



Annual Meeting

Forest Trail Homeowners Association

May 20, 2026 - Wheaton Academy



Agenda

- 01.** Welcome / Opening
- 02.** Treasurer's Report & Budget
- 03.** Neighborhood Update/City of WC Update
- 04.** Old Business
- 05.** New Business
- 06.** New Board Members



Opening

- Voting and Participation Rules
- Declaration of a Quorum
- Motion to waive Paper Ballots





Our team



Diana Crabbe

President

Vice President
(vacant)

Secretary (vacant)



Berto Rodriguez

Treasurer

Members at Large

Bill Bickhart | Mir Ali| Louise Handel |Velasco Ozzy|

Treasurer's report





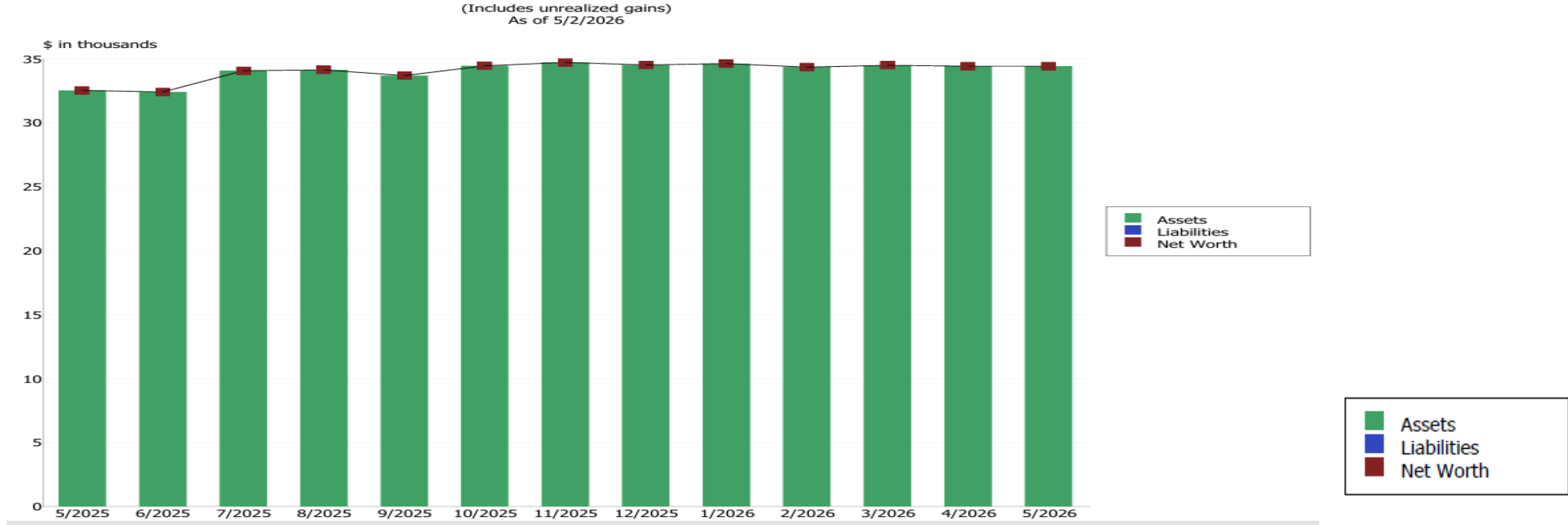
FY 2026 budget vs actual

July '25 – June '26		Budgeted	Actual (YTD)	Difference
Receipts	Collections from members (net of fees)	\$ 3,860	\$ 3,860	\$ 0
	Other income	\$ 0	\$ 300	\$ 300
	Interest earner	\$ 1,200	\$ 1,012	\$ (188)
	Total Receipts	\$ 5,060	\$ 5,172	\$ 112
Disbursements	Attorney fees (net)	\$ 500	\$ 0	\$ 500
	Govt. filing fees	\$ 15	\$ 10	\$ 5
	Insurance	\$ 1,855	\$ 1,474	\$ 381
	Landscaping	\$ 850	\$ 400	\$ 450
	Neighborhood events	\$ 260	\$ 0	\$ 260
	Postage	\$ 100	\$ 56	\$ 44
	Supplies/printing	\$ 150	\$ 0	\$ 150
	Welcome buckets – new neighbors	\$ 280	\$ 554	\$ (274)
	Tax	\$ 400	\$ 383	\$ 17
	Website	\$ 650	\$ 684	\$ (34)
	Total disbursements	\$ 5,060	\$ 3,561	\$ 1,499
	Net inflow for the year	\$ 0	\$ 1,611	\$ 1,611



Assets May '25 to May '26

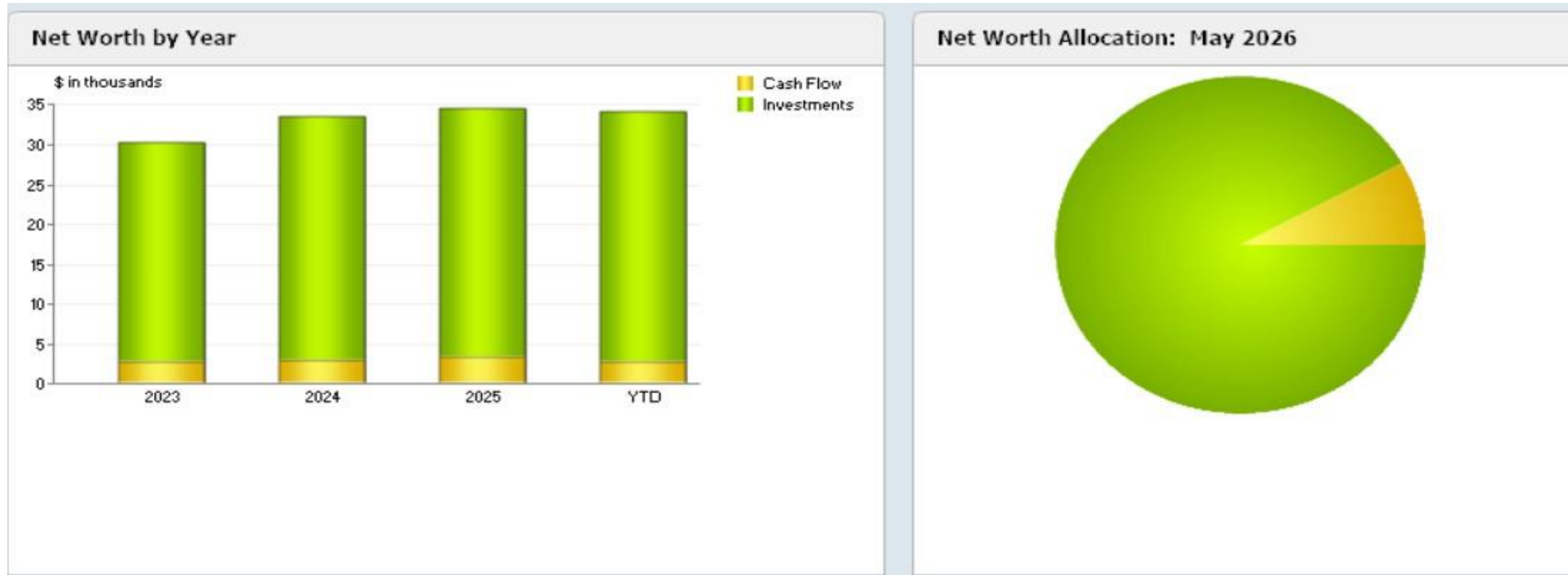
Net Worth – As of 5/02/2026 (includes unrealized gains)





Assets May '25 to May '26

Net Worth – As of 5/02/2026 (includes unrealized gains)



FT HOA Assets 2023 through 2026

A	B	C	D	E
	12/31/2023	12/31/2024	12/31/2025	YTD
CASH FLOW				
Checking	\$ 2,659.11	\$ 2,886.27	\$ 3,356.33	\$ 2,983.68
Money Market	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
Sign Fund	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,659.12	\$ 2,886.28	\$ 3,356.34	\$ 2,983.69
INVESTMENTS				
Brokerage	\$ 27,635.05	\$ 30,598.40	\$ 31,170.02	\$ 31,290.00
Total	\$ 27,635.05	\$ 30,598.40	\$ 31,170.02	\$ 31,290.00
NET WORTH	\$ 30,294.17	\$ 33,484.68	\$ 34,526.36	\$ 34,273.69



FY 2027 budget proposal

	July '26 – June '27	Budgeted
Receipts		
	Collections from members (projecting 100 members @ \$40 each)	\$ 4,000
	Credit card service charge	\$ (140)
	Net collections from members	\$ 3,860
	Interest earned	\$ 1,200
	Total Receipts	\$ 5,060
Disbursements		
	Attorney fees	\$ 550
	Govt. filing fees	\$ 15
	Insurance	\$ 1,855
	Landscaping	\$ 850
	Neighborhood events	\$ 300
	Postage	\$ 100
	Supplies/printing	\$ 150
	Welcome buckets – new neighbors	\$ 150
	Tax	\$ 400
	Website	\$ 690
	Total disbursements	\$ 5,060
	Net inflow for the year	\$ -0-

Neighborhood updates

Forest Trails currently does not have an active Neighborhood Watch Program.

- In the absence of a Neighborhood Watch, neighborhood safety depends on the awareness and involvement of all residents.
- Community involvement and vigilance are essential to helping maintain a safe neighborhood environment within the Forest Trails Homeowners Association.
- The Board will explore efforts to re-establish a Neighborhood Watch Program and seek volunteers interested in participating.
- The Board will also explore efforts to re-establish the Building Committees. Currently, Unit 4 is the only active committee, and additional resident participation from other units is encouraged.

Neighborhood updates

- Contact was made with the City of West Chicago to inquire about any upcoming resurfacing projects on the eastern side of the neighborhood, especially along Knollwood Lane, where there appears to be a possible water leak causing deterioration of part of the pavement. The City has not yet responded to the inquiry. However, a city truck was recently observed inspecting the area near the fire hydrant. Follow-up will be conducted.

Neighborhood updates

Forest Trails Facebook Page



Forest Trails West Chicago

🔒 Private group · 96 members



+ Invite

➦ Share

👤 Joined ▼

▼

City of West Chicago updates

upcoming Events & Programs (May - June 2026)

- Recycling Extravaganza: June 6, 2026
- Fire Hydrant Painting Project: Ongoing through June 2026
- Rain Barrel Program: Orders accepted through May 31, 2026
- Mosaic Market: June 4 -August 20 (Thursday evening)
- Big Boy Train

Note: Future Plans: The intersection of Geneva Road and Prince Crossing Road in West Chicago is the planned site for a major new municipal water tower.



Real estate activity

Homes Sold

- 440 Cranesbill Drive
- 1066 Trillium Trail (Lot)
- 665 Rosewood Drive
- 1023 Trillium Trail
- 645 Rosewood Drive
- 975 Knollwood Lane (Lot)

Price Range

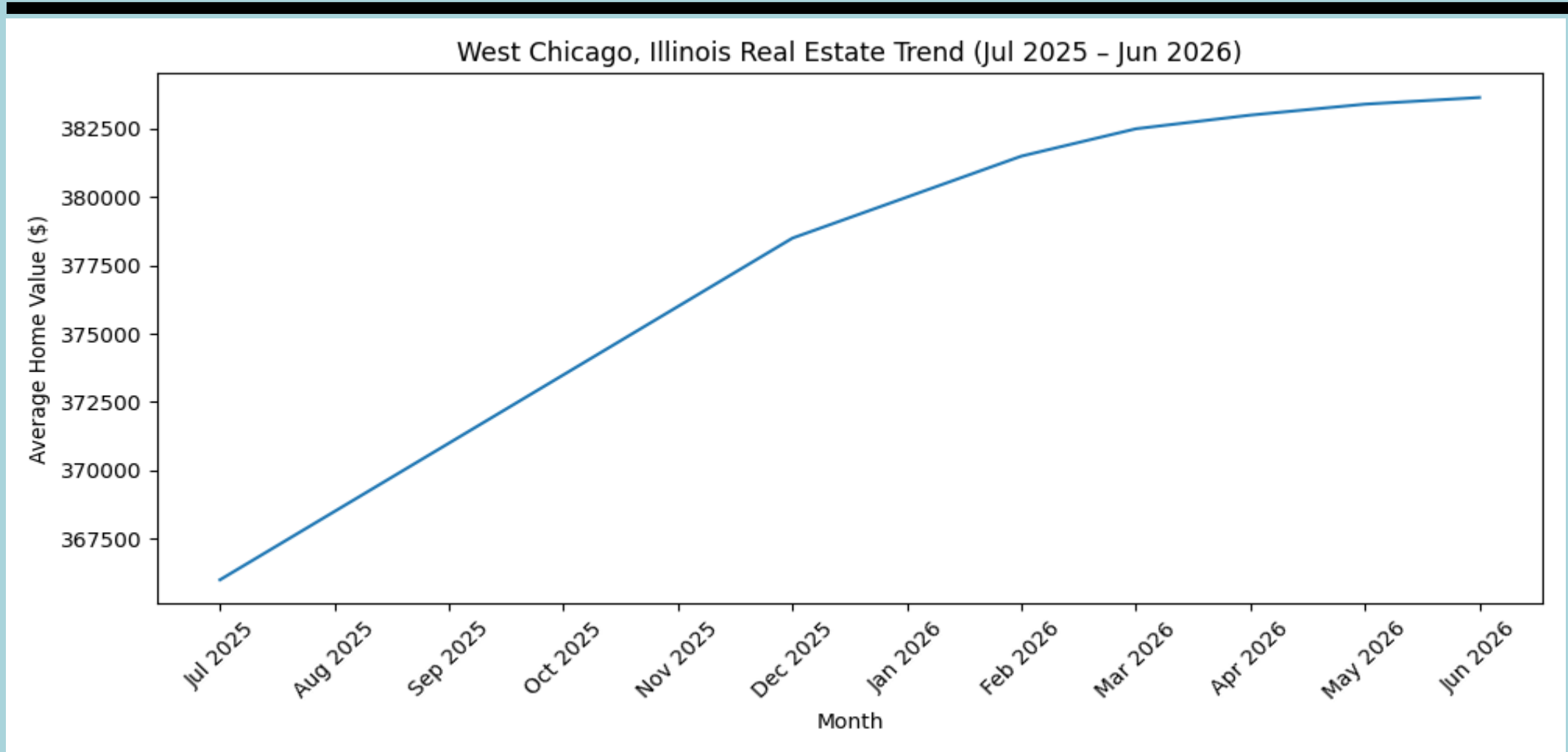
- FY '24 – '25: \$537K - \$700K
- FY '25 – '26: \$565K - \$650K

Homes For Sale:

- 1030 Trillium Trail
- 450 Spring Cress (inquiry from Real Estate Agent)

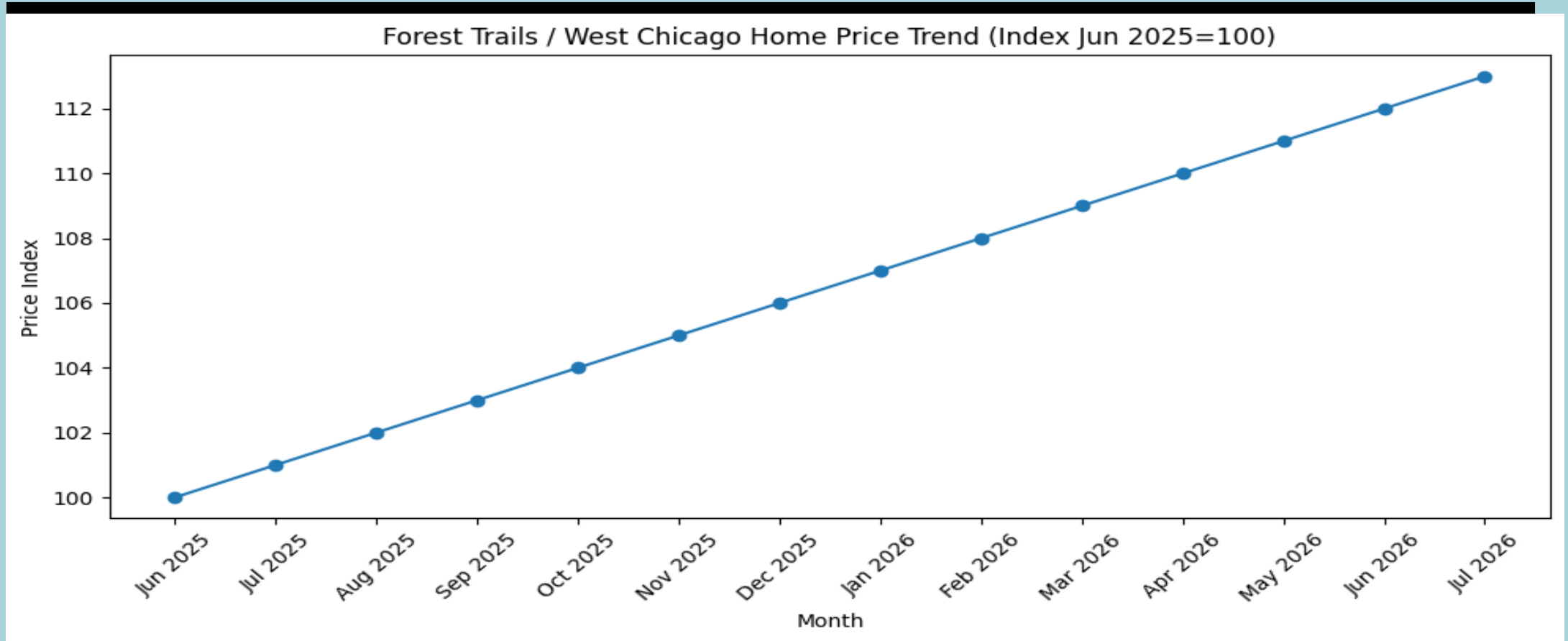


WC and Forest Trails Price Index (July 2025 to present)





Forest Trails Price Index (July 2025 to present)



Our garage sale

Friday, May 22nd

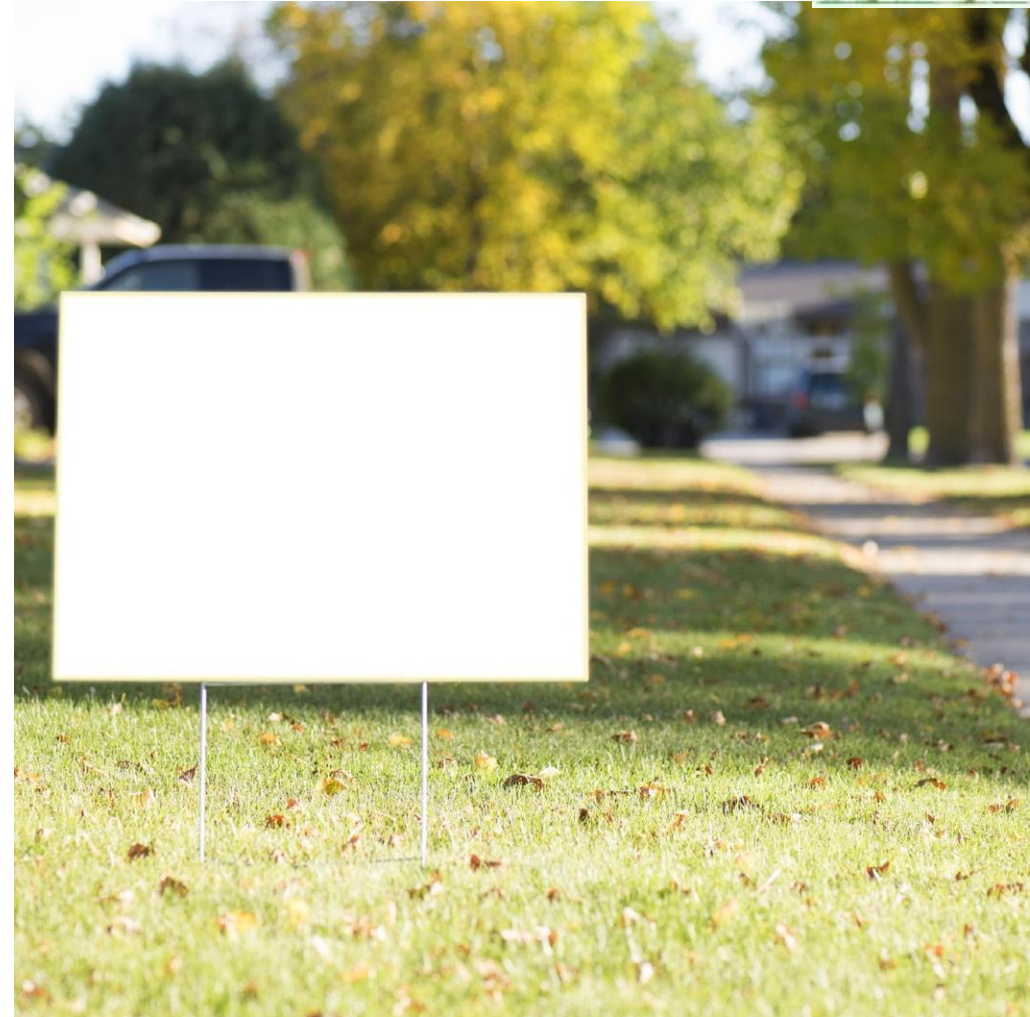
&

Saturday, May 23rd

from

8 am – 4 pm

Please provide details of large items for social
media posts





Building committee activity

Description	Number of Permit Requests Approved
Roof/Siding replacement	2
Driveway replacement	2
Sidewalk replacement	2
Deck repair / Pergola	2
New Home Res Permit	1
Solar Permit	1
Total	10

Old business





Vacant lot development

- **975 Knollwood Lane** – A new home is currently under construction. The new owners are Mark and Jannine Litavsky.
- **1066 Trillium Lot** – Lot sold on 4/29/26 to Jake Cousins.
- **431 Spring Cress Lot** – The lot owner is George Benes.

New business





Covenants and By-Laws

The Board is currently working with legal counsel to revise and clarify the definition in Article II, General Restrictions, Section 1 regarding a “single-family dwelling.” This includes the definition of occupancy (related individuals by blood, marriage, or legal adoption, or up to three unrelated persons living as a single household with domestic help). This clarification is being addressed due to ongoing concerns that some residents may not have a clear understanding of the current definition.



Safety and Awareness

- In past years, the neighborhood has experienced incidents involving unauthorized home entries and vehicle break-ins.
- In the absence of an active Neighborhood Watch Program, community awareness and neighbor involvement remain essential to helping maintain safety within the Forest Trails Homeowners Association community.
- The Association created a community Facebook page, which has become a valuable tool for keeping neighbors informed and engaged on issues affecting the neighborhood.
- Residents are encouraged to join the community Facebook page if they have not already done so. Our Facebook page is called *Forest Trails West Chicago*.



Rolling Off

Because of various reasons the following board members are rolling off from their current positions. We thank them for their dedicated time and effort.

Tania Bierly

Srabo Biswas

Maheep Bhambri

New board members





New board member election



President - Diana Crabbe



Member at-Large:
Ozzy Velasco



Member at-Large:
Louise Handel



Board openings

Requesting volunteers to join Forest Trail Homeowners Association Board

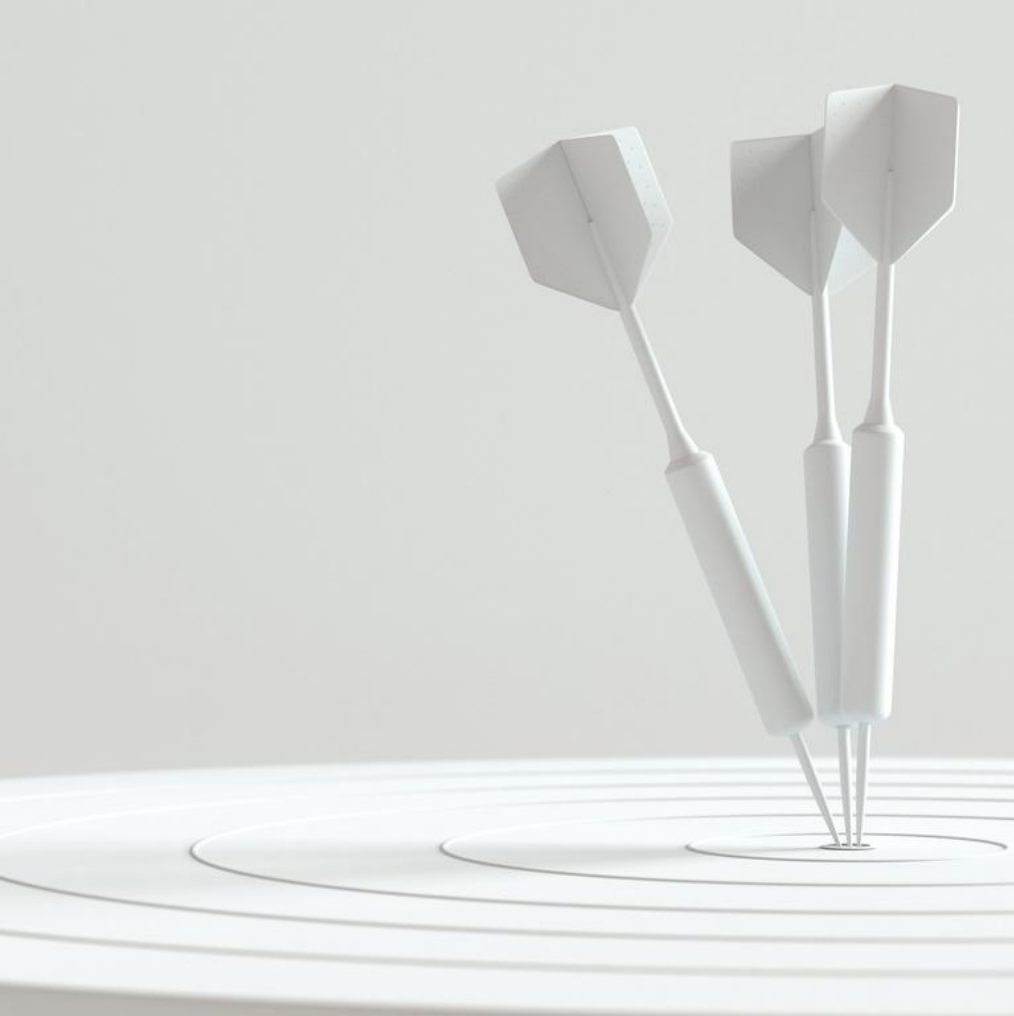
Vice President

Secretary

Administrator

Open forum





Thank you

Thank you for your commitment to the Forest Trails neighborhood!

We look forward to another year together.

FTHA Board Members