



Dear Neighbors,

There has been significant activity this past year and we expect a busy 2017. We have recently closed on the 5th lot and we have four more that are in process. We will see some construction activity very soon as a couple homes will be breaking ground. We will introduce the new neighbors in a secure section of our new website. We hope to have another "meet the neighbors" event this coming Summer.

2016 Property Improvements

We completed a variety of improvement projects this past Summer. Some of the projects that were undertaken include:

- Cleaned up all the abandoned materials on Lot #11 and on Lot #16.
- Contracted Cesar's Tree service to clear out dead trees, clean up the berm along Stevens road and thin out the scrub brush around the pond.
- Two major obstructions (large trees) that were impeding the creek were removed.
- Repaired and painted approximately 450 feet of split rail fence along Lydia Ct. Over 100 boards and 16 posts were replaced.
- Power washed the bridge area and the gazebo.
- Installed some trail cameras.
- Installed a new fountain on the main pond.
- Continuous policing and cleanup of the litter along Stevens Road.
- Worked on clearing brush to gain access to the other two ponds.
- Contracted Rollins Aquatic Solutions for weekly pond service.
- Began the development of a website to serve the community.

All the associated expenses for these initiatives were paid by ROCR Development. We intend to make some additional investments in 2017 to improve the overall marketability of our neighborhood.

2016 HOA Financials

We operated well within our 2016 Financial Budget. The primary expenses were insurance and property maintenance. Some budgeted expenses (e.g. Management Fees) were absorbed by ROCR Development. The financial highlights are as follows:

Beginning Balance	\$ 9,148.99
Income from HOA Dues	\$ 22,519.93
Expenses	\$ 10,825.48
Profit (Surplus)	\$ 11,694.45
Ending Balance	\$ 20,843.44



We will post the 2016 Financial statements in the member area of the website. Also, included will be the 2017 Budget. We are solvent and dues will remain the same. We will be sending out HOA payment notices in April and September. Your prompt attention is greatly appreciated.

Retreat on Stony Creek Website (<http://www.stonycreekretreat.com/>)

We have completed a first version of our website. The purpose of the website will be to promote our subdivision and to provide a secure area for the HOA members. We will set-up the Login/passwords for each member. Then we will populate the secure website area with some of the confidential information.

Subdivision Re-Naming & Re-Platting

We have gone through a significant process to rename our subdivision as we have discussed in the past. After the Re-Platting effort, we presented our plan at two different South Elgin meetings with the Planning Commission and the Village Board. We have achieved all the requisite approvals to date. The next step is to get signatures of all lot owners. We will post the new Plat of Survey on the website. We will be contacting each of you to obtain your signature. After all signatures are gathered there is a final meeting with the Village Board to conclude the changes.

2017 Property Improvements

We have several projects planned for this year. We have contracted with Michels Masonry, LLC to construct a new monument at the main entrance. The design concept for the monument is as follows:





Other projects include:

- We will have the stone masons repair the walls of the vandalized bridge.
- The back pond needs to be cleaned out.
- We will design and construct another entry monument (on a smaller scale) for Lydia Ct.
- Some new landscaping to compliment the monuments.
- We would like to bring power to the Gazebo area.
- Continue to improve the hiking paths.
- Further enhance the bridge area.

We welcome any additional suggestions that you may have for other improvement projects.

Looking forward to warmer weather,

Ken & John



John J. Schuepfer
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ROCR Development, LLC