

Chadwick Place Homeowners Association
Winter 2024 Newsletter



Dear Chadwick Place Residents,

We hope this newsletter finds you and your families well as we move through winter and head toward spring. We look forward to the warm weather that the coming months will bring. We welcome you to read through this newsletter for helpful information about the neighborhood.

2024 Association Dues

This newsletter is being distributed with our annual dues invoice. Annual dues for 2024 are \$285 per household, compared to \$250 in 2023. The increase in dues is necessary to cover recurring service costs and anticipated maintenance throughout 2024. Landscaping, utilities, and repairs (among other maintenance expenses) are essential for preserving the aesthetic and functionality of our neighborhood.

Street Resurfacing Concerns

The public roadways within Chadwick Place were resurfaced last year. As you have likely noticed, the “chip and seal” method used by the City of Peoria has resulted in loose rocks all over the roadways, sidewalks, and grass. This problem was exacerbated by snow plowing activity during the recent winter weather. The City of Peoria has been contacted and has agreed to rectify the problem. We will continue to monitor their efforts and advocate for the neighborhood to ensure our streets, sidewalks, and grass areas are debris-free.

Reminder: Planning Home Improvement Projects

As we mentioned last year, before embarking on any construction projects such as solar panels, fences, swimming pools, decks, patios, or other similar permanent structures, please remember that you must obtain approval from the Chadwick Place Board of Trustees. Rule 11 of the Rules and Regulations and Paragraph 3(n) of the Declaration of Restrictions outline this requirement. To seek approval, please submit your building plans, specifications, and site plans to the Board for review at the email address included in the Contact the Board section of this newsletter. Adhering to these guidelines ensures that our community maintains its aesthetic appeal, property values, and safety. Please also be aware that certain proposals to build a fence must also be approved by homeowners of neighboring contiguous lots.

Trash Receptacle Guidelines

In keeping with our commitment to a clean and attractive neighborhood, we kindly remind you to follow the trash receptacle guidelines outlined in Rule 14 of the Rules and Regulations. Trash receptacles should be placed at the street curb for pickup no earlier than 7:00 pm on the evening prior to scheduled trash pickup and must be returned to the garage by 7:00 pm on the day of trash pickup. This includes trash, recycling, and yard waste receptacles (including yard waste bags). All receptacles should be hidden from view within your garage when not in use.

Reminder: Parking Cars on the Street

We understand that street parking may sometimes be necessary for temporary reasons. However, to maintain a safe and orderly environment for all residents, we would like to remind you that, per Rule 7 of the Rules and Regulations, an Owner's vehicle or vehicles and Owners' guest's vehicles should be parked in the garage or in the Owner's driveway. Guests may park on the street on a temporary basis, as noted above. Owners may not park vehicles on the street regularly due to insufficient space in the garage or driveway. The Chadwick Place Declaration of Restrictions applies to the entire community, including the public roads within. No vehicle should ever block any Owner's sidewalk, entryway, mailbox, or driveway.

Thank you for your attention to these important community guidelines. Your cooperation ensures that Chadwick Place remains a beautiful, safe, and harmonious place to live. If you have any questions or concerns, please feel free to reach out to the Board.

Next HOA Meeting

The Chadwick Place HOA meeting is scheduled on Monday, February 19th at the OSF Route 91 facility. The meeting is scheduled to begin at 6:30pm. All homeowners are welcome!

Facebook Group

Did you know there is a Facebook group for Chadwick Place residents? Just search "Chadwick Neighborhoods - Peoria, IL" on Facebook.

Contact the Board

Questions and comments can be directed to the Chadwick Place HOA email account at chadwickplhoa@gmail.com.

We wish you a wonderful and enjoyable spring season!

Warm regards,

Chadwick Place Board of Trustees