

MEMORANDUM

To: All Hometown HOA Homeowners

From: Mindy Soldat, Licensed Community Association Manager
Property Manager

Date: 2019

SPRING AND SUMMER MEMO



Just a reminder for all Homeowners.....

To recap the issues of most concern this year please review the following;

- FENCES:** If you have or are considering installing a fence, **PLEASE REMEMBER ALL FENCES MUST BE APPROVED** by the Board of Directors prior to installation. Architectural Improvement Applications can be obtained by contacting Mindy Soldat with Foster/Premier, Inc. at 630-236-0732 or via email at msoldat@fosterpremier.com . There are several fence options to choose from:
 - White vinyl picket.
 - 1 x 6 treated Southern Yellow Pine with dog-ear straight top design.
 - 1 x 6 number 1 grade Western Red Cedar with dog-ear straight top design.
 - Board on Board shadow box fencing (style of the café fence along the parking lot)
 - 4 foot Wood Fences
 - 6 foot White Vinyl Fences are now being approved.
- SATELLITE DISHES:** If you are considering installing a satellite dish on your Unit, **PLEASE REMEMBER ALL SATELLITE DISHES FOR CONDOMINIUM HOMEOWNERS MUST BE APPROVED** by the Board of Directors. Architectural Improvement Applications for satellite dishes can be obtained by contacting Mindy Soldat with Foster/Premier, Inc. at 630-236-0732 or by email at msoldat@fosterpremier.com .
- DECKS AND PATIO'S:** If you are considering installing a deck or patio on your Unit, **PLEASE REMEMBER ALL DECKS AND PATIOS MUST BE APPROVED** by the Board of Directors. Architectural Improvement applications can be obtained by contacting Mindy Soldat with Foster/Premier, Inc. at 630-236-0732 or by email at msoldat@fosterpremier.com .
- STORM DOORS:** If you are considering installing a storm door on your Unit, all storm doors **MUST BE APPROVED** by the Board of Directors. Architectural Improvement Applications can be obtained by contacting Mindy Soldat with Foster/Premier, Inc. at 630-236-0732 or by email at msoldat@fosterpremier.com or the Hometown website at hometownhoa.com. Full view storm doors are the only ones that are allowed and a picture of the storm door needs to be included when submitting your architectural request.

5. **HOLIDAY LIGHTS AND DECORATIONS:** Please remember to take down your holiday lights and decorations. Please remember to take them off of the trees if you haven't already. The Board of Directors will fine for lights that have not been removed. This is also a violation of a City of Aurora Ordinance.
6. **VEHICLE PARKING:** Remember that all motor courts and private streets are **FIRE LANES and TOW ZONES**. You could receive a \$50.00 fine from the City of Aurora if you continue to park in these areas. Do not remove any Fire Lane signs from the premises. **PARKING BEHIND YOUR SLIDING GLASS DOORS IS AGAINST A CITY OF AURORA ORDINANCE and The Hometown Homeowners Association Rules and Regulations.** The Association will report all vehicles found to the City of Aurora.
7. **PAID ASSESSMENT LETTERS:** **Prior to selling your home, a paid assessment letter must be obtained from Foster/ Premier, Inc. To obtain this letter, please go to fosterpremier.com, click on closing documents, you will be directed into the HomewiseDocs.com website. You can order all of your documents from here. Other wise you may be held responsible for any fees after the sale of your home.**
8. **CONDOMINIUM HOMEOWNERS:**
 1. Please remember that watering the grass area in the front, back and side of your Unit is the responsibility of the Homeowner.
 2. For sale or For Rent signs **are not** permitted on the common area grass. A sign can be displayed in the window of your choice. If a for sale sign is installed the Association will notify your realtor for them to remove it.
 3. Parking behind the garage of your Unit is prohibited, these areas are fire lanes with a \$50.00 fine.
 4. **LANDSCAPING:** All landscape improvements must be approved prior to installation by the Board of Directors for Hometown. Architectural Improvement Applications can be obtained by contacting Mindy Soldat with Foster/Premier, Inc. at 630-236-0732 or by email at msoldat@fosterpremier.com.

PLEASE NOTE: ALL CONDOMINIUM ASSOCIATIONS WILL BE USING A COMPANY TO SERVICE THE EXTERIOR LIGHTING FOR THE FRONT PORCH AND GARAGE LIGHTS ONLY.

PLEASE REMEMBER TO KEEP THE EXTERIOR LIGHTING ON YOUR UNIT IN WORKING ORDER. THIS CAN AND WILL HELP ALL HOMETOWN RESIDENTS FEEL SAFE, SECURE AND COMFORTABLE WHEN WALKING THROUGHOUT THE COMMUNITY.

9. **PLANNING ON RENTING YOUR UNIT?**
 1. The City of Aurora Ordinance requires all Landlords to be licensed in through the City of Aurora. You can contact The City of Aurora Info Line at 630-256-INFO (4636) or the City of Aurora Property Standards Department at 630-256-3770 for more information.
 2. The Association requires that you inform your property manager of your new address, phone number and a valid e-mail address along with a copy of your lease and the Landlord-Tenant Lease addendum. This information is required should the Association need to contact you. PO Boxes, are not accepted.

10. **ALL HOMEOWNERS: PLEASE REMEMBER TO:**

- A. Keep your garbage receptacles inside of your garage.**
- B. Keep your front and back yard lawns free of weeds.**
- C. Mow your lawns when there is over 1 inch of growth.**

Otherwise this is a violation of the Hometown , the HOA Declaration Article 4 Section 4.06 states:

PROHIBITED USES AND STRUCTURES: ... “The premises shall be kept free and clear of all rubbish, debris, refuse piles and other unsightly objects or materials, including, without limitation, weeds, underbrush or unsightly growths, and no waste shall be committed thereon. All rubbish shall be deposited in such areas and such receptacles as shall be designated by the Homeowners Association Board. Except for garbage pickup days, all garbage cans shall be kept inside garages or other structures approved by the Homeowners Association Board.”

- 11. **All Single Family Homeowners (Fee Simple Units) If you are interested in obtaining lawn maintenance service please contact Mindy Soldat at 630-236-0732 for a referral.**
- 12. **ALL HOMETOWN HOMEOWNERS:** If you pay your monthly Association Assessments on-line or send them via mail – please make sure that you make your checks payable to “Your Association Name” and address your envelopes to:

**“Your Association Name”
C/O Foster/Premier, Inc.
P.O. Box 7676
Carol Stream, IL 60197**

Please include your account id # and account # on your checks

Please do not make your checks payable to Foster/Premier, Inc. By sending them to the above address with your Association name and your account numbers, this will ensure that there is no delay in posting your payment to your account.

You can also use your own personal on-line bank account for making your assessment payments.

- 13. **ATTENTION HOMEOWNERS: PLEASE PICK UP YOUR NEWSPAPERS or PHONE BOOKS FROM THE FRONT or GARAGE AREA OF YOUR HOMES.** It will keep the Community looking clean and aesthetically appealing for all to enjoy.
- 14. **PLEASE, PLEASE, PLEASE be courteous to all of your neighbors and remember to pick up after your pets whether you let them out in your privacy areas or when walking them through the Hometown Community.** Also, remember that per the City of Aurora pet ordinance all pets must be leashed when walking them through the Community. Let’s help keep Hometown clean for all Homeowners to enjoy.

15. **LANDLORDS: PLEASE SHARE THIS INFORMATION WITH YOUR TENANTS.**

INFORMATIONAL NUMBERS:

Street lights:

Burned Out – Wood Pole	Commonwealth Edison	800-334-7661
Concrete, Ornamental	Street Maintenance	630-801-5240

Animal Control:

Barking Dog Complaints:	Animal Control	630-256-3630
Animal Cruelty	Animal Control	“ “ “
Humane Organization	Fox Valley Animal Welfare	630-892-9445

Building Permits:

Building & Permits	Decks, fencing, etc.	630-256-3130
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J.U.L.I.E. Utility Lines (marked) 800-892-0123 or 811

Water:

Billing	630-256-3600
Water & Sewer Maintenance	630-256-3710
Emergencies	630-585-2845

Garbage/Pickup:

Not picked up	Groot	630-892-9294
New Customers	“ “	“ “ “
Stickers (local grocery stores)		
City of Aurora – Sanitation	Complaints of garbage service	630-256-3810

Property Standards:

Questions regarding Property Standards	630-256-3770
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Police:

Non-Emergency #	630-256-5000
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U.S. Post Office: 525 N. Broadway, Aurora, IL 60507

Aurora Area	630-844-8810
Eola	630-851-2288
Fox Valley	630-978-4300

For more City of Aurora phone numbers please visit their website at www.aurora-il.org

I hope you all have a wonderful Spring and Summer season!!!!!!

**1721 Town Center Street, Suite 103, Aurora, IL 60504
PHONE (630) 236-0732 FAX (630) 236-2237
E-MAIL: msoldat@fosterpremier.com**