



ASHLAND PARK ANNUAL MEETING

APRIL 24, 2025

The HOA Board would like to thank you for attending the Annual Meeting.

We truly appreciate your time and participation — it plays a vital role in shaping our community.

www.ashlandparkhoa.org

We are pleased to introduce our special guest for this year's Annual HOA Meeting.

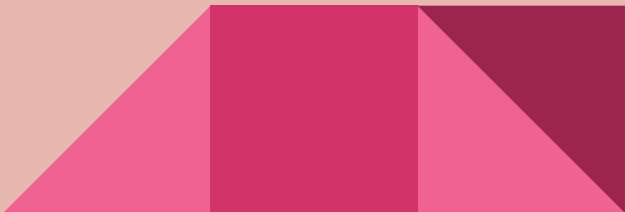
John Ruffin - Neighborhood Relations Manager

Neighborhood Relations Division

The Neighborhood Relations Division is responsible for citizen engagement and participation, coordination of interdepartmental efforts to solve neighborhood problems, organizing neighborhoods, and promoting neighborhood self-help programs to address community priorities.

Address: 205 W. Park Ave. Champaign, IL 61820

Phone: 217-403-7070





THANK YOU!

Thank you, John, for speaking to our Ashland Park neighbors. We truly appreciate you taking the time to be with us tonight and for sharing your insights with the community.

Meet Your Current HOA Board Members

We're excited to introduce the dedicated individuals who are serving our community this term. Get to know the team working behind the scenes to keep our neighborhood thriving.

Medin O. - **President**

Maxine B. - **Secretary**

Julie T. - **Treasurer**

Matt P. - **Board of Director**

Barry D. - **Board of Director**

Rich T. - **Board of Director**



Come join us! Talk to us after the meeting or contact us via our website.

Your Vote Counts – Let's Vote!

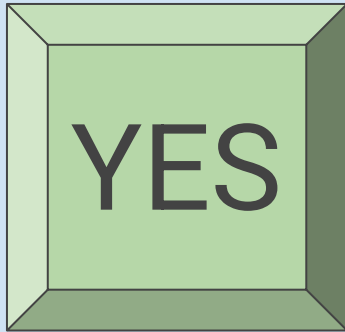
Make your voice heard and help shape the future of our community. Every vote matters!



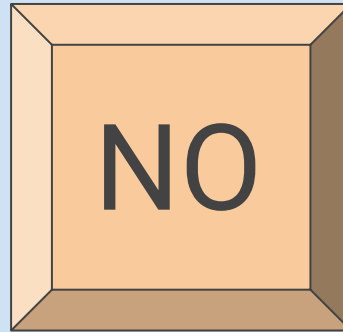
There are currently six members serving on the Ashland Park HOA Board, as previously introduced.

Your vote will help re-elect six current board members to continue serving for the upcoming term: **April 2025 – March 2026.**

Your participation ensures strong community leadership—**your vote matters!**



ONE MORE YEAR



NEW BOARD





We are a **diverse and vibrant community**, and our strength lies in how we **respect, support, and care for one another**. Whether it's a good day or a tough one, neighbors are here for each other. Let's keep our community safe, welcoming, and connected.



Friendly Reminder

Traffic & Street Safety

- **Drive slowly** and watch for pedestrians, especially children and pets.
- **Observe all stop signs and posted speed limits** within the community. Stop sign means **STOP**.

Nighttime Safety

- **Yard Post light is illuminating** at dusk to improve visibility.
- **Report any suspicious activity** immediately to local law enforcement and notify the HOA.
- **Lock all doors and vehicles** even if you're just stepping away for a few minutes.

Child & Pet Safety

- **Supervise children** at all times, especially near your home and parks.
- **Clean up after your pet(s)** and keep them leashed while the pet(s) is outside.
- **Do not leave pet(s) unattended outdoors**, especially during extreme weather.

Fire & Emergency Preparedness

- **Know your home emergency exits** and keep a minimum of one fire extinguishers accessible.
- **Sign up for local emergency alerts** to stay informed.

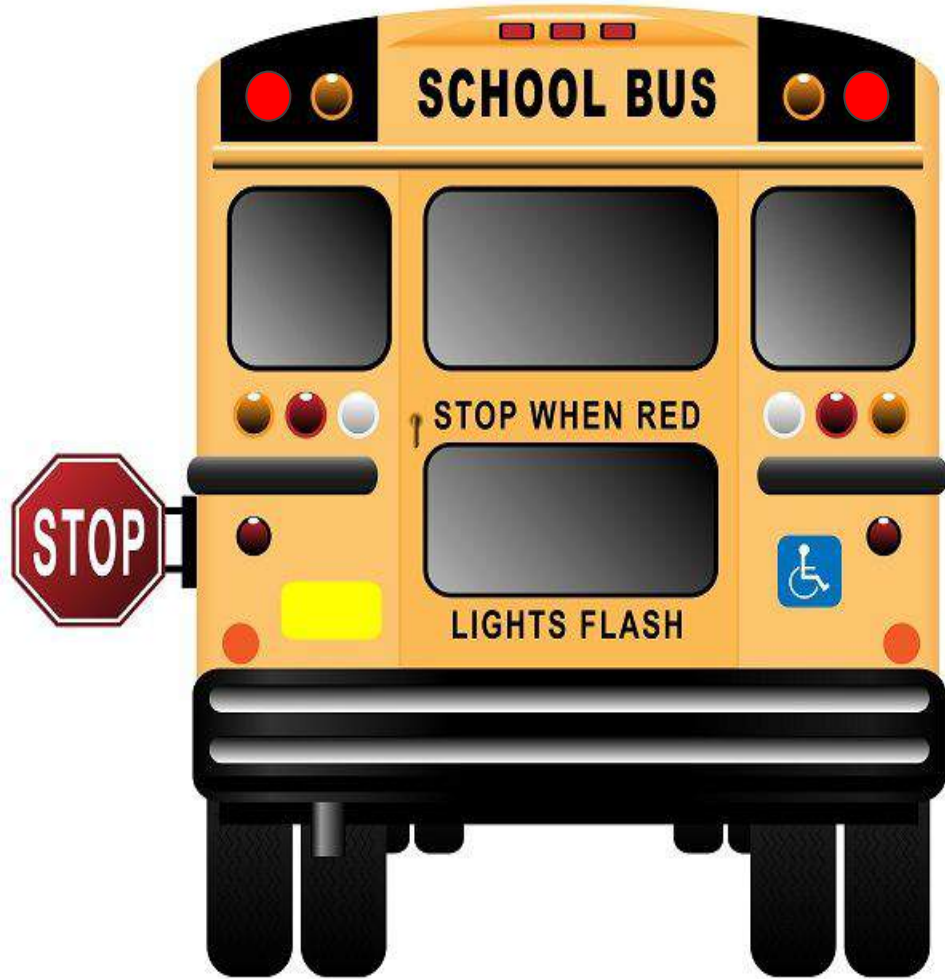
Community Respect & Awareness

- **Be mindful of noise levels**, especially in the evenings.
- **Notify the HOA of any maintenance concerns** that could pose safety risks within the community.
- **Get to know your neighbors** — we look out for each other!



If you see a school bus with its stop sign out and the red lights are flashing, **STOP**. It's the law!

Stopping for 30 seconds can save a life!





HELP KEEP OUR COMMUNITY CLEAN



We need your help in keeping the pond, dry basin and the east commons (Prairie Fields) clean from trash.



Volunteers needed

Volunteer Forms can be found on our website.

Our Ashland Park Community needs your support.



Geese season is here! Keep calm, keep back, and let these feathered pedestrians cross in peace.

ARCHITECTURAL COMMITTEE

Current AC Volunteers - Matt, Danielle, Mohammed

MORE VOLUNTEERS ARE WELCOMED

Here are examples of some projects needing approval;

- Fences
- Sheds/ Accessory Structures
- Decks
- Patio Covers/Gazebos/Pergolas
- Mailboxes
- Yard Light Positions

Property Plats
available on the
website.

Covenant Wording - No construction shall commence upon any structure in the subdivision, including without limitation, fencing, unless the plans and specifications therefore have been submitted to and approved, in writing, by the Architectural Committee as complying with the terms and provisions of these covenants and restrictions.

AC Email Response Time: 1-30 days. For more information, please visit our website. www.ashlandparkhoa.org



Cathy Robinson

Event Planning Committee Chair

Planning any event takes time, coordination, creativity, and a whole lot of patience, and this committee brought all of that and more. From the very first brainstorming session to the last-minute details, each volunteer went above and beyond to make these events not only possible, but memorable.

They gave their time, their energy, and often their weekends — juggling schedules, receiving and sending emails, organizing vendors, setting up, cleaning up — the list goes on.

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If you've volunteered for this or any past HOA event, give yourself a big round of applause! Seriously, thank you. Your effort is what builds this community spirit.

And if you haven't volunteered yet — no worries, there's still time! We have more events coming up this year, and we'd love to have you on board. It's a fun way to get involved, meet neighbors, and make a real difference right here where you live.



To volunteer, please email: [ashlandpevents@gmail.com](mailto:ashlandpevents@gmail.com)



# APRIL 12, 2025

## POND & EAST COMMON CLEAN UP

Thank you to all our volunteers for showing up and the Event Planning Committee for organizing this event with the City of Champaign.



# KEEP IT CLEAN!



# KEEP IT CLEAN!

**The Neighborhood Resource Fair and Block Party  
will serve as our main event for the year.**

**Saturday, August 2, 2025, from 3-7pm**



# Upcoming

## EVENTS



Spring Yard Waste Collection - **Week of May 12, 2025**

Spring Garage Sale - **June 7, 2025**

Fall Garage Sale - **September 13, 2025**

Fall East Common/Pond Clean Up - **October 4, 2025**

**Halloween Party** - **October 25, 2025**





# Ashland Park Official Website

# [www.ashlandparkhoa.org](http://www.ashlandparkhoa.org)

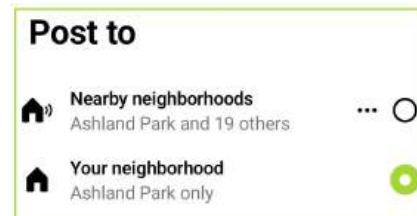
Update your personal information with the HOA Board. This is for bookkeeping and community news only. With homeowners moving into and out of our neighborhood, we would like to have updated information to provide the property owner with the latest notices and information.



# nextdoor

**Nextdoor** is a great community APP for neighbors to interact with each other.

Ashland Park HOA Board does not use Nextdoor to conduct official business. This APP is meant for neighbors to provide support and offer assistance or suggestions to neighbors' posts. If your posting applies only to our Ashland Park community, **post to Ashland Park only.**



All HOA related questions must be submitted using the HOA website.

## [www.ashlandparkhoa.org](http://www.ashlandparkhoa.org)



The HOA By-laws authorize the HOA Board to monitor and enforce any of the violations to the covenants.

Monitoring around the community usually takes place bi-weekly or monthly depending on availability of the volunteers.

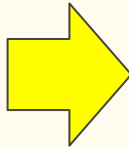
The follow paragraphs within the Covenants are monitored regularly:

- ➔ **Yard Lights**
- ➔ **Recreational Vehicles/Trailers**
- ➔ **Sheds/Accessory Structures**
- ➔ **Nuisances**
- ➔ **Signs**

Other paragraphs within the Covenants are monitored if there is a website submitted request.

## **Violation Notices**

We longer will be using tape since these notices come with a Peel & Stick backing.



**Ashland Park**  
Homeowners Association  
P.O. Box 7053 / Champaign, IL 61826  
[www.ashlandparkhoa.org](http://www.ashlandparkhoa.org)

Dear Neighbor,

It is come to our attention that your property is currently in violation of the covenants and restrictions for Ashland Park recorded as 2012R02859.  
<https://ashlandparkhoa.org/wp-content/uploads/2016/10/AP-covenants-2.2.121.pdf>

Specifically, there is a violation of paragraph \_\_\_\_\_ in that \_\_\_\_\_

Please correct this condition within 14 days of this notice in order to avoid future action. Any action taken in the future could include legal proceedings. In the event legal proceedings are begun, the HOA would be seeking an order of compliance as well as its fees and costs.

DATE OF NOTICE: \_\_\_\_\_



## Yard Light

Last Year: 38

Currently Violations: **41**

**Final Notice:** 0

Each lot owner shall maintain in good operating condition a front yard light. Yard lights shall be equipped with a photoelectric cell that illuminates during hours of darkness.

HOA Prefers: 3000K to 5000K(Soft or Bright/Daylight White)

NO SOLAR POWERED LIGHT FIXTURES

## Garbage Containers

Last year: 89

Currently Violations: **159**

All containers are to be stored in the garage or otherwise out of sight from the street(s) bordering the lot except on the lot owner's specific trash garbage collection days on which the lot may leave full containers on the curb, but shall return them to storage within a reasonable time after being emptied by the lot owner's trash/garbage collector.



Visit our website at [www.ashlandparkhoa.org](http://www.ashlandparkhoa.org) for a copy of the HOA Covenants



## Recreational Vehicles

Current Violations: **0**

**DRIVEWAY IS NOT ALLOWED TO  
BE USED AS STORAGE.**

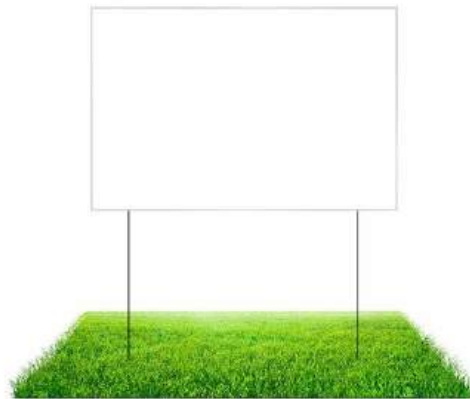
All lot owners who own or possess any type of recreational vehicle, boat, boat trailer, or lake vehicle and intend to store the vehicle(s) on their lot, shall provide an enclosed garage for storage of such vehicle(s) and shall store such vehicle(s) therein at all times.

## Yard Signs

Last Year: 1

Current Violations: **3**

No signs, including without limitation "For Sale" or "For Rent" signs, advertising or other displays shall be maintained or permitted on any lot except at such location and in such form as may be approved by the Association in its sole discretion.



Visit our website at [www.ashlandparkhoa.org](http://www.ashlandparkhoa.org) for a copy of the HOA Covenants

**Ashland Park** is an owner occupied community - No renting is allowed.

**Rental Prohibited**: It is the intention of the Developer that the subdivision be maintained as an owner occupied development.

HOA Board is aware of some illegal renting in our community. We are working with our lawyer to take the necessary legal steps against the homeowners. We appreciate all the assistance from the community in finding these homes and will do our best to keep our community an owner occupied residence.

Current Illegal Rentals: **1**

Current Original Development Rentals: **5**



Visit our website at [www.ashlandparkhoa.org](http://www.ashlandparkhoa.org) for a copy of the HOA Covenants



**The moment everyone has been waiting for...**



Now, let's address the question that's probably been on a few minds today:

**Are the HOA dues going up for 2026... and are they coming for your pockets?**

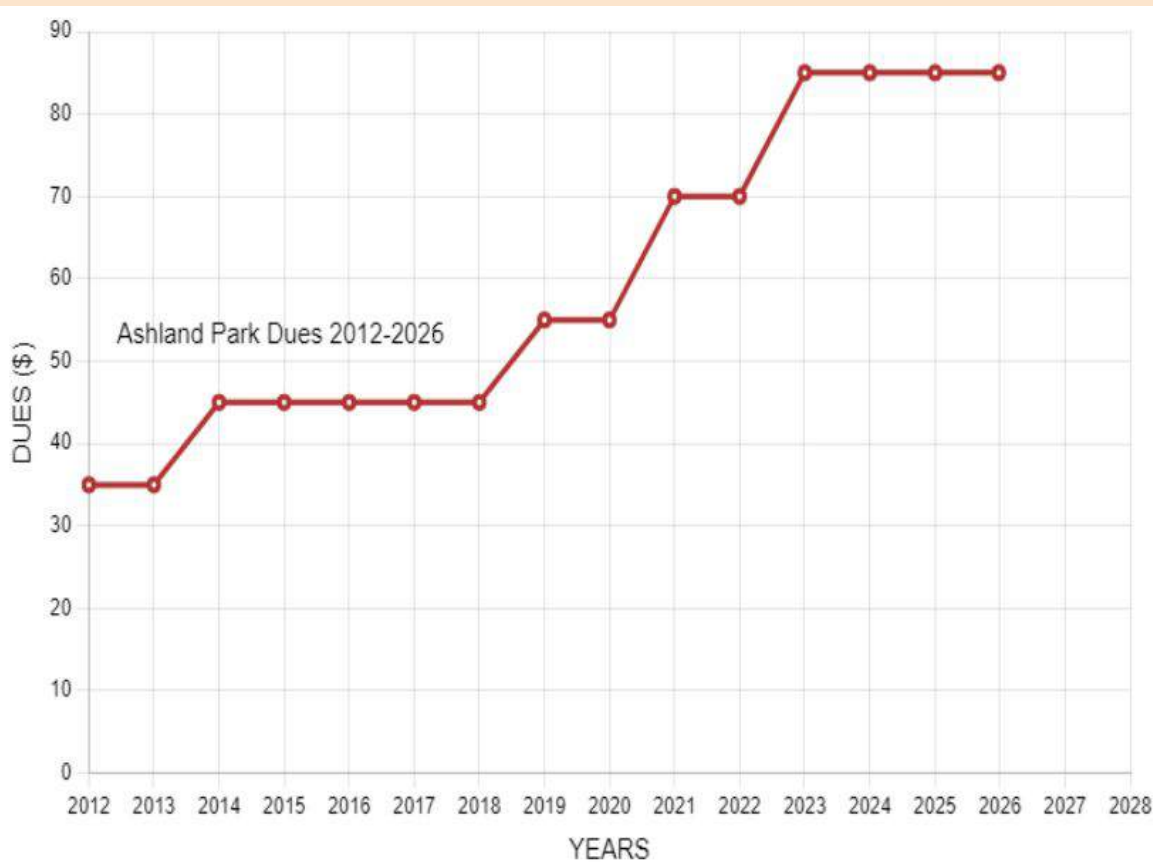
# THANK YOU FOR MAKING YOUR HOA DUES PAYMENT ON TIME!

**What does the HOA Board look into before increasing the dues for the upcoming year?**

- ◆ How many people have paid their dues on time.
- ◆ How many people paid between Oct 2nd - Dec 31st.
- ◆ The number of people who have not paid their dues.
- ◆ Has the cost of living, maintenance and upkeep gone up.
- ◆ Beginning of the year budget planning from collected HOA Dues.

**So many factors to consider before voting on an increase.**





## CURRENT YEAR DUES

2025 Dues - **\$85.00** on or before Oct 1st

2025 Dues - **\$90.00** after Oct 1st (Late)

**NO CHANGE**

## UPCOMING YEAR DUES

2026 Dues - **\$85.00** on or before Oct 1st

2026 Dues - **\$90.00** after Oct 1st (Late)

Visit our website at [www.ashlandparkhoa.org](http://www.ashlandparkhoa.org) for more information.



## Want to Pay by PayPal

### Follow these simple steps:

Step 1. Click the [Pay now with PayPal](#) button below.

Step 2. Enter the amount of your HOA Dues and [CHECK](#) the button to cover the cost of the fee.

Step 3. Enter your Property Address or Invoice # on PayPal details.

Step 4. Enter your PayPal information or pay by another form of payment.

**Attention Homeowners:** PayPal is offered to you by the HOA Board as a convenient way to pay HOA Dues. Any fees associated with PayPal is the sole responsibility of the homeowner. Failure to Check the "Help cover the fees" button will result in your property being delinquent.



The cost of covering the FEES associated with PayPal is the sole responsibility of the homeowner. Failure to pay full HOA Dues will cause the property to be delinquent. All delinquent properties are subject to collection of Dues by legal action at the discretion of the HOA Board.

Updated: January 1st, 2023



Donate to  
**Ashland Park Homeowners  
Association**

\*ATTENTION\* - DON'T forget to CHECK the box  
to cover the fees for PayPal. Failure to do so will  
result in a delinquent payment.

**All homeowners paying by  
PayPal need to check this box.**

\$0.00  
USD



☐ Add \$0.00 to help cover the fees.

**Use the HOA website to pay by Paypal or scan the QR code provided on your HOA Dues notice.**

**Ashland Park Homeowners Assoc.**  
**Financial Report/Budget**  
 January - December 2024

|                                                | 2024 Budget        | Total - 2024 Report |
|------------------------------------------------|--------------------|---------------------|
| <b>Income</b>                                  |                    |                     |
| Dues Income                                    | \$42,000.00        | \$42,074.77         |
| Late fee                                       |                    | \$589.56            |
| <b>Total Dues Income</b>                       |                    | <b>\$42,664.33</b>  |
| Legal Fee Reimbursement                        |                    | \$225.64            |
| Unapplied Cash Payment Income                  |                    | \$406.20            |
| <b>Total Income</b>                            | <b>\$42,000.00</b> | <b>\$43,296.17</b>  |
| <b>Gross Profit</b>                            | <b>\$42,000.00</b> | <b>\$43,296.17</b>  |
| <b>Expenses</b>                                |                    |                     |
| Advertising                                    |                    | \$55.00             |
| Bank Charges & Fees                            |                    | \$15.00             |
| Insurance                                      | \$2,250.00         | \$2,247.00          |
| Accounting fees                                | \$2,500.00         | \$3,020.00          |
| Legal services                                 | \$3,000.00         | \$1,292.42          |
| <b>Total Legal &amp; Professional Services</b> | <b>\$5,500.00</b>  | <b>\$4,312.42</b>   |
| Office                                         | \$600.00           | \$410.96            |
| Postage                                        | \$600.00           | \$573.34            |
| Rent & Lease                                   | \$200.00           | \$176.00            |
| Repairs & Maintenance                          |                    | \$52.52             |
| Landscape cleanups                             | \$4,000.00         | \$7,315.23          |
| Landscape/mulch                                | \$2,000.00         | \$1,575.00          |
| Lawn Fertilizer/Weed Control                   | \$3,500.00         | \$4,910.00          |
| Weekly lawn care                               | \$19,000.00        | \$20,150.00         |
| <b>Total Repairs &amp; Maintenance</b>         | <b>\$29,900.00</b> | <b>\$34,002.75</b>  |
| Software                                       | \$1,000.00         | \$808.96            |
| Utilities                                      | \$600.00           | \$553.36            |
| <b>Total Expenses</b>                          | <b>\$39,250.00</b> | <b>\$43,154.79</b>  |
| <b>Net Operating Income</b>                    | <b>\$2,750.00</b>  | <b>\$141.38</b>     |
| Other Income                                   |                    |                     |
| Interest Income                                |                    | \$4.61              |
| <b>Total Other Income</b>                      |                    | <b>\$4.61</b>       |
| Other Expenses                                 |                    |                     |
| Committee Expenses                             | \$500.00           | \$327.40            |
| <b>Total Other Expenses</b>                    | <b>\$500.00</b>    | <b>\$327.40</b>     |
| <b>Net Other Income</b>                        |                    | <b>-\$322.79</b>    |
| <b>Net Income</b>                              | <b>\$2,250.00</b>  | <b>-\$181.41</b>    |

## 2024 Financial Report

Financial Report can be found on our website  
[www.ashlandparkhoa.org](http://www.ashlandparkhoa.org)

Accounting Fees - HOA Bookkeeper (Shirl C.) April 2025

Legal Services - Culp Law Office, P.C.

Office - Paper, Inks, Checks, Envelopes, Etc.

Lawn Care Services - Happy Green Services

Software - Quickbooks, Website

No longer available - [Zoom](#)

Previous Bookkeeper (Sherri) has retired in January 2025.

# HOA EXPENSE REPORT

January 1, 2024 - December 31st, 2024

**Contact the HOA Board via our website to get  
the full detailed expense report.**

[www.ashlandparkhoa.org](http://www.ashlandparkhoa.org)



# MORE VOLUNTEERS NEEDED

Please fill out a Volunteer Form on our website

[www.ashlandparkhoa.org](http://www.ashlandparkhoa.org)



**Does anyone have any questions?**