

Chadwick Estates

*A Neighborhood of
Peoria Illinois*



FALL 2016

Awareness Campaign

Over the past few months, the Board has received questions and concerns from homeowners regarding the look and feel of our neighborhood. All of the issues centered on ensuring that our community maintains its high value, and remains a desirable neighborhood where others aspire to live. As a result, there will be quarterly awareness campaigns so that the Declaration of Restrictions and Bylaws for our neighborhood along with some of the municipal codes for the City of Peoria are better understood by residents.

1. 25 mph Speed Limit

- Issue: Complaints of people driving over the posted 25 mph speed limit and texting while driving.
- Requirement: Please abide by the speed limit as posted and comply with the State law that prohibits texting while driving.

2. Home and Yard Maintenance

- Issue: Complaints about residents not keeping their lawn, weeds, bushes and trees properly trimmed.
- Chadwick Estates Declaration of Restrictions Property Maintenance (#9). All lot owners shall keep their property well-maintained and in presentable condition...etc.
- Requirement: Please take a close look at yard and home for general maintenance on a regular basis (lights, trash, weeds, overgrown grass, etc.), and take the necessary steps to clean up and ensure that the home and yard are in good condition.

3. Garbage Containers

- Issue: Garbage, recycling, and yard waste containers out early including items such as TV's, carpet, and other home items.
- Peoria Municipal Code: "Containers shall not be stored in the front yard or on a front porch. Containers shall not be set out for garbage pick-up earlier than 3:00 p.m. on the day preceding garbage pickup. Litter containers shall be returned back to the premises within 24 hours after garbage pickup."
- Requirement: Please follow the municipal code. The Board also requests that all waste containers are stored in a garage or location not visible to others.

4. Vehicle Storage

- Issue: Cars regularly parked on street or driveway as its designated parking spot.

- Chadwick Estates Declaration of Restrictions Vehicle Storage (#10): No passenger cars, recreational vehicles, trailers, vans, mobile homes, boats or other objects of substantial size, whether operative or inoperative, may be parked or stored on a regular basis within the confines of the Subdivision unless same is enclosed and concealed from view within a garage on the owner's property. This provision, to the extent permitted by law, shall apply to those parts of the Subdivision dedicated as public roadways.

- Requirement: This may occasionally happen due to visitors, workers, etc., but should vehicles become a regular fixture on the street or driveway, then the restriction applies.

5. Construction Signs

- Issue: Roofing repair and construction advertisement signs posted on front lawn weeks before work has started and long after work has been completed.
- Chadwick Estates Sign Resolution (#2h). Temporary signs for a general contractor advertising construction on a lot, or by a general contractor performing major remodeling of an existing home on a lot, may be permitted for up to 180 days from commencement of such work, if approved by the Board; provided, however, such signs be removed within two weeks after the occupancy of such new home or the completion of such major remodeling of an existing home and provided such signs do not violate any of the other guidelines contained herein.
- Requirement: Please do not post construction/advertisement type signs until work has started and please remove within 14 days after work is completed.

The Board is asking that all Chadwick Estates residents make an effort to understand the Declaration of Restrictions and Bylaws, which are available on our webpage www.chadwickestates.org. There is also a "Members Only" section which is password protected (chadwick57). There you can find HOA Board Meeting Notes and other pertinent information. Additionally, in an effort to keep the Board from getting involved in every issue which falls outside of the restrictions and bylaws, we are asking that neighbors work together to resolve compliance issues. The Board is happy to address those situations that cannot be resolved or that need to be escalated.

The Board appreciates your attention to the above matters and we are working to ensure our neighborhood continues to be considered one of the best places to live within the Peoria community.