

HOA vs. SID

HOA (Homeowners Association)

Responsibilities Include:

- Lighted entrance monument, trees, irrigated landscaping and irrigated turf at 114th and Potter St. and Potter St. and Blair High Road
- Non-irrigated landscaped roundabouts at 110th Ave. and Potter St., Potter St. and Blair High Road, and 108th Ave. and Girard St.
- Parks at 107th St. and Sheffield St. and 108th Ave. and Girard St.
- Maintain accounting books and records, prepare an annual budget, pay bills, and prepare annual tax returns and other filings of the Association
- Updated Association lot records to reflect changes in ownership
- Prepare and distribute statements and other notices
- Prepare and distribute delinquency notices and work with Association Attorney to file liens on nonpaying properties
- Respond to resident questions, comments, and concerns
- Record, file and publish minutes of association meetings
- Inspect common area improvements
- Maintain Association website
- Contract with third parties for any of the above responsibilities as deemed necessary and prudent

SID (Sanitary Improvement District)

Responsibilities Include:

Installs:

- Electric service lines and conduits
- Sewer systems
- Water systems
- Emergency management warning systems
- Sidewalks, public roads, streets, and highways, public waterways, docks, wharfs, and related appurtenances

Contracts for:

- Water for fire protection and resale to residents of the district
- Police protection and security services
- Access to facilities and use of the services of the library system of one or more neighboring cities or villages
- Gas and electricity for street lighting of public streets and highways within the district
- Construction of dikes and levees for flood protection of the district
- Acquiring, improving, and operating public parks, playgrounds, and recreation facilities such as the Deerwood Park at 114th St. and Potter St.