



Annual Meeting

Forest Trail Homeowners Association

May 14, 2025 - Wheaton Academy



Agenda

- 01.** Welcome / Opening
- 02.** Treasurer's Report & Budget
- 03.** Neighborhood 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



Tania Bierly
President (acting)



Tania Bierly
Vice President



Srabo Biswas
Secretary



Berto Rodriguez
Treasurer

Members at Large
Ken Dunn |

Bill Bickhart |

Maheep Bhambri |

Mir Ali

Treasurer's report



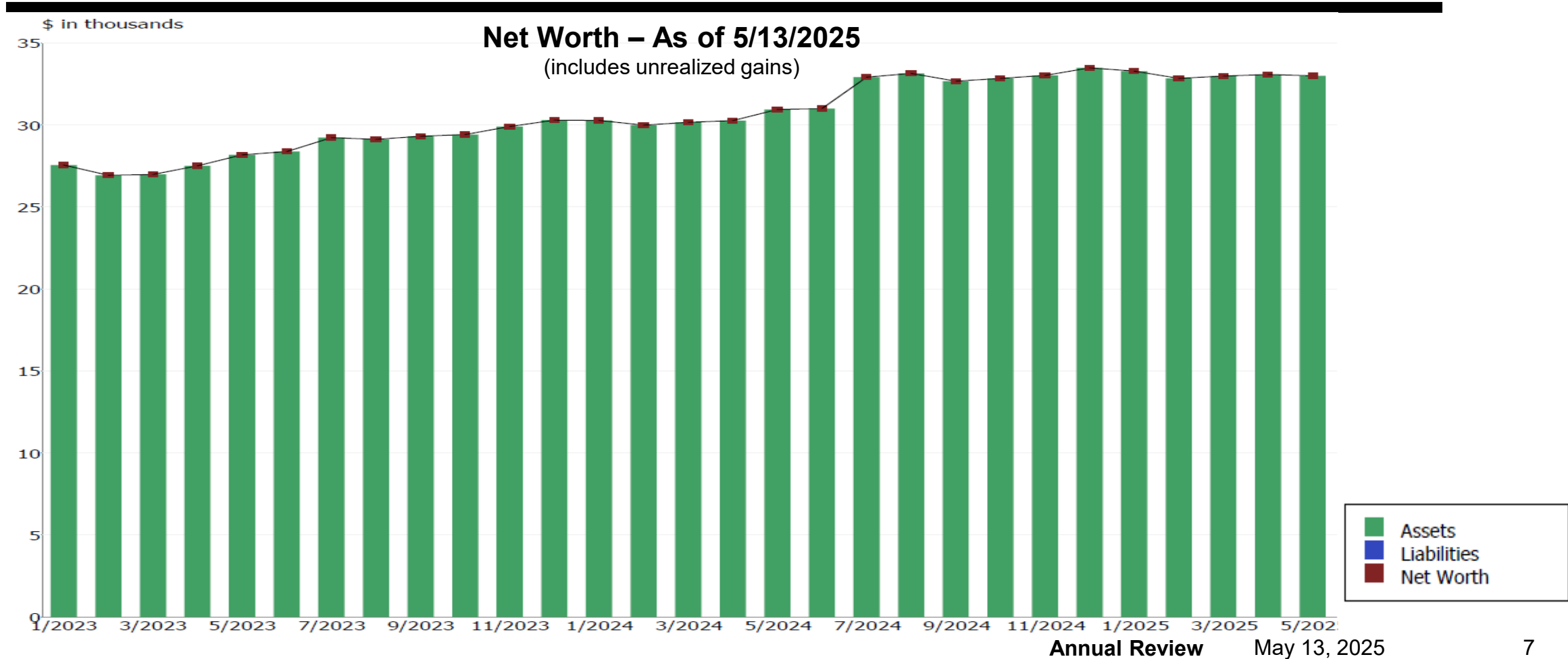


FY 2025 budget vs actual

Jun '24 – May '25		Budgeted	Actual (YTD)	Difference
Receipts	Collections from members (net of fees)	\$ 3,940	\$ 3,703	\$ (237)
	Other income	\$ 0	\$ 0	\$ 0
	Interest earner	\$ 1,100	\$ 1,176	\$ 76
	Total Receipts	\$ 5,040	\$ 4,879	\$ (161)
Disbursements	Attorney fees (net)	\$ 600	\$ 0	\$ (600)
	Govt. filing fees	\$ 15	\$ 10	\$ (5)
	Insurance	\$ 1,575	\$ 1,379	\$ 196
	Landscaping	\$ 850	\$ 231	\$ (619)
	Neighborhood events	\$ 420	\$ 0	\$ (420)
	Postage	\$ 120	\$ 0	\$ (120)
	Supplies/printing	\$ 200	\$ 13	\$ (187)
	Welcome buckets – new neighbors	\$ 280	\$ 88	\$ (192)
	Tax	\$ 330	\$ 380	\$ 50
	Website	\$ 650	\$ 626	\$ (24)
	Total disbursements	\$ 5,040	\$ 2,727	\$ (2,313)
	Net inflow for the year	\$ 0	\$ 2,152	\$ 2,152



Assets May '24 to May '25



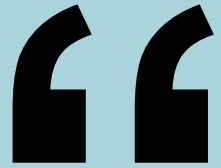


FY 2026 budget proposal

	Jun '25 – May '26	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	\$ 500
	Govt. filing fees	\$ 15
	Insurance	\$ 1,855
	Landscaping	\$ 850
	Neighborhood events	\$ 260
	Postage	\$ 100
	Supplies/printing	\$ 150
	Welcome buckets – new neighbors	\$ 280
	Tax	\$ 400
	Website	\$ 650
	Total disbursements	\$ 5,060
	Net inflow for the year	\$ -0-

Neighborhood updates





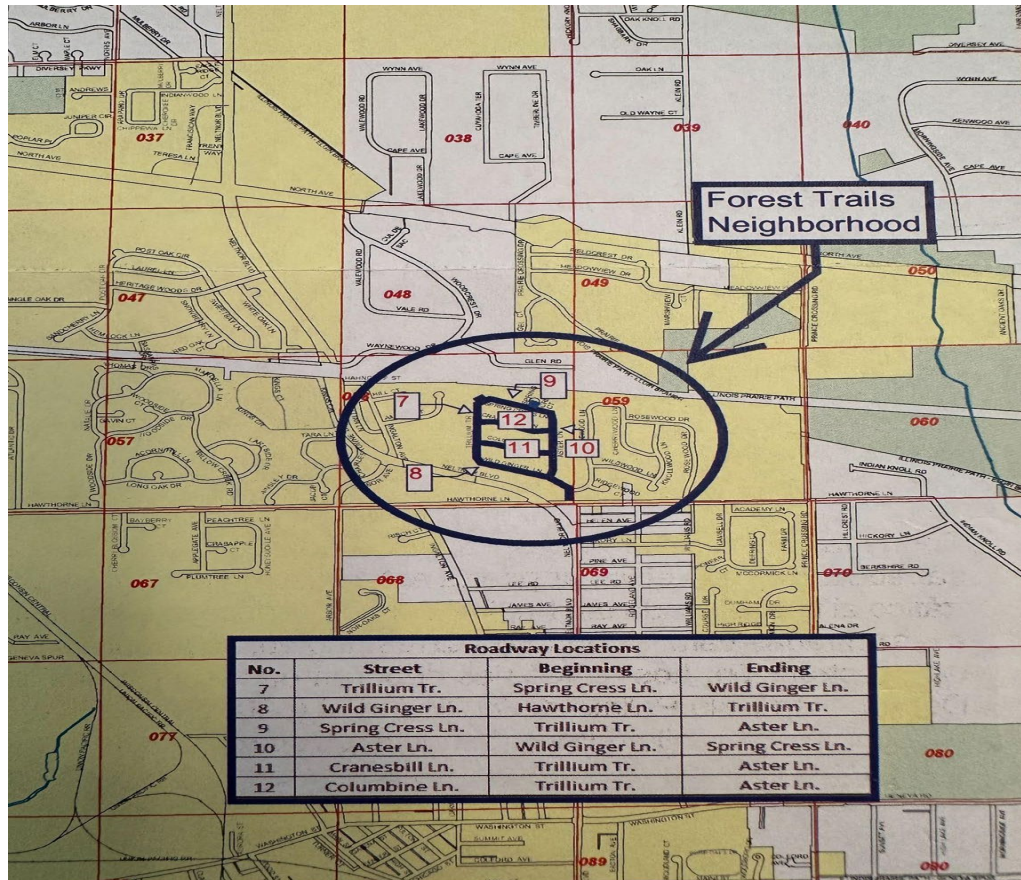
Thank you for reaching out and sharing your concerns about the condition of the streets in the Forest Trails Subdivision.

...The western portion of your Subdivision is scheduled to have its streets resurfaced in 2025.

- Message from West Chicago City Street Supervisor



Paving project (west side)



Apr '25 – Sep '25

Construction activities between:

- 7 am – 6 pm Mondays through Fridays
- 8 am – 4:30 pm Saturdays



Real estate activity

Homes Sold

- 400 Spring Cress Lane
- 1050 Cherrywood Lane
- 1070 Ridgewood Drive
- 1080 Ridgewood Drive
- 1020 Cherrywood Lane
- 401 Columbine Lane
- 401 Spring Cress Lane
- 447 Spring Cress Court

Price Range

- FY '23 – '24: \$500K - \$650K
- FY '24 – '25: \$537K - \$700K



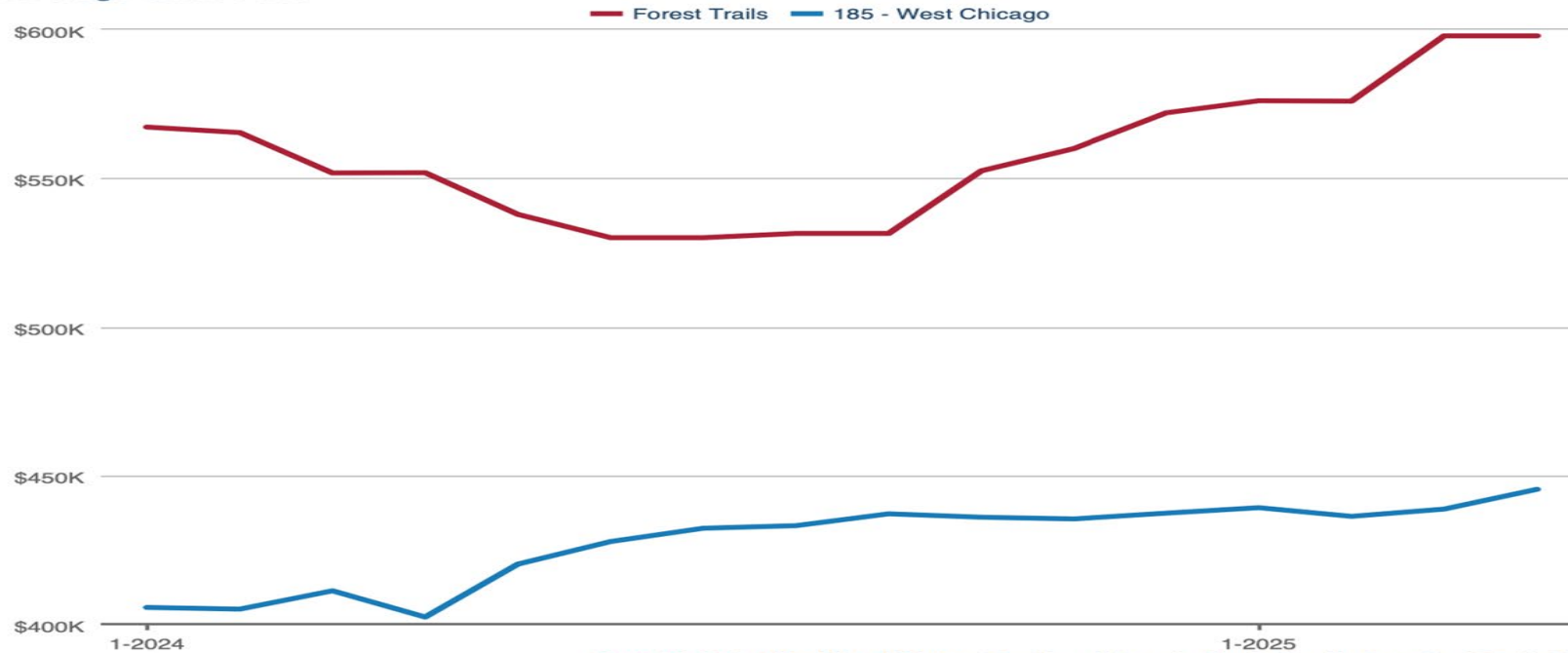
Real estate activity

Mir Ali
@properties Christie's International Real Estate

Office: (630) 241-0800
Cell: (630) 607-2272



Average Sales Price



Forest Trails & 185 - West Chicago: Traditional, Resale, Single Family, Detached Single-Family
Each data point is 12 months of activity. Data is from May 12, 2025.

All data from MRED. Data deemed reliable but not guaranteed. InfoSparks © 2025 ShowingTime.

Our garage sale

Friday, May 23rd

&

Saturday, May 24th

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 replacement	5
Driveway replacement	4
Sidewalk replacement	1
Deck repair / replacement	2
Hot-tub, patio, landscaping	4
HVAC system update	1
Total	17

Old business





431 Spring Cress lot development

The owner has been in contact with the Board and Building Committee regarding the development of the lot.

Unit 3 Building Committee members

- Gail Daley (948 Ginger Trail)
- Lisa Masterson (421 Spring Cress Lane)
- Brion Piper (1006 Trillium Trail)

New business





Knollwood Lane lot

Buyer has submitted potential building plans that the Unit 4 Building Committee has reviewed. Lot officially closed on 4/25/25 for \$120,000.

Unit 4 Building Committee members

- David Patricoski (605 Wildwood Lane)
- Mike Kondourajian (600 Wildwood Lane)



Ridgewood – speeding concern

Residents have expressed a safety concern due to observed driving habits involving increased speed in the area.

WC Public Works Director, Mehul Patel, has indicated the city's willingness to provide the required Engineering Study to determine if a traffic calming device is appropriate.

Waiting to hear Ridgewood Drive neighbors' decision.

New board members





Board openings

Requesting volunteers to join Forest Trail Homeowners Association Board

President

Administrator



New board member election

Diana Crabbe – Member at Large

Open forum





Thank you

Thank you for your commitment to the Forest Trails neighborhood!

We look forward to another year together.

FTHA Board Members

