

PRAIRIE PLACE HOMEOWNERS ASSOCIATION

General Meeting

Saturday November 8, 2025

In Attendance: Kathleen Bauch, Bob Easterbrook, Miguel Rodriguez, Diane Vorndran

Guest: Officer Bell, Belvidere Police Department

Bob welcomed the residents to the meeting. Officer Bell was introduced as well as the board members.

Bob discussed the current budget and explained the expenses. He stated that we are looking at ways to reduce the expenses. There are residents who are in arrears in paying their dues as well as some that have not paid dues since they moved into their home. The total dues in arrears is approximately \$11,000. He explained that we have had liens filed and the attorney stated that anything beyond that would be costly. A few residents had some ideas and they were discussed. We will ask the landscaping company to reduce the amount of mowing to every other week.

Bob stated that there had been a question of putting up children playing signs around the subdivision. A call to the city found that they do not put up that type of sign anymore. The state has taken over that department.

He discussed the fact that participation in garage sales has slipped over the past few years. This past summer there were only 8 sales. Maybe we should not do sales any longer. A few residents feel that residents are used to the sales each year and could we please continue them. Sales will continue.

Bob stated that we have discontinued the Flock Camera at the entrance due to the increase in the monthly payment and the low usage. Luckily, our subdivision has gotten fairly quiet in incidences.

Officer Bell discussed the Flock Camera. There has been an increase in its use in the city.

It was brought up to him of ATVs, go-carts, motorized scooters, etc. on the streets of the subdivision. Officer Bell stated that they should not be on the street since they are not street legal. Motorized scooters are required to be licensed and in some instances a driver's license. He said it is a city-wide problem. He discussed the speeding of some cars and trucks due to the new construction in the rear of the subdivision. He stated that speed radars trailers can be put up but that just reduces their speed while it's there. When it is no longer parked on the street, the speeding continues. A resident inquired if anything can be done about the large semi's that are now on Newburg Rd. They pull out into oncoming traffic without giving the right of way to traffic. He stated that it is a problem and the city cannot do anything about it because the road is owned by multiple municipalities, city, county, and state. The truck traffic shouldn't get much worse than it is because the industrial complexes on the other of the road are all occupied. The Wal-Mart distribution center will not increase traffic on Newburg Rd or Appleton Rd. since they will have entrances on Rt 20. He was asked about the Metra train coming through the city from Chicago to Rockford. He stated there will be stops past Elgin in Belvidere and Rockford. For now, Rockford will be the end of the line. He stated Huntley recently bowed out at having a station in their town. Belvidere's station will be across from City Hall and Rockford's station will be downtown. A resident inquired of brighter street lamps in the subdivision. The city had said the lighting will be changed from incandescent lighting to LED lighting. He wasn't sure if the City or Com-Ed was doing the project. He stated we could contact our alderman for the answer. The resident also asked if we could have a light pole at the corner entrance to the subdivision. He was advised that the board has inquired of that question and was told the lamp posts have to be 90 feet apart and there is a post across the road. It was stated the board is having the light at the entrance sign inspected to see if we can put a LED bulb in both light fixtures or if the light fixture itself has to be replaced.

Bob thanked Officer Bell for attending the meeting.

The meeting was closed and the residents were given the opportunity to pay their association dues.