

**THE GREENS OF SCHERWOOD HOMEOWNERS' ASSOCIATION**  
**Annual General Board Meeting Minutes – October 21, 2025**  
**Schererville Town Hall**

**Board of Directors: Peggy Hinckley/President Yvonne Hoff/Treasurer Thomas Fairfield/Secretary**

**Property Manager: Carolin Kenneally of SC Property Management LLC**

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**Green's new website access: [www.scpropertymanagementllc.com](http://www.scpropertymanagementllc.com)**

**Call Meeting to Order by President/Treasurer**

The meeting was called to order at 5:00 p.m.

**Roll Call of Board**

Present: P. Hinckley/President – Y. Hoff/Treasurer – T. Fairfield/Secretary

P. Hinckley also introduced Carolin Keneally, Property Manager, to the Greens of Scherwood. Introduced community volunteers who were present including Dom Colella, Tom Brindley, Tim Biesen, Roger Kekeis and Dennis Mills (absent). Hinckley wanted them to be recognized for all the fine work they do for the Greens.

**Announce Approved & Recorded Minutes**

The minutes of the Board meeting held on June 16, 2025, were reviewed, and approved by the Board of Directors on June 30, 2025. Final approval for recording was approved by P. Hinckley and seconded by Y. Hoff.

**Annual Financial Report**

- **September Financial Report - Property Manager – Carolin Kenneally**
  - **C. Kenneally went over the details of the 2026 Operating and Capital Budgets and emphasized the need to pay back the Capital Budget to its former standing balance.**

**Annual President's Report**

P. Hinckley opened her discussion by thanking the organizers of the annual picnic including Joyce Mill, Joan Schilling, Patty and Tim Biesen, Pam Wesolowski. It was a great success, and we are looking forward to another picnic to celebrate The Greens 30<sup>th</sup> Anniversary in 2026.

P. Hinckley also acknowledge Chad Nondorf of the Town of Schererville for all the work that was done this past year on removing the trees from our parkways that were either dying or were starting to raise sidewalks. The Town passed an ordinance this past year to remove trees that could be a liability...someone tripping on a raised sidewalk, limbs that damaged service trucks that pick-up garbage or snow removal, etc. The Town did all this work with no expense being incurred by the HOA.

P. Hinckley introduced all our new residents to the community: Mary Jane Doyle, Nick and Sandra Ferris, David and Lucy Harder, Diane Heady.

P. Hinckley explained that the community is beginning to age. We will be celebrating thirty years next year and nothing stays new forever. Our community has been well maintained throughout the years, but the cost of maintenance keeps rising on repairs for irrigation, driveways, roofs, and siding...this affects both the operating and capital budgets. Yes, we are beginning to see more expenses and higher costs. Before she went further, P. Hinckley wanted to give an update on the damaged lamp posts from late last fall ... this was handled through a claim for property damage through insurance. The lamp posts were ordered but had to be returned to the manufacturer. We are still waiting for a second delivery that should be here within three weeks. We had to help find another company to do the electrical work, so hopefully this will be done prior to Thanksgiving.

P. Hinckley also mentioned to the homeowners that we will be reviewing the costs for mulch in the coming year. There are at least five residents who have purchased on their own rubber mulch and are pleased with it. We did get a bid from Great Lakes on rubber mulch at a cost of \$275,000. That idea has been tabled due to the high cost. Further discussion and research will be done by the Board next year.

What we accomplished this past year:

1. Dredging of the Doral Pond that had three (3) feet of sediment and was a liability not only for our volunteers who help service the pond, but for anyone who may be near the pond like a young child that could accidentally fall in.
2. With the generous assistance of the Town of Schererville, who removed fourteen (14) parkway trees, removed stumps, and seeded the areas that were torn up at no cost to the Greens. Unfortunately, some of the parkway areas were not watered as requested when the trees were removed and the seed cover was laid and those areas became unsightly. If you were one of those affected, you can call Tyler Cleveringa – 1518 N. Woodlawn Place, Griffith In 46319 – 219-213-5155 Cost will range from \$85 to \$100 to fill up the parkway area, rake and top soil the ground and then sow and seed it. If you prefer to have the parkway area sodded, he can give you a separate price. Tyler has been very dependable and good to work with on this project.
3. We replaced roofs on two buildings on Lot 9 and Lot 12 at the cost of \$115,840.00 that we paid for out of the Capital Reserve. One building had three units that had water damage and some prior repairs done and the other had enough significant wear to warrant replacement. Repairs were done by M&M roofing.
4. There is an update on lamp post replacements that needed to be done on the cul-de-sac on Pinehurst due to an accident late last fall. There has been a delay in the replacement of the lamp posts due to a problem with the manufacturer. Hopefully, they will be here within the next couple of weeks. Damage to the units and shrubbery involved have been resolved.

**Capital Reserve Status of the Greens:** Currently we have \$230,346.00 in the Capital Reserve Fund. In 2025, we used \$135,159.00. When we pay our monthly assessments of \$230.00, that amount is deposited into the operating budget. However, \$57.00 from our \$230 payment is transferred to the Capital Reserve and designated for roofing replacements. (\$57x 73 units = \$4161.00) So on an annual basis, the \$57 that comes out of the monthly assessments adds \$49,932.00 (\$4161 X 12) to help build the capital funds for the future. We need to emphasize that the Capital Reserve Fund is more than roofs. It includes our irrigation

system, cedar siding, and driveways. Remember, last year we updated our covenants and the majority voted to keep in siding and driveway repairs or replacements to be paid by the HOA accounts. We have already seen requests for siding replacement this past year and those costs do come out of the Capital Budget. We must remember that we are required to pay back any of the dollars that are used in the Capital Budget for expenses that are not covered in the Operating Budget. We had to come up with a savings plan to prepare for future roof replacement that could happen at any time. We looked at the average cost of a roof today at \$60,000 and added an average cost increase of 5% a year to begin paying back for the two buildings we did this year and for any future need that could occur. We have proposed a \$600.00 annual assessment beginning in 2026 of the Capital Budget for roof replacement and are projecting this same amount to continue for an additional two to three years. Of course, the Board will be assessing this on an annual basis. For 2026, our normal monthly transfer of \$4,161 will equal \$49,932.00 and with the special assessment, we can add \$43,800 to total our current repayment to the Capital Budget of \$93,732.00. If the Capital Budget is approved tonight, there will be a plan for optional payments that can be either paid in full or in two or three separate payments for 2026 and if a homeowner feels they only want to pay \$50.00 a month, they can add that \$50 to their monthly assessment payment of \$230.00 making it \$280.00. Carolin will know to apply the \$50.00 to the Capital Account. ( $\$600.00/12=\$50.00$ ).

**Cost increase of 5% per year based on current average costs for a total roof replacement on one building \***

**2025 - \$60,000\***  
**2026 - \$63,000**  
**2027 - \$66,150**  
**2028 - \$69,457**  
**2029 - \$72,930**  
**2030 - \$76,576**

In our review, we have fourteen (14) roofs that were replaced due to defective shingles in the years of 2011 and 2012. Those roofs should last minimally somewhere between 20 and 25 years, but they are not. Our roofs' average life span is around fourteen to maybe 16 years. With vaulted ceilings, moisture is held, and this does have some effect on the life of our roofs. Let's just say, we had to replace all remaining fourteen roofs at once...here is what the cost would be with the 5% increase for each year:

<b>2025</b>	<b>\$60,000 x 14 = \$840,000</b>	
<b>2026</b>	<b>\$63,000 x 14 = \$882,000</b>	<b>an increase of \$42,000</b>
<b>2027</b>	<b>\$66,150 x 14 = \$926,100</b>	<b>an increase of \$44,100</b>
<b>2028</b>	<b>\$69,457 x 14 = \$972,398</b>	<b>an increase of \$46,298</b>
<b>2029</b>	<b>\$72,930 x 14 = \$1,021,020</b>	<b>an increase of \$48,622</b>
<b>2030</b>	<b>\$76,576 x 14 = \$1,072,064</b>	<b>an increase of \$51,044</b>

Without a special assessment, the cost of a roof would be divided by 73 units and this is what each unit would have to pay:

**\$60,000 divided by 73 units = \$822.00 per unit**

**\$120,000 divided by 73 units = \$1,644.00 per unit**

**\$180,000 divided by 73 units = \$2,466.00 per unit**

**Realistically...The \$600 yearly capital reserve assessment is a savings plan for the homeowners. Factually...we are going to either pay now or pay later...but in reality, it's easier to pay now at a lower rate than pay a higher amount when it becomes an emergency to do so.**

Hopefully, this information will give you a better idea of what we are dealing with and the need to plan for our future so that we can avoid special assessments that would cost each of us as homeowners a lot more money if we had to pay a special assessment all at once. Let's look at an example again. What if in 2027 we had 4 buildings that needed roof replacement. At an average of \$66,150, that would equate to \$264,600. If we divide that by 73 units, the special assessment cost comes to \$3,625.00 per unit. The point is that paying \$600.00 per unit per year right now is still a better method to prepare for future roof replacements than waiting till it happens all at once. We are either going to pay now or pay later...but we hope most homeowners would agree that they would rather do it now and not have such a big amount to pay in the future.

Carolin Kenneally then told the homeowners about another subdivision whose Board of Directors never planned for roof replacement and never developed a fund in their Capital Budget. ALL the roofs need replacements and the expense to the current residents is unaffordable, so they are in a quandary as to what to do.

We want to thank the homeowners who responded to the request to send their alternative solutions to us for review. I would like to go over those that were presented. Dan and Lexa Miller feel that each homeowner should be able to replace their own roofs, and this would remove the responsibility from the HOA. Response from the Board: presenting this change would require the Board to have a special meeting and have a vote to amend the covenants. In last year's update of the covenants, the majority voted to keep roofs, siding, and driveways the responsibility of the HOA. Another factor is that having roof replacements the responsibility of an HOA is a selling point when it comes to selling your unit...it adds to the value of the property. A couple of comments came back with examples of other HOA's where roof replacement was removed and given to the homeowners with very negative results because of mismatching and the fact the one unit being replaced on a building does not look well plus it causes a lot of issues within the neighborhood. Another factor to consider is that it would cost an individual homeowner in a 4 unit building approximately \$15,000 out of their own money.

Joyce and Dennis Mills emphasized the importance of getting bids on roofs which the HOA is planning to do for the future. Also, they recommended additional roofing inspections. They feel the 20-year warranty on labor doesn't mean a thing because our roofs only last between 14/16 years. However, we look at the fact that most roofs only have a warranty on labor for 5 years. Our current plan affords us full labor at no

charge between year 6 and 20 if anything happens. That is a big savings if it occurs. The cost from roofers to do inspections is not free...except for M&M roofing. We found other roofing companies charge anywhere from \$2,000 to \$2,500 to do the inspections, in some cases more. As the Board looks into this, we will try to negotiate to get the inspections done at no cost, or at least some reasonable price in an agreement/contract when we deal with other roofing contractors.

Tim and Diane Hudacin also recommend getting bids on roofs. They are not comfortable with a single roof inspection being done. They also feel that we need to look at all homeowner's experience with any current roofing issues.

The current Board wants to make it clear that since 2019, we have used M&M Roofing at the Greens. They have given us great service and follow up on any problems which have been minimal. Their prices are equal if not better than other roofing companies. There have not been any real issues with the exception of the rainstorm this past August which again, they acted immediately to resolve the issue.

### **So, what is the Plan for 2026?**

1. In December of each year, the Board will ask Carolin to provide a list of residents who received the \$300 reimbursement for their roofs.
2. At the January meeting, the Board will discuss the roofing repairs to determine if there is a cluster of problems in one building.
3. If so, the Board will ask for a roof assessment and full report. Keep in mind that we may have to pay for that assessment.
4. If the assessment determines a replacement roof is necessary, the Board will determine roofing specifications and a timeline for receiving sealed bids. We will post that on the property management site as well as mail the information to area roofers.
5. Bids will be opened at a public meeting. Any questions about the bids will be determined for follow up. If there are no concerns, the Board will award the bid.
6. These actions will be reported to the residents in a summary.

P. Hinckley asked at the end of her presentation for any questions or comments. D. Laborde asked if the Board would consider metal roofs. He has a metal roof on his lake home and there is a long life on that type of roof...very durable, not noisy and he thinks the cost is comparable to shingled roofs. R. Landin disputed the fact that metal roofs are double the costs of shingled roofs. P. Hinckley further stated that we would have to replace all the roofs in the community and that would be an astronomical cost.

### **Vote on 2026 Operations and Capital Budgets**

Thirty-eight ballots were distributed. One per household. The 2026 Operations Budget was unanimously voted on with 38 "yes" votes. The 2026 Capital Budget was unanimously voted on with 38 "yes" votes.

## **Old Business**

C. Kenneally reminded everyone that a verification copy of your homeowner's insurance coverage on each unit needs to be submitted on an annual basis. Carolin reported that at this time, everyone is up to date on their verifications.

## **New Business**

- Capital Reserve status of the community (included in the President's Report)

## **Election for One (1) Year Term Beginning 10/22/2025 and Ending 10/20/2026.**

P. Hinckley asked if there were any candidates that wanted to serve on the 2026 Board of Directors. No one responded. Ballots were passed with the three incumbents from 2025. The results are as follows:

Peggy Hinckley – 37 Yes Votes – 1 No Vote

Thomas Fairfield – 37 Yes Votes – 1 No Vote

Yvonne Hoff – 38 Yes Votes

The three candidates were voted in and will remain for an additional term in 2026.

## **ANNOUNCEMENTS**

- **2026 Board Meeting are scheduled to be held at Schererville Town Hall at 5:00 p.m. on the following dates:**
  - **January 19, 2026          June 16, 2026          October 20, 2026**

## **ADJOURNMENT**

Meeting adjourned at 6:38 p.m.

Minutes were reviewed by the Board of Directors and respectively submitted by the secretary for emailing and mailing to residents on.