



November 2025 Newsletter

Annual Owner Meeting

Thank you to everyone who came out for our annual meeting on Tuesday, November 18. We had a good turnout; the Board appreciates your attendance and involvement in our association.

Keven Haggerty and Kathy LaRose were elected to continue serving on the board.

Board positions for next year:

President – Keven Haggerty
Vice President – Kathy LaRose
Treasurer – David Van Ryn
Secretary – Gary Counihan
Director –

We have one open board position that has not been filled. If interested in serving on the board, please call 815-846-3319 or email info@kresswoodtrails.com

Snow Plowing & Ice Melt

Jackson & Sons contract was renewed 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 office. (815-846-3319, info@kresswoodtrails.com)

Kresswood Trails Website

This is the only website you need to know and remember for everything Kresswood. It contains information and documents plus easy access links to our owner portal and financial portal.

www.kresswoodtrails.com

The Owner portal provides access to information and documents, and you can submit questions and work requests to the Board. The Financial portal gives you access to pay your assessment and to review your financial history with the association.

October 7 Board Meeting Update

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

- 2026 Budget and Assessments – The board approved the proposed budget for 2026 that was mailed out in early October. The budget includes a 13.1% increase in assessments. The amount of the increase for each owner is based on each owner's percent of ownership as defined in the Kresswood Trails Declaration.

PSI (Property Specialists, Inc.), will automatically update each owner's account with the new assessment amount.

If you would like a coupon book for your monthly assessment payment, please contact us by calling 815-846-3319.

- The contract for gutter and downspout cleaning was approved.
- Audit of Kresswood's full financials for 2024 is in process and will be completed in December.

Parking

Parking is and has always been very limited at Kresswood Trails. Parking issues are one of the association's most common complaints. There is no perfect solution given the very limited parking available at Kresswood.

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 Kresswood's website 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 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 parking cars in the garage.

Emergency Maintenance Needs

If you have an emergency maintenance need such as leaking, running water, or plumbing backup – call Kresswood Trails at 815-846-3319

Kresswood Trails Management

Kresswood Trails is self-managed by the Board of Directors. Visit the Kresswood Trails website, www.kresswoodtrails.com for all your association needs: access documents, submit questions, work requests, pay assessments, and communicate with the Board. You can also reach the board by phone at 815-846-3319 or via email at info@kresswoodtrails.com

2026 Board Meeting Dates & Times

- January 13, 3:00pm
- March 10, 3:00pm
- May 12, 6:30pm
- July 14, 6:30pm
- Sept 15, 3:00pm
- Nov 17, 6:30pm