



Kresswood Trails

February 2025 Newsletter

Feb 11 Board Meeting

Thank you to all the owners who came out to the McHenry Rec Center to attend the February board meeting. The following items were discussed and approved at the meeting

- Approved 3-year contract with Hey & Associates for natural/wetland area maintenance on the southwest corner of our property.
- Tasked to research plumbers and contractors who can snake or auger our downspouts to clean and unclog them.
- Reviewed six landscape contract proposals for 2025. The board selected two to review references before selecting new landscape contractor.
- Approved renewal retainer contract with Kovitz Shifrin Nesbit as the association's attorney.
- Approved contract with Bower Home Inspections to inspect decks for those requiring repairs or replacement.

Management Company

Property Specialists, Inc. (PSI)
Ruben Luna, Community Manager
Submit maintenance requests and issues on the Portal; or by email to:
info@psimanagement.net
Or call: 847-806-6121

Homeowner Portal

Review your account, submit work orders, and access association documents.
<https://portal.psimanagement.net/login>

Emergency Maintenance Needs

If you have an emergency maintenance need such as leaking, running water, or plumbing backup – call the property manager emergency number. 847-806-6121 and follow the prompts for an emergency.

Get to Know Your Board

Over the next several months we will highlight each of the board members, giving everyone an opportunity to know more about their background and why they volunteered to serve on the board.

Current board president – Keven Haggerty
Keven served 26 years in the US Navy, 8 years active duty and then 18 years in the reserves. While on active duty he was a nuclear reactor operator. As a reservist he was an intelligence analyst for nearly 10 years and then switched to personnel and human resources. He was an HR manager and operations manager for a manufacturing company for 11 years. The last 13 years before retiring he returned to his intelligence background with the military and worked for the Defense Intelligence Agency. Keven volunteered to serve on the Kresswood board because serving has been a significant part of his life and character. He also wants to use his experience and background to help develop processes and procedures to help ensure our property is managed and maintained. His focus and commitment is for fair, equitable, and transparent board actions to help improve the associations financial health while making our community a beautiful and pleasant place to live.

Snow Plowing & Ice Melt

Our contract with Jackson & Sons continues this year for snow removal services. They will automatically come out to plow driveways and shovel our walks when snow accumulation is 2 inches or more.

Everyone should have a bucket of ice melt to take care of your steps and sidewalk for any icing or when less than 2 inches of snow when there would be no snow plowing or shoveling.

If you do not have a bucket of ice melt or need it refilled, please call or email the property management company (PSI).

Decks

Last year there were numerous decks that were identified as needing repairs or replaced. The board has contracted with the same inspector used last year. This spring more decks will be inspected to identify those needing repairs or replacement this year. The goal is to have inspections completed and reports sent out to owners requiring deck work by early May.

2025 Board Meeting Dates & Times

- Tuesday, April 15; 6:30pm, Zoom meeting
- Tuesday, June 17; 3:00pm, In-person meeting, McHenry Recreation Center
- Tuesday, August 12; 3:00pm, In-person meeting, McHenry Recreation Center
- Tuesday, October 7; 6:30pm, Zoom meeting
- Tuesday, November 18; 6:30pm, Annual Owner Meeting
In-person meeting, McHenry Recreation Center

Parking

Parking is and has always been very limited at Kresswood Trails. Last fall the board approved new rules to help address issues. At that time the board gave a 60-day grace period for everyone to read and understand the rules and make any necessary changes.

Parking issues are one of the association's most sighted complaints. There is no perfect solution given the very limited parking available at Kresswood.

Beginning the first week of March the property manager will begin enforcement of the parking rules.

The full parking rules can be found in Chapter 10 of the association rules. If you do not have a copy of the rules, they can be found on the Homeowner Portal listed on page one of this newsletter. Below are key points to be aware of.

- Unit Owners, tenants, or occupants are required to park their vehicles in the unit's 2-car garage.
- Garages are not to be used for storage of personal property and unused vehicles to the exclusion of parking Unit Owner, tenant, or occupant vehicles within the garage.
- No vehicle shall be parked in a manner that would obstruct a Unit Owner's or resident's access to their garage or to the driveway.
- All driveways between buildings within Kresswood Trails are considered fire lanes, therefore parking is prohibited between the buildings.
- Vehicles shall not be parked parallel or perpendicular to garages.

The majority of parking issues and lack of visitor parking can be resolved with owners and tenants parking their cars in their garage.