

A photograph of purple and yellow crocuses in bloom, serving as a background for the newsletter header.

INDIAN CREEK NEWSLETTER

April 2023

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

Contact us by email at indiancreeknews@hotmail.com

ICWAHA Annual Meeting Minutes

Indian Creek Water and Homeowners Association – 2023 Annual Meeting

Thursday, March 2, 2023 – 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 – Resigned Newsletter: Kathy Dumler and Ron Metz

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

II. Minutes of 2022 Annual Meeting - Brittany requested a motion not to read the minutes from the March 2022 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

ICWAHA carries liability insurance, and Barb discussed our replacement coverage and noted the tractor is covered under this policy.

B. Finance Report: Dave Schulthes, Treasurer

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

2022 Financial Review

- The Water Fund ended 2022 with \$221,000.
- The Homeowners Fund (Grounds/Annual Assessment) ended 2022 with \$2,365.

2023 Financial Review through February

- As of the end of February the Water Fund had \$231,000.
- The Homeowners Fund had \$1,000.

Dave also discussed the refurbishing project and the chemical building. He noted the first payment for the chemical shed was made in March bringing the water fund back down to \$220,000. The water fund is expected to have \$163,000 at the end of April after completion of the chemical treatment building. Dave also discussed Indian Creek's IRS application for tax exempt status and its impact on finalizing our loan for the water tower refurbishing.

C. Water Report: Jim Larson, Water Chairperson

Jim provided an update on the water tower refurbishing and chemical treatment building projects. Jim also thanked Brett Lueschen for the great job he does as our water system operator. Brett,

performs the monthly flushing, daily water testing, the filing of numerous EPA reports, troubleshooting problems and manages all other aspects of our water system.

Water Tower Refurbishing Project:

A competitive bidding process for our water tower refurbishing project took place in July/August. The Farnsworth Group (our engineering firm) prepared bidding materials and coordinated the process. The bidding process complied with IL EPA Public Water Supply Loan Program requirements including public advertising and a public bid opening. Fifteen companies were also contacted individually to solicit bids. Four bids were received, two were in line our previous cost estimate and two were somewhat higher.

The most competitive bid has been approved by the IL EPA. We have contracted with Maxcor, Incorporated from New Lenox, Illinois. The Farnsworth Group has worked with the company previously and the company has done other projects in our area. The refurbishing work is planned for summer 2023.

ICHWA has been approved for a loan from the IL EPA's Public Water Supply Loan Program to complete our water tower refurbishing project. We have also been approved for a grant which will provide forgiveness for 50% of the loan. The approved loan amount is \$315,112 which includes estimated engineering, construction management and refurbishing costs. The loan is for 20 years at .93% interest.

Late last fall, the Illinois Comptroller's Office informed the IL EPA and ICHWA of a new requirement that all entities approved for loans under this program must register as a federal non- profit 501(c) before they will release the IL EPA approved loan funds. We are currently registered as a section 528 entity at the federal level. We have worked with our attorney do the necessary filings with the IRS.

Update subsequent to the Annual Homeowners Meeting:

As reported by Dave Schulthes, we received approval from the IRS as a tax-exempt organization on March 18, 2023. This should resolve the Comptroller's Office requirement and allow the release of loan funds for our water tower refurbishing project. We are in the process of confirming this with the IL EPA.

Finding a contractor to complete our water tower refurbishing project at a reasonable cost and being approved for the IL EPA loan and grant programs is very good news. We have spent a great deal of time and effort over the last three years to reach this point. A very high volume of engineering, financial, legal and regulatory information has been filed with the IL EPA in order to meet their program requirements. Completion of the water tower refurbishing and chemical treatment building projects will also allow us to further develop plans for future water system needs. Background on the water tower refurbishing and other water system projects is available in the March 2020 Indian Creek Annual Meeting Minutes which can be found on our Indian Creek subdivision website.

Chemical Treatment Building:

We currently have our chlorine treatment process done 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. An accident occurred during our last water tower refurbishing (2007) injuring a worker. There were concerns at that time that chlorine treatment in tower contributed to the accident. As a result, our contract to refurbish the

water tower this year requires the removal of the chlorine treatment process from the water tower prior to work beginning.

Two years ago, we submitted building plans developed by the Farnsworth Group to the county for approval. The county added many requirements which increased the cost of the building to well over \$100,000. During the past year we have worked with the Farnsworth Group and Catalyst Construction to find a more reasonably priced solution. With a great deal of help from our Indian Creek residents Andy Kaufmann and Brett Lueschen we've been able to find an option using a prefabricated building specifically designed for chemical treatment. The estimated cost of the project is now \$82,000. This project is scheduled for completion in April.

Backup well

In 2021 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 to do in the next 5-10 years. The Farnsworth Group estimated the cost of a backup well to be \$185,000 three years ago.

Call JULIE (800-892-0123) before digging: 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 an ICHWA Board member immediately. Additional information is available on our Indian Creek website (Information/Water – "When You Dig").

D. Grounds Report: Fred Walk, Previous Grounds Chairperson & Jim Larson

Brush Pile Usage, Yard Waste Disposal, and Leaf Burning

Please adhere to the following rules regarding the brush pile and yard waste.

- Only bring small branches to the brush pile. Do not bring large limbs or logs.
- Throw brush up onto the pile. Do not spread the brush around near the pile.
- Do not dispose of any type of construction materials.
- Ornamental grasses, bush clippings, dead mums/flowers, and leaves are not acceptable.

If you have a wooded area on your property, please dispose of any brush you may accumulate in your woods.

If burning leaves, please do not let them smolder causing smoke to linger in the air and drift into the homes of your neighbors. Mulching leaves helps to build up the soil in your yard.

Leaves, grasses, and clippings can be disposed of in our common ground area by SPREADING them around in the woods away from the trails and mowed areas. Do not dump leaves and grasses on the trails.

Tree Planting Initiative

Fred discussed the tree planting project which he started last year with donations from a number of residents. 200 trees were planted last year with about 75% surviving until the fall. About 200

additional trees were planted in a tree “nursery” in the common area which Fred will be asking for help transplanting this year. There is \$1,800 remaining in funds donated to this project. Fred is considering using this money to purchase and plant some larger trees in our more open common areas.

Trail Restoration/Maintenance

The trails are currently in good shape, but will need to continue to be monitored for trimming and falling trees and limbs.

Honeysuckle Removal

Honeysuckle and other invasive species (multiflora rose) continue to be monitored and removed. At this time the common grounds are pretty clean of these items, but require constant vigilance to keep invasive plants from spreading and overtaking our grounds. Spring and fall workdays are used to keep invasive plants in check.

Spring Workday

Spring workdays are scheduled to maintain trails, remove invasive plants and perform other projects to maintain/improve our grounds. Our grounds chairperson schedules and coordinates spring workdays.

Tractor Maintenance

Fred discussed tractor maintenance and getting the tractor ready for spring. Fred expressed special thanks to Jim Kellenberger and others who have maintained and repaired the tractor over the years.

Indian Creek Website Updates

Tractor Usage and Brush Pile Usage Rules are being added to the Indian Creek website under the “Information” section. Periodically, reminders will be published in the Indian Creek newsletter.

E. Newsletter Report: Kathy Dumler, Ron Metz, Co-Editors

Kathy noted Ron renewed our domain name for 3 more years.

IV.Action Items

- A. Approval of Minutes (Board)
- B. Election of Board Members (Voice Vote)
 - Treasurer (Dave Schulthes)
 - Grounds Chairperson (TBD)

V. Other Items

Jim discussed considering a legal review of ICHWA’s 40+ year old covenants later this year. The IC Board has reviewed various sections of the covenants in recent years, particularly in regards to pursuing a loan from the IL EPA for the water tower refurbishing project. We have been required to provide the covenants to the IL EPA and pass various resolutions to meet their loan program requirements. The covenants are not very well organized and not always clear; part of the reason being the subdivision developer and the bank who had a mortgage on the property were in the process of turning responsibilities over to ICHWA when they were written. It also appears the structure and some provisions may be out of date.

This may be a good time to take a closer look at the covenants and determine if it is in our long- term interests to consider updates. We are not planning significant changes to the meaning of the current covenants or adding/deleting meaningful provisions.

If anyone has experience with homeowners' association covenants, a legal background or anyone else interested in participating in reviewing our covenants during the second half of this year please contact any Board member. We would involve our attorney in the review and how to proceed with making changes.

Assessment change approval process:

Jim discussed the methods prescribed in the covenants to approve assessment increases. Annual assessments changes are approved by a vote of Board members at open Board meetings. Water assessments and special assessments appear to require a majority vote by residents before they can be implemented. The latter is a very cumbersome process which requires a 30-day notice before having a Board meeting to pass a resolution recommending an assessment change, ballots distributed and collected back from residents, a Board meeting to count votes and a 30-day period after the vote count to implement a change. Standard practice in homeowners' associations is to only have special assessments (i.e., build a tennis court or pool) require a vote by residents. Maintenance type assessments like our Annual and Water assessments typically only require Board approval at an open Board meeting.

VI. Open Comments/Questions

- Possibility of changing the tire swing to a regular swing.
- Where are we at on getting fiber optic internet service – Brittany is working with Rocket Net and Metro net. Will provide an update once bids are received.
- A resident brought up for discussion having a fall picnic in the common area. The Board recommended a committee of residents could be formed to determine if there is interest and develop plans.

Adjournment – a motion to adjourn was presented, seconded and unanimously approved.



The Towanda HCE will be meeting Monday, April 10, 6:30 pm at the Towanda Community Building. Cindy Kelley will be giving the program "Hummingbirds". The minor lesson will be about the Republic of Italy: The Vatican. Guests are always welcome to attend. For more info about Towanda HCE, Contact Cindy Kelley, 309-824-4797.

McLean County HCE has many April programs open to the public: Apr 11, 10-11am, "Olive Bin Presentation" at the Farm Bureau, 2242 Westgate Dr, Bloomington, 309-824-2346; Apr 17, 2-3:30 pm, Read and Share the book **The Children's Blizzard** by Melanie Benjamin, held at the Extension Office, 309-825-6558; Apr 17, 9am-2pm, Community Service Day, Farm Bureau, making Flannel blankets, 309-533-1135, sewers and non-sewers welcome. All county HCE activities are open to the public. Contact the number listed for more information.

McLean County Rural Broadband Survey

McLean County is conducting a survey on rural broadband.

For residents who might not be satisfied with our current internet options, it might be worth taking the survey. The link to the survey is found at: https://illinoisaces.co1.qualtrics.com/jfe/form/SV_9zP5NP6oTK4hZv8

It only takes about 10 minutes, and is available until March 31st.

Towanda Lions Upcoming Events Mark your calendars!

Easter Egg Hunt

Saturday, April 8th, starting promptly at 10:00. Children from infant to 5th grade. The Towanda Village has double booked the Community Building, so we will meet in the park. Come early!

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Towanda Lions Club - Ham & Bean Dinner
Friday, April 14, 2023
Towanda Community Building
4:30 - 7:00

Menu

Ham & Beans
Corn Bread Muffins
Condiments
Dessert - Pie/Cake
Hot Dog, Bun, & Chips (for kids)

Cost, \$6 per person at the door or \$5 advance ticket sales. See a Towanda Lions member!
11 and under free (when accompanied by a paying adult)



Come check out the fun events at the Towanda District Library in April! We have Easter events coming up the first week, Pete the Cat around the middle of the month, and a special event for our third through fifth graders! April is National Poetry Month so stop in and pick up your "Blackout poetry kit"! We have schedules for the month to take home as well! Of course, new materials are arriving weekly (and sometimes daily). If we don't have an item you're interested in just ask a member of the staff and they can get it for you! Stop in and check out all the exciting things available at the Towanda District Library!

GREEN TOPics

The Ecology Action Center has partnered with Green Top Grocery to bring to residents GREEN TOPics, monthly presentations about various green topics! GREEN TOPics will be held at Green Top Grocery's teaching kitchen on 921 East Washington Street in Bloomington on the first Wednesday of every month from 5:30-6:30 p.m. Registration can be found at ecologyactioncenter.org under BN Green Events.

For the April installment of GREEN TOPics join Michael Brown, the EAC's executive director, to learn about the EAC's Tree Corps program. This talk will focus on why tree planting is a great way to reduce air pollution, sequester carbon, increase wildlife habitats, and improve watershed protection. The talk will also cover information about the Tree Corps initiative to plant 10,000 trees a year and will provide current updates on April workdays.

Interested in other GREEN TOPics talks?

Upcoming topics:

- April 5, 2023: Tree Corps Information and Updates

- May 3, 2023: Business Recycling
- June 7, 2023: Learn How to be Yard Smart!
- July 5, 2023: Invasive Species
- August 2, 2023: BN Clean Air Updates
- September 6, 2023: Storm Water Protection and Fall Leaf Practices

2023 Tree Corps Planting

Tree Corps Planting for 2023 begins in April. The Ecology Action Center (EAC) successfully planted over 20,000 trees in the past two years due to the strong financial and volunteer support from the Bloomington-Normal and McLean County community. In order to reach the annual goal of planting 10,000 more trees in 2023, the EAC is seeking contributions of time and financial resources through their website at Tree-Corps.org.

Trees reduce air pollution, sequester carbon emissions, create critical wildlife and pollinator habitat, cool summer temperatures in urban areas, and help protect local watersheds. The Tree Corps is an initiative led by the EAC with many community partners with the goal to plant at least 10,000 trees annually in the McLean County area. Where possible, trees are planted in urban areas in order to increase "tree equity", that is, putting trees where they are needed the most for air quality improvement and other benefits for public health and quality of life.

For spring 2023, the EAC has planned several projects in order to reach the 10,000 tree goal:

- The Mike Hall Tree Project in Partnership with ParkLands Foundation at the Lexington Preserve
- Village of McLean planting
- Infill plantings at the Bloomington Normal Water Reclamation District
- Constitution Trail trees in Funks Grove with the Friends of the Constitution Trail
- Infill plantings at Heartland Community College

Donations and volunteers are needed to make this effort a success. To-date, this project has been funded completely through private donations. Online donation and volunteer signup are available at Tree-Corps.org. More details available by calling the Ecology Action Center at 309-454-3169.

The Ecology Action Center is a not-for-profit environmental agency with a mission to inspire and assist residents of McLean County in creating, strengthening and preserving a healthy environment. The EAC acts as a central resource for environmental education, information, outreach, and technical assistance in McLean County.



**The 4th of July
&
Uncle Sam Wants
YOU
to be ONE of the
2023 Parade Marshals!**

**All Veteran's and Service Men and Women
are encouraged to be recognized as the
2023 July 4th Parade Marshals.**

**Please volunteer to ride on the Veteran's Trolley in the Parade!
Line up at 9:30 – Parade begins promptly at 10:00 am**

**We appreciate your service to our great Nation!
If you don't volunteer.....You might be drafted!
Family & Friends can sign you up!**

**To reserve a seat, and be recognized for your service,
please contact, call or email~**

**Virginia Lowery
101 Miriam Way * Towanda, IL 61776
309 825-6341 * vlowery1@hotmail.com**

Deadline to reserve a seat is June 15, 2023

Please encourage others to participate and be recognized!

Towanda 4-H

The Towanda 4-H will meet Tuesday April 11, 2023 at 6:30 at the Towanda Community Building. Brittany Haag of the U of I Extension will present the program on "Butterfly Gardens". Members are to bring an old T shirt, so we can make dog toys for the rescue shelter. For more information you can contact Scott Clement at 309 275-5910 or Jeanie Wager at 309 728-2852.

Water Hydrant Flushing Schedule – 2023

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, April 24	Monday, September 25
Monday, May 22	Monday, October 30
Monday, June 26	Monday, November 27
Monday, July 31	Monday, December 18
Monday, August 28	



Water System Projects

Site preparation work will be starting soon for the pre-fab chemical treatment building being installed next to the water tower. We will move the chlorine treatment process currently being done in the water tower base to the new building.

The water tower refurbishing project is scheduled to begin in early July. A pressurized water tank will be used to provide water to the subdivision during the refurbishing. We have received approval from the IRS for ICHWA to be designated as a tax-exempt 501(c)(12) entity. We were informed late last fall we needed this designation in order for funds from our approved loan from the Illinois EPA to be released from the Illinois Comptroller's Office. We have submitted documentation and are waiting for confirmation from these agencies.

Additional information about these two projects is documented in the minutes from our March 2023 Homeowners Annual Meeting. These minutes are in the process of being distributed and updated to the Indian Creek website.

Jim Larson – ICHWA Water Chairperson

The Trees of Indian Creek – Kentucky Coffeetree

by Greg Beneze

David Lynch (American filmmaker) said "Even bad coffee is better than no coffee at all." Early pioneers must have had a similar belief when they roasted the seeds from the Kentucky Coffeetree to make a coffee substitute. Described as making a pungent, bitter brew, the pods are widely considered inferior even to other coffee alternatives like chicory and toasted barley. And the raw seeds and pods are poisonous, so extreme caution is necessary when consuming the fruit of this tree. Cattle have died after drinking from pools of water containing fallen seeds from the Kentucky Coffeetree.



Native Americans used Coffeetree pulp to treat mental disorders, and a tea made from the leaves and wood was used as a laxative. In addition to its use as a food, the seeds of the Kentucky Coffeetree were used by Native Americans for ceremonial and recreational purposes. Seeds were used as dice in games of chance that were common in eastern tribes. It is likely that indigenous community members carved patterns on Coffeetree seeds used in ceremonial dice games, which also helped the seeds to germinate once they were left on the ground.

This tree occurs naturally as small colonial groups with interconnected root systems. It is found in floodplains and river valleys and is also sometimes seen on rocky hillsides and limestone woods. In the northeastern part of its range, groves of this tree are associated with known prehistoric Native American village sites. The importance of the Kentucky Coffeetree to Native Americans undoubtedly contributed to its dispersal.

The Kentucky Coffeetree is considered an example of an "evolutionary anachronism," in that it no longer has efficient ways to propagate. The tough, leathery seed pods are too difficult for many animals to chew through (in addition to being poisonous) and they are too heavy for either wind or water dispersal. It is believed that in prehistoric times, the trees were browsed on by large now-extinct animals, who ate the pods, nicking the seeds with their large teeth, which aided in germination. Now, without any animals who feed on the seed pods in North America, their range is very limited. Today in the wild, they only grow well in wetlands, and it is thought that only in such wet conditions can the seed pods rot away to allow germination.

Because leaves of this tree are late to emerge and early to fall, the Kentucky Coffeetree is without leaves much of the year. The Coffeetree is dioecious, meaning it is either a male tree or a female tree. It is the female tree that bears the seed pods. Because the tree is disease and drought resistant, the male tree is often used in urban landscaping.

We are fortunate to have a small grove of this rare tree along the gravel well road, about 50 yards from the street...



SPRING GARAGE SALES

TOWANDA AREA SPRING GARAGE SALES – will be held Thursday-Saturday, May 4 - 6

(Note: The Route 66 Red Carpet Corridor Festival event will be Saturday and Sunday May 6 and 7 which will help draw folks to garage sales along the route between Joliet to Bloomington.)

Thursday, April 27 – is the date a general list of items is needed for the Pantagraph ad.

Monday, May 1 – is the date the following information is needed for inclusion in flyer:

a) Sale location; b) Days and Times of your sale (not necessary to have your sale each day); and c) List of items and whether you will have free items (include as much detail as you like, in priority order, and depending on space available, items will be listed on the flyer and by category in the Pantagraph).

Please ~ Email sale information (or ask questions) to: rgbriggs@frontiernet.net (preferred); or Text to 309.824.1649; or Mail to address below. You'll get a response by Email or Text when I have your information; and a copy of the flyer. A fee of \$7 (for the Pantagraph ad and printing), checks payable to Gail Ann Briggs, should be sent to 112 Hunt St, Towanda, IL 61776. Anyone with items they particularly want to sell may want to take out an individual ad as well.

Thanks to a Resigning Board Member

From roaming the common ground areas of IC daily, to chain-sawing downed trees, to spreading mulch on trails, to organizing "IC Clean Up Days", to organizing a tree planting initiative, securing the Audubon Society for bird counts, and many more duties, Fred Walk devoted countless hours, efforts and energy as IC's Grounds Chairman. His passion (and those he recruits!) for our subdivision and grounds is unsurpassed resulting in the gem of the community that we live in. He will be sorely missed. Thanks Fred for all you've done! (Fred's position on the board is open for any interested resident to fill with Fred as a mentor)

Classified

Businesses:

**John Hermann**

Financial Advisor

The Greater Illinois Financial Group

Prudential Advisors

1907 Jumer Dr, Suite D, Bloomington, IL 61704

T 309 808-5212 F 309 808-5230 C 309 287-5972

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Jerrod Ingram

Real Estate Agent - eXp Realty

- Thinking about selling your house?
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 - Email - jerrod.ingram@exprealty.com
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exp
REALTY



Hi! My name is Taylor Volk, the proud owner of All About Paws, located in downtown Lexington. After working for PetSmart for 6 years, my passion for dogs inspired me to open a business of my own. I opened my doors in October of 2022 and have loved every minute of it. I currently offer full grooming services, with a variety of packages, for dogs of all sizes and breeds by appointment. I am able to take walk-ins for nails and ear cleanings. If you'd like to learn more about me and what I offer, please feel

free to visit my Facebook page, All About Paws.

For Hire:

Caden Lueschen is available for snow removal. Please call Brett at 309-728-2353 or Dallas at 309-826-1868.

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

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.

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.