



April 2026 Newsletter

March Board Meeting Update

Two board meetings were held in March in order to work through quotes for projects to maintain our property. Thank you to all the owners who attended the meetings.

The following projects were approved. Specific details, start dates, buildings, and locations will be sent out as those details are finalized.

- Gutter & Downspout replacement – A three-year contract was signed for replacement of all gutters and downspouts.
- Building Painting and Caulking.
- Driveway Repairs and Sealcoating.
- Sidewalk & Concrete Repairs & Replacement.
- Gazebo Repairs.
- Tree Trimming and Removal.
- Declaration Update.

It is important to note that the association is able to fund these projects through our reserve account and operating budget. It has taken the board several years, but we are beginning to see the fruits of better management that has led to healthier reserve account balances.

Deck Replacements & Repairs

There has been a lot of progress with deck repairs and replacements over the past two years. There are nearly 20 decks that will need to be replaced this year and approximately 25 decks that will need to be stained. Some owners have already been notified. Final verification of decks needing work will be completed and letters sent to owners this month

For deck replacements and repairs, Sexton Home Improvement is the authorized contractor at Kresswood. They can be reached at 815-451-2014 or email at jane@sextonrepairs.com

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 which is listed on the next page 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.
- Parking is prohibited between the buildings.
- Vehicles shall not be parked parallel or perpendicular to garages.

The majority of parking issues can be resolved with parking cars in the garage.

Owner Information Forms

Owners are required to annually complete the Owner Information Form. Keeping owner and tenant information up to date is necessary and important for the administration of the association. To those of you who have provided already, Thank You. If you have not submitted your completed form, please get it submitted immediately.

Owner Portal with Condo Control

If you have not registered for your online access to the owner portal, please do so at your earliest opportunity. We will email out registration codes for those who have not registered. If you do not receive an email, check your spam or junk folder. If you do not receive an email, please contact us at the email address or phone number listed elsewhere on this page.

There is also a mobile app that you can download. It is very easy and convenient. You can access the portal anytime and anywhere on your smartphone. It can be downloaded at the App Store or Google Play.

Why - The owner portal allows you to easily submit work requests, communicate with the Board, and also access many association documents such as financials and meeting minutes. **Coming soon you will also be able to pay your assessments and reviewing your account history on this portal.**

Kresswood Trails Website

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

www.kresswoodtrails.com

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

Charcoal Grills, Fire Pits, etc.

Reminder – Charcoal grills, fire pits, tiki torches, or similar are **NOT** permitted to be used or stored anywhere at Kresswood Trails. This is not a change; this has been the rule for several years. They are a fire hazard and affect our insurance rates.

Spring, Lawn, Decks, Bedding Areas

Spring is just around the corner. With warmer weather people will begin using their decks and planting in the bedding areas near their unit.

Kresswood Trails is community living with a lot of shared community property. Please take a few minutes to review the Kresswood rules. They are designed to help promote a pleasant, comfortable, and enjoyable environment for all unit owners & residents.

Before planting in any of the bedding areas or putting out any lawn ornaments, decorations, or shepherd's hooks, please review chapters 5 and 6 in the Kresswood rules. This will save you from having to remove items later.

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

- May 12, 6:30pm; McHenry Rec Center
- July 14, 6:30pm; McHenry Rec Center
- Sept 15, 4:00pm; McHenry Rec Center
- Nov 17, 6:30pm; McHenry Rec Center