



On the web at <http://www.indiancreeksubdivision.org>

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## Indian Creek Water and Homeowners Association 2022 Annual Meeting Minutes

Thursday, March 3, 2022 – 7:00 p.m. Towanda Community Center

President: Barb Leathers  
VP/Secretary: Brittany Huber  
Treasurer: Dave Schulthes  
Water Chair: Jim Larson  
Grounds Chair: Fred Walk  
Newsletter/Website: Ron Metz

### **I. Call to Order - Welcome and introduction by Barb Leathers.**

**II. Minutes of 2021 Annual Meeting** - Brittany requested a motion not to read the minutes from the June 2021 Annual Meeting since they have been published on the Indian Creek subdivision website. The motion was made, seconded, and unanimously approved by voice vote.

### **III. Standing Reports**

#### **A. Insurance Report: Barbara Leathers, President**

ICHWA carries liability insurance, and the Board recently increased this coverage for a relatively small cost and verified the tractor is covered under this policy. In addition, the Board is looking to increase coverage on the water tower due to inflation.

#### **B. Finance Report: Dave Schulthes, Treasurer**

Dave provided a recap of financial results for 2021 and year to date through February 2022:

##### 2021 Financial Review

- Water Fund began 2021 with \$160,936 and ended with \$185,577.
- The Homeowners Fund (Grounds/Annual Assessment) began with \$392 and ended with \$563.

##### 2022 Financial Review through June

As of the end of February the Water Fund had \$199,012

- The Homeowners Fund had \$1,247

Dave also discussed the refurbishing project and how this project has highlighted a need to expand our budgeting process and include future capital projects, their cost, and how we will fund them. Dave discussed Capital Budgeting and the projects we need to plan for. Our water assessment is for maintaining the water system, paying for operating expenses, and providing a reserve fund. The Homeowners fee is to cover administrative expenses and maintenance of the common areas.

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### **C. Water Report: Jim Larson, Water Chairperson**

Jim provided an update on the water tower refurbishing project. We are continuing to pursue obtaining a loan through the Illinois EPA to fund the estimated \$300,000 water tower refurbishing project. The loan application process is very complicated, requiring project design information provided by our engineering firm (Farnsworth Group), financial information including our financial statements, and financial projections, legal information, developing mortgage contracts, etc. The March 2020 Homeowners Annual Meeting minutes have detailed information about the refurbishing project.

Our project plan has had approval by the EPA and we just received notification we have been placed on the EPA's funding list. We still need to obtain EPA financial and legal approvals before a loan is approved. The financial and legal reviews are not performed until near the time the bidding process begins, however, we have supplied a considerable amount of information already and are on track to obtain these approvals. Loans are dependent on funding provided to the EPA, but indications from the EPA are that adequate funds will be available.

Though we have several steps to work through, discussions we have had with our EPA project manager make us feel optimistic we will be able to satisfy their criteria and funds will be available. The terms of the loan we are seeking are a 20-year loan with an anticipated interest rate of between 1% and 2%. There is also the potential of qualifying for a loan principal forgiveness grant of up to 50% of the loan amount. This is dependent on the availability of grant funds and how many organizations are competing for the funds. We are taking the steps necessary to allow us to qualify for these grant funds.

We plan to begin bidding for the water tower refurbishing project July 1, 2022. Bids will be opened 45 days later. We will then work with the EPA to complete the loan application process. Refurbishing construction work will be done in the warm weather months of 2023

**Chemical Building:** We currently have our chlorine treatment equipment in the base of the water tower. Our engineering firm has recommended for many years we move this treatment process into a separate building because of the corrosiveness of the chlorine and safety issues. Last year we submitted building plans developed by the Farnsworth Group to the county for approval. The county added many requirements which increased the potential cost of the building to over \$100,000. We are continuing to try to work with the county to develop an option which is less expensive. No final decision will be made until the cost of the refurbishing project is finalized.

**Backup well:** Last year we received notification from the Illinois EPA that ICHWA has been placed on their "Critical Review List" because we do not have a backup water source. This action was also taken on a number of other water providers. The only requirement at this time the designation imposes is we could not expand our water services (which we have no plans to do) until a backup water source is available. The Farnsworth Group has recommended for many years we consider drilling a backup well. No immediate concerns with the viability of our well have been identified, however, since the well is over 40 years old at some point it will be advisable to drill a backup well near the site of the current well. The ICHWA Board feels this is something we need to plan for in the next 5-10 years. Once we know the cost of the refurbishing project, options will be developed to fund a backup well project. The Farnsworth Group estimated the cost of a backup well to be \$185,000 two years ago.

**Call JULIE before digging (800-892-0123):** Please be sure to call JULIE to mark utility and water lines before doing any projects involving digging. If damage is done to any utility or water lines after marking, it is critical you contact the vendor who marks the lines (USIC) and a Board member immediately. Additional information is available on our Indian Creek website (Information/Water – "When You Dig")

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#### **D. Grounds Report: Fred Walk, Grounds Chairperson**

Fred recapped Indian Creek has a total of 156 acres, 54.3 of those are common ground and maintained by volunteers expending much time and effort throughout the year. Fred announced our Spring Workday is tentatively set for May 14.

Leaning Trees - The winter snow/ice storms caused some trees to start leaning towards the main road near the bridge. These trees will need to be cut down and we may have to hire this out. There are also some large trees that have come down over the trails that need to be removed.

Brush Pile - The brush pile is for tree branches and not large logs. Do not bring grass clippings, leaves and other lawn waste to the pile. When bringing brush throw it up on the pile. Leaves and grass clipping can be spread out into wooded areas. Do not dump leaves and grasses on the trails.

Tree Transplant – We lost 4 large hackberry trees in the common area, so to fill these areas in we are going to try to transplant some maple saplings.

Recycling Update - Our recycled items are picked up by Henson Disposal and are taken to Midwest Fiber Recycling Center located in west Normal. Acceptable and unacceptable items were shown and discussed. Residents were encouraged to be responsible in their recycling practices and were informed that if they are unsure if an item is to be recycled it is best to **not** place it in the recycle bin. "If in doubt, throw it out." Do **not** place any type of styrofoam in your recycle container, Please visit the Midwest Fiber website at [mid-westfiber.com](http://mid-westfiber.com) and look under Services and then click on residential recycling to learn more about acceptable and unacceptable recycled items. Fred mentioned that overall, we are doing a good job of recycling and encouraged residents to keep up the good work. He indicated that every recycled ton of paper saves approximately 17 trees and 462 gallons of oil.

Tractor Update - Our tractor is a 1983 Ford 2910 loader that is in good working condition. Resident volunteers spend much time and effort to maintain the tractor and keep it running well. The tractor is designed for light duty use only. If using the tractor, you will now need to contact Fred Walk to obtain the key and you will need to pay \$10 for diesel fuel for every half hour of usage. You can contact Fred at [fwalk@frontiernet.net](mailto:fwalk@frontiernet.net) or call 309-830-2188. Please see the complete list of tractor usage guidelines posted in the January 2022 newsletter.

#### **E. Newsletter Report: Ron Metz**

Ron Metz has scanned in all newsletters prior to 2004 and placed them on the website in an electronic format along with the other newsletters. Ron has also reorganized the meeting minutes and is working to update the page that contains useful phone numbers and links. Ron mentioned it is helpful if people send him a message if you see a broken link. Ron mentioned we moved the site to a new hosting service that is secure and has saved us about \$200 a year.

#### **IV. Action Items** (exhibits for a, c and d are attached)

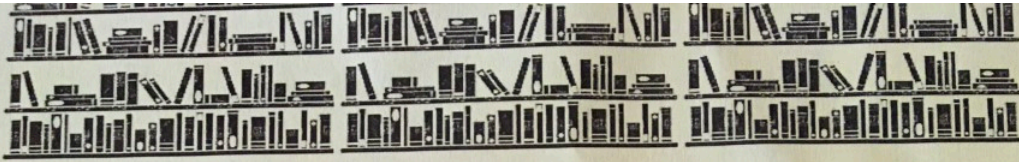
- A. Approval of Minutes (Board)
- B. Election of Board Members (Voice Vote)
  - Water Chairperson (Jim Larson)
  - Grounds Chairperson (Fred Walk)

**V. Adjournment** - a motion to adjourn was presented, seconded and unanimously approved.



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## Towanda PTO



# Book Collection

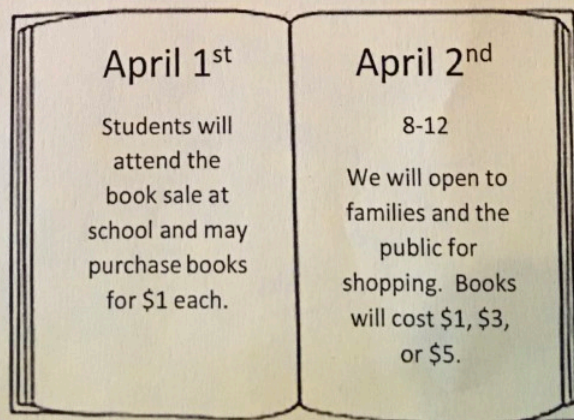
Towanda PTO is hosting a Used Book Sale. We hope to get “new to them” books into students’ hands and raise money for our school!

**How You Can Help:** Clean off your bookshelves and donate any books your family is done with. We are collecting books of any genre and for any age, kids to adult. Do your friends and family have any books they are done with? We would love to have them! You can also volunteer to help with the set up or sales. Look for a Sign-Up Genius in your email!

**Where to Donate:** Students can drop books off in the office at school or you can deliver them to a volunteer in your neighborhood:

- Towanda: Rockwell House 208 East Adams Street
- Harvest Pointe: Koerner House 13 Dry Sage Circle
- Lamplighter: Weigman House 125 Hunt Street
- Eagle View: Sarff House 4016 Rockledge or Panizzi House 4004 Sutter Road
- Indian Creek: Hoskins House 8 Fox Creek

**When to Donate:** We will collect books from March 14<sup>th</sup> – March 31<sup>st</sup>



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# Garden Tips

by Helen Leake



Hopefully, our cold winter is past. It is tempting to start uncovering the plants, but we can still have some cold weather, so keep the mulch handy to cover up again.

You want to prune the fruit trees, grapes, and raspberries early in the month before the buds swell. When pruning the old fashioned raspberries, remove the stem that had fruit last year. It usually is brown by now. The nice green stems that came up last year will bear fruit this year. The canes of the ever-bearing red raspberries that produced in the fall will also produce the following summer. Wait to remove the canes until after the second crop.

To control iris borer, clean up and destroy the old foliage before new growth appears.

You may have noticed some bark has been peeled off of your tree branches, especially the maple trees. The squirrels have been gnawing on the branches, especially the maple trees. They are not getting enough nutrients from the bird seeds, so they are going after the rising sap.



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We keep telling people not to use pesticides and insecticides in the garden. Instead, here are some things you might do. Pests usually prey on weak plants, so try to buy healthy plants. The best way to keep them healthy is to start with good soil. Load it with as much compost or organic matter as you can. By doing that, you can eliminate insects and disease in the garden and the healthy soil will have beneficial microbes and contain a balance of minerals. The organic mulch will provide a place for the beneficial predators like beetles, centipedes and spiders to live. Also, choose plants that are disease resistant, native to the area, and will fit into your growing conditions.

Less than one percent of the pest population in the garden are considered pests. Most of them are beneficial and ready to take on the bad bugs. We need the pollinators to fertilize female flowers, so fruit and seed can develop. The bugs, such as ladybugs, ants, beetles, spiders, and many others, are beneficial and feed on the garden pests.

To encourage the helpful insects to visit your garden, you have to stop using pesticides. They kill the good bugs as well as the bad ones. Also we need a variety of different size and color of plants. Also, don't be too tidy with your garden design. A natural garden will provide shelter and nesting place for the birds and other beneficial insects. Allow some plants to go to seed. Leave some debris under the shrubs and perennials. Robins and other birds need insects to feed their babies and a lot of birds need the protein from the insects. The birds also need nesting material from our garden. For example, some birds use the dandelion seed in their nest.

Some common and true sayings... "Often, all you need to do is spend time in your garden" and "The best fertilizer is the shadow of the gardener". You might need to pull some weeds or hand pick some bugs, but that is good time well spent.

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## Towanda HCE



The next meeting of the Towanda Home and Community Education group(HCE) will be Monday, April 11, 6:30 p.m. at the Towanda Community Building. Cindy Kelley will give the major lesson on "Successful Gardening Using Garden Catalogs" The minor lesson will be the Canadian Provinces of Nova Scotia, New Brunswick, Newfoundland, and Labrador, Prince Edward Island. These lessons are very informative for everyone.

The public is invited to attend. You never outgrow your need for more knowledge, fun and an exchange of ideas. More information: Cindy, 309-824-4797

The County HCE will be having a Membership Tea with Two Sisters Lavender Farm, Saturday, April 30, 1-3 p.m. at Christ Lutheran Church, 311 Hershey Rd, Normal. Jean Howard of Two Sisters Lavender in LeRoy, IL will be presenting the program. HCE members and guests are invited to attend this wonderful program about the uses and benefits of Lavender. Lavender products will be available for purchase. ALL Tickets are \$7. You must have a ticket to attend. For more information: Cindy, 309-824-4797.

Other county HCE programs are the following: Apr 11, 11 am-Downtown Bloomington Event of "Behind the scenes architectural tour of Bloomington Center for the Performing Arts (BCPA)", followed by lunch at Lucca Grill and shopping at the wonderful variety of shops in Downtown Bloomington (more info-Candace, 309-824-2346); April 18, 2-3:30 pm at Extension Office- "Read & Share" the book: *Fifty Words for Rain* by Elena Ferrante (more info-Joann-309-310-9205). Guests are always welcome at all HCE events.



HCE MEMBERSHIP TEA  
Saturday, April 30, 2022 1-3 p.m.

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## Dog Walkers

A reminder to clean up after your pet whether you walk it in one of the common areas, along the trail, or along the road. Many people take family walks as the days grow longer and children can pick up the strangest things. The main common area is used to play soccer, baseball, frisbee throwing, etc. Also, leaving the 'deposit' in a plastic bag on the ground is still unsanitary and unpleasant. A clean place to play and walk is beneficial to all!

Thank you!



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## Towanda Area Spring Garage Sales

Are you planning to have a garage sale April 28-30. Please let me know if you want to share publicity cost (\$5) and send me a list of items you want publicized with dates/time you plan to be open, location and contact info - by Sat.Apr.23. Gail Ann Briggs at rgbriggs@frontiernet.net - 309.824.1649 - 112 Hunt St, Lamplighter Subdivision. Thank you.



# Towanda District Library

## Spring 2022 Updates

### NATIONAL LIBRARY WEEK

**National Library Week is April 4 – 9, 2022!** This year's theme is "Connect with Your Library," which also reflects our excitement and commitment to supporting our community. Now that the library is open for in-person visits, it is a terrific time to reconnect with us, see the updates to the facility, and browse our collection. New to the area? Simply bring a photo ID and a piece of mail confirming your address, and we can provide you with a library card in mere minutes! We invite you to **connect with Towanda District Library**, as there is so much to **explore, share, read, and discover!**

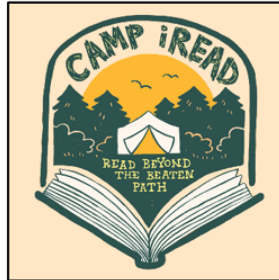


### HOLIDAY CLOSURE

The library will be closed Friday, April 15 through Monday, April 18 for the holiday weekend. **We will reopen on Tuesday, April 19 at 1:00 pm.** Holds and renewals can be placed by accessing your library account online or through the RSACat app.

### SUMMER READING SPONSORSHIPS

Are you a local business owner, member of a community organization, or loyal T.D.L. patron? We would appreciate your partnership in creating an engaging Summer Reading Program for patrons of all ages. This year's theme is **Camp iRead**, and we are seeking monetary donations to help us transform the library into a fun-filled, woodland retreat!



(309) 728-2176 • [www.towandalibrary.org](http://www.towandalibrary.org) • Explore. Share. Read. Discover.

## National Library Week

2022

APRIL 4 – 9



### Hours of Service

M: 10:00 am – 4:00 pm  
T: 1:00 – 6:00 pm  
W: 10:00 am – 4:00 pm  
R: 1:00 – 6:00 pm  
F: 10:00 am – 4:00 pm  
S: 10:00 am – 2:00 pm

*Closed Sundays*



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## Water Hydrant Flushing Schedule – 2022

The six water hydrants located in Indian Creek subdivision will be flushed on the dates listed below. Water hydrants are flushed in order to reduce the build-up of sediments in our water system. This is an important process for improving water quality. Our water operator will flush one hydrant at a time and allow it to run for 10-15 minutes (the next in line hydrant is opened concurrently for a brief period to keep water flowing through the system). Water pressure in our system's lines is maintained by the 35,000 gallons of water in our tower, however, pressure in home lines will be reduced during flushing much like when multiple faucets are opened in your homes. Flushing the hydrants will also stir up sediments so please follow the procedures listed below:

- Do not run water during the flushing time period.
- Following flushing, run water through faucets until clear. We recommend this be done by-passing any treatment/filtering system in your home because of the increased sediment stirred up during the flushing process.

Please mark your calendars with the dates listed below. Flushing will be done between 5:30 a.m. and 6:30 a.m. weather permitting. **Hydrants will not be flushed in freezing conditions or other inclement weather.**

Monday, March 28

Monday, August 29

Monday, April 25

Monday, September 26

Monday, May 30

Monday, October 31

Monday, June 27

Monday, November 28

Monday, July 25

Monday, December 26

Jim Larson – ICHWA Water Chairperson

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# Classified

## Businesses:



A business card for Jerrod Ingram, Real Estate Agent at eXp Realty. The card features a circular portrait of Jerrod Ingram, a man with a beard wearing a blue shirt and tie. The text on the card includes: Jerrod Ingram, Real Estate Agent - eXp Realty, and a list of services: Thinking about selling your house?, Considering buying a house?, and Contact me today! with contact details: Cell - (309) 360-9020, Email - jerrod.ingram@exprealty.com, and Website - jerrodingram.exprealty.com. The eXp Realty logo is also present.

## For Hire:

Bailee Harmon is available to pet sit, babysit, and to do other household chores such as water plants/flowers and cleaning. Please contact Bailee at (309) 530-8279 or her mom, Hallie Harmon at (309)530-5360.

Aubrey Thomas is available for childcare and pet care. She has taken the Safe Sitter course and is experienced with taking care of several animals. Aubrey is a Junior at NCHS. Please call or text her at 309-532-7522.

Lydia Lueschen is available for babysitting. She is 16 years old and has completed a babysitting course along with being CPR certified. Please call or text her mom - Dallas Lueschen- at 309-826-1868.

Snow removal available call Ben Freed 309-261-8956

Caden Lueschen is available for snow removal. Please call 309-728-2353

