

DIFFERENCES BETWEEN the ASSOCIATION and the VILLAGE

B. Baker / L. Almeraz (2020) - The Trout Valley Association (TVA) predated the Village and includes homes in unincorporated McHenry County (which would become the Village) and the city of Cary (homes North of Country Commons Road). In the mid-90s, Cary proposed a housing development next to Trout Valley, across the Cold Springs Road. The plan was to put a housing development on this scenic and historic Fox Bluff area and to eliminate the only public river access in the Village of Cary. The only way for Cary to develop this location was to run a sewer line through Trout Valley. Residents had a number of objections to this development, not the least of which was that the parcel was the only open green space on the river in the most populated portion of the county.

In order to fight Cary and to prevent the sewer line, residents decided to incorporate. As a village, Trout Valley would be eligible to receive State tax monies, such as motor fuel tax, sales tax, and franchise fees, which prior to incorporating went outside the community. A village would also provide control over the imposition of new taxes. The Association also had no voice in construction or development surrounding Trout Valley, but when incorporated, the Village would have influence on activities within 1.5 miles of its borders. The Village has since used this influence to work on the Western Bypass Commission and to oppose a nearby Waste Transfer Station. The Village also gained police powers, allowing for the abatement of local nuisances and prosecution of criminal activity. Through the tax dollars the Village receives, the community gained the capability to address large capital expenditures for public projects, such as the riverfront stabilization, gypsy moth spraying and storm water control. In addition, the Village can afford small extras that add to the appeal of our community, such as college scholarships, holiday lights, tree plantings and fen upkeep.

However, the Village is not able to pay for road projects, barn renovation or pool repair. The Association owns these amenities and the Village cannot spend money on private property. Village monies can be spent only on efforts that serve a public purpose, such as safety and security. The Village provides private security for Trout Valley and does purchase maintenance services from the Association.

The services provided to the Association members residing in two different villages can be different. For example, the villages of Cary and Trout Valley have different trash services. Also, the Cary Police Department provides policing only for the residents of TVA who live within Cary's city limits. In the village of Trout Valley, the McHenry County Sheriff provides policing services, including law enforcement and the investigation of criminal activities.

The TVA owns the community amenities and manages the association’s financial assets, governed by the association’s by-laws and deed restrictions, as well as applicable State of IL laws. With the creation of the Village of Trout Valley, the scope of the TVA did not significantly change. A Village government was established and its officials are elected for 4-year terms.

This table summarizes services provided and paid for by the Village of Trout Valley vs the TVA:

Village of Trout Valley	Trout Valley Association
<ul style="list-style-type: none"> • Governed by a Village President (Mayor) and a Board of six (6) Trustees (also known as “Village Board”) • Collects sales and motor fuel taxes, road and bridge funds and utility fees to reinvest into the community • Establishes ordinances • Owns and maintains the roads around the lower pasture • Leases the Lodge and fen for upkeep and improvement • Provides Storm Water Management • Contributes to association maintenance costs • Pays for Insect Abatement and Private Security • Offers scholarships to local high school students • Funds tree planting and pruning 	<ul style="list-style-type: none"> • Managed by an elected Board of nine (9) Directors with Officers (President, Vice President, Treasurer and Secretary) • Governed by Deed Restrictions and By-Laws created when the community was established, as well as applicable State of IL laws • Collects dues twice a year • Maintains amenities through the use of dues monies • Owns and maintains all roads, except the road around the lower pasture • Manages and preserves the grounds and fixed assets • Provides for building and landscape upgrades and renovation • Contracts for waste hauling • Offers social activities and clubs • Communicates with residents through the Newsletter, the website and blasts