

Georgetown Homeowners Association Inc.

95 Charleston Dr.
Macomb, IL 61455

March 5, 2024

ANNEXATION UPDATE

Residents and Owners:

The Board felt it was important to communicate with our membership in a more formal fashion. It is our desire to inform you of the status of the annexation as well as to attempt to answer possible questions and misinformation that may be circulating. If there are any questions, please do not hesitate to reach out to any Board member or myself at gtownboard@macomb.com.

The Petition for Annexation was filed in the Circuit Court of McDonough County on January 12, 2024. For the petition to be filed, it required the signatures of a majority of owners and a majority of electors residing within the proposed territory. Both of those thresholds were met. Following filing, owners that did not sign the petition, along with the trustees of the Emmet-Chalmers Fire Protection District and Emmet Township, were all mailed Notice of the filing by certified mail. The Petition was set for a hearing on February 9, 2024. At that hearing, the judge determined that the petition was valid, has the required number of signatures and that there were no written objections to the petition. The Judge ordered that the question of annexation must now be considered by the City of Macomb.

The Board of Directors previously met with and engaged in negotiations with the City of Macomb concerning terms related to annexation. Those agreed terms have been set forth in an Annexation Agreement, which has been made available for review and remains available for review. The terms were approved by the Board of Directors. There was a public hearing held by the City of Macomb on March 4, 2024 to consider the Annexation Agreement. The City Council voted to approve the Agreement. If annexation is approved by the City of Macomb, this Agreement will be in place.

Keys terms of the annexation agreement are as follows:

1. Lagoon. Georgetown HOA will retain ownership and maintenance of the lagoon and can retain the lagoon as long as we desire and the EPA allows its use. If the HOA decides, or is mandated, to abandon the lagoon, the City will be a financial partner in seeking grant funding and loans to extend the City's sewer system to Georgetown by constructing a lift station and force main. The City and HOA will share the costs of such construction equally. City will accept dedication of sewer mains to the inlet of the lift station.
2. Water Service. The HOA will continue to have a single meter; there will NOT be individual meters installed on each house. The City will end the assessment of \$24.00 per house. The HOA will be assessed the debt service fee, per house, as set out in the City's current fee schedule. This amount is \$11.50 per month for fiscal year 24-25. The Board committed to passing this savings directly to owners by way of dues reduction and this will be voted on at the March Monthly Board Meeting. The City will be responsible for all mains, including those within the subdivision; owners remain responsible for their own service lines.
3. Garbage. The HOA will retain its contract with Waste Management. If the HOA decided to install individual water meters, City municipal code requires participation in the City's garbage pickup; it is not anticipated that this will occur and the HOA has no current desire to install individual meters.
4. Yard Waste. The HOA will continue to maintain its own location for yard waste. In addition, the HOA and owners/residents are eligible to utilize the City's yard waste site on Tower Road. Since we will retain our Waste Management contract, we will not be eligible for the City's curbside yard waste pickup.

5. Streets, Storm Sewers, Cross Street Culverts, etc. The City will accept by dedication all streets, storm sewers, cross street culverts and streets lights located on the street right of way. The shorter landscape lights will remain owned and maintained by the HOA. The HOA will remain responsible for the parking bays and other off-street parking, as well as sidewalks and common areas.
6. Pool, Clubhouse and Common Areas. The HOA will retain ownership and operation of the pool, common areas and clubhouse. These WILL NOT become public spaces. They will remain accessible and available only for owners/residents of Georgetown and their guests.
7. Rental Units. Rental units within Georgetown will be required to register with the City pursuant to their Rental Registration program. The annual fee for registration with the City is currently \$22.00 and would be due by December 31, 2024. The program calls for tri-annual inspections, however, only complaint-based will occur for the first three years following annexation for rental units in existence at the time of annexation. Any newly established rental units *after* annexation will be required to be inspected and registered immediately.
8. Nuisance Enforcement. Upon annexation, the City will be responsible for nuisance enforcement including tall grass and weeds, junk and abandoned vehicles, and the like. Properties and maintenance will be subject to the Macomb Municipal Code.
9. Permits. Permits will be required for building and remodeling as required by the Macomb Municipal Code.
10. Fire and Police Protection. Annexation is effective 30 days after approval by the City, which is anticipated to be March 18, 2024. Therefore, effective April 18, 2024, City of Macomb Police and Fire Protection will have primary response obligations. Other law enforcement and first responders may also respond when a mutual aid response is requested.
11. Covenants and Bylaws. Annexation does not affect or restrict the requirements contained within our exiting Covenants and Bylaws. The HOA retains all rights and obligations it currently has and we will continue to work for the betterment of the entire community.

We have attempted to address items that are covered in the agreement as well as answer questions. The next step in the process is for the Macomb City Council to consider the Ordinance Annexing the property (the annexation plat is included with this letter). The ordinance had first reading on March 4, 2024. It will be on the agenda for discussion on March 11, 2024, and slated for consideration to approve on March 18, 2024. These are all open meetings and take place at 5:15 p.m. at City Hall.

If there are any questions or concerns that have not been addressed, we encourage you to reach out so we can answer your questions. Additionally, The monthly board meeting is **March 28, 2024 at 7:00 p.m.**, and the Board will hear and answer any questions at that meeting. We are all committed to the future of Georgetown and the continued desirability of this community.

Sincerely,

Georgetown Board of Directors

Lisa Scalf, President

Craig Young, Vice-President

Bethany Morath

Patricia Weston

Amy Knop

Megan Malloy

Kelsie Ault

John Armstrong

Kate Norton