

Did You Know?

Over the past few months, the Trout Valley Stewardship Action Committee has been sharing information with our members regarding the current state of our shared amenities. In the following three weeks, we will dive deeper into the specifics in each of our main amenity areas. But let's start with some basic information that you may or may not already know!

- The shared amenities that we refer are shown below. These are listed in priority order based on the recent member survey responses:
 1. Maintenance and resurfacing of roads, including repair and snow removal
 2. Outdoor pool and grounds
 3. Common open space, including fen, ponds and two pastures
 4. Riverfront lodge and park
 5. Barn and surrounding property
 6. Maintenance facilities and fencing for common areas

- Comparisons to other homeowner associations in the area are difficult to come by because of two important differences – **our Association's responsibility for the maintenance and repair of our roads**, and that **our Association is self-managed (saving us sizable dollars every month)**. Here are some points of reference – feel free to visit websites to learn more about these areas.

Homeowner Association	Property Type; established	Monthly Fee	Items Covered
Trout Valley	Single family	\$100	All listed above
Georgian Place, Huntley	Single family; early 2000's	\$175	Pool
Algonquin Hills	Single family; 1922	\$40	Common pier; landscaping
Apple Country Estates, Wauconda	1980-2000s	\$230	Not specified
Arbors at Barrington	mixed	\$220	Landscaping, exterior maintenance, common insurance, snow removal, clubhouse
Asbury Glen, Crystal Lake	Single family; 90s	\$135	Not specified
Lions Chase, Huntley	Single family; early 2000s	\$430	Landscaping, walking paths, management fee
Parkside Crossing, Huntley	Single family; early 2000s	\$100	Landscaping
Wing Pointe, Huntley	Single family & townhomes; late 90s	\$151	Landscaping, exterior maintenance, common insurance, snow removal
Sun City Huntley	Mixed; late 90s	\$250	Lawn care, exterior maintenance of buildings, common insurance, snow removal; facilities upkeep; management fees
Lake Barrington Shores	Condos; 80s	\$400	Road maintenance, sewer, condo upkeep; landscaping, security; management fees; courts; clubhouse

Clearly, our members in Trout Valley enjoy a great deal compared to other associations. The issue, as we have pointed out, is that we will not be able to maintain the level of amenities we currently enjoy if we do not give our Association Board the ability to manage assessment dues levels and allocations as needed. This is their responsibility as Board members, and exactly why we elected them to the posts they hold.

Next week, we will take a closer look at the number ONE priority for our members based on our recent survey– our roads.

Thanks for your time and attention – let's stay involved so that we can continue to enjoy what this beautiful place has to offer!

Thank you from the Stewardship Action Committee Members,

Board Directors Tyler Bury, Diana Graf, and Bill Tranchita along with residents

Sandy Bury and Eric Sheffel