you have me, there's no need for anyone else.



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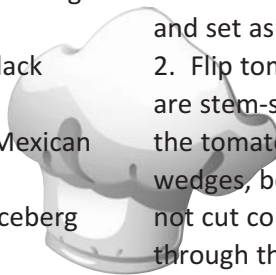
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Recipe of the Month

Tomato Tacos

- 4 tomatoes
- 1 tbsp. extra-virgin olive oil
- 1 medium onion, chopped
- 1 lb. ground beef
- 1 packet taco seasoning
- kosher salt
- Freshly ground black pepper
- 2/3 c. shredded Mexican cheese
- 1/2 c. shredded iceberg lettuce
- 1/2 c. sour cream



- meat with a wooden spoon. Season with salt and pepper, and cook until the beef is no longer pink, about 6 minutes. Drain fat and set aside.
- 2. Flip tomatoes so they are stem-side down. Cut the tomatoes into six wedges, being careful to not cut completely through the tomato. Carefully spread open the wedges.
- 3. Divide taco meat evenly among the tomatoes, then top each with cheese, lettuce, and sour cream. Serve.

1. In a medium skillet over medium heat, heat oil. Add onion and cook until tender, about 5 minutes. Add ground beef and taco seasoning, breaking up the

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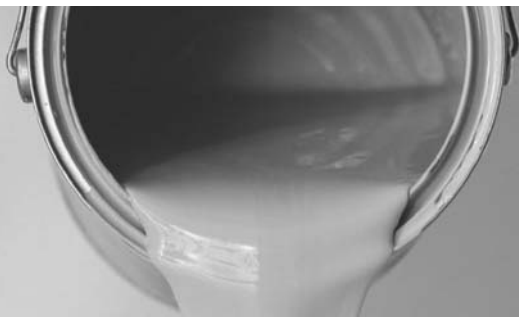
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