1. Why should the Community of Holiday Shores Incorporate?
   A. The cost of operating and maintaining our community within the limited revenue of Holiday Shores Homeowners Association (HOA) continues to be challenging. Based on the current situation and sources of revenue, the community will not be able to improve the roadways nor provide other services within the near future. After 50 years as a community, the time has come to incorporate and become an official village.

2. What are the ‘Pros’?
   A. The ‘Pros’ of forming a village are significant. For the first time within the 50 year history of our community, we would be able to have these options available:
      - Potential revenue sources from TAXES YOU ALREADY PAY but RECEIVE ZERO BENEFIT: Telecommunication tax, State Income tax, Motor Fuel tax, Sales tax, Permit, Road & Bridge Funds from township.
      - Ability to improve road infrastructure
      - Access to County & State grants for green space improvements & enhancements – see #21 for additional details
      - Official police protection and improved security through police force zoning
      - Ability to improve safety communications like siren warnings
      - Ability to effectively enforce zoning ordinances
      - Ability to apply for FEMA assistance if emergency situations arise
      - Become a tax exempt municipality
      - Enable for future comprehensive planning
      - Allow the community to restrict neighboring land from potential undesirable agricultural or industrial tenants
      - Official community recognition
      - Potential for increased property values
      - Increased turn-around time for building permits and ability to address vacant, hazardous property issues faster
      - If needed, access to more options for borrowing funds for community projects
      - Shift cost of providing services from HOA assessments to tax revenue
      - Future tax deduction potential
      - Equitable distribution of cost of public service based upon property value
3. **What are the ‘Cons’?**
   A. In any situation there is a down-side. At this time, the identified ‘Cons’ of forming a village include:
      - Adding another layer of government
      - Potential for real estate tax changes for homes valued above the median average. If the need for a future tax levy is determined, this could impact homes valued above $268,000
      - Cost of police force. Current reviews indicate a range of options & costs
      - Cost of the transition / start-up of the Village
      - Cost other expenses

4. **What are the boundaries for the proposed Village of Holiday Shores?**
   A. ![Map of Holiday Shores boundaries](image)

5. **What is the population for the proposed Village of Holiday Shores?**
   A. The total population would be approximately 4,500 residents. This will include the Holiday Shores subdivision, Lake James subdivision and surrounding area.

6. **Have other communities been through this process?**
   A. Yes, the Village of Godfrey, IL in 1991, the City of Lake St. Louis, MO in 1975 and the Village of Innsbrook, MO in 2015. Note, both Lake Saint Louis & Innsbrook have a very similar history and community to Holiday Shores.
7. **What will the revenue sources be?**

A. Potential revenue sources from TAXES YOU ALREADY PAY but RECEIVE ZERO BENEFIT: Motor Fuel Tax, State Income Tax, Road & Bridge Tax, Sales Tax, County & State Grants, etc.

Based on initial research, these potential revenue sources could provide our community with a financial impact that could be in excess of a minimum of $1,157,700.

**Basic Scenario:**

1. Community incorporates with a population of 4,500
2. Current dues for the HOA are the same
3. No changes in taxes / no tax levy

**THIS SCENARIO HAS NO CHANGE IN YOUR CURRENT OUT OF POCKET COST**

The Holiday Shore HOA Revenue is $1,000,000 (based on FY 2015-2016)

The Village will be eligible for the following additional revenue to reinvest into the community:

<table>
<thead>
<tr>
<th>Revenue Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motor Fuel Tax</td>
<td>$116,100 ($25.80/pers.)</td>
</tr>
<tr>
<td>State Income Tax</td>
<td>$472,500 ($105.00/pers.)</td>
</tr>
<tr>
<td>State use Tax</td>
<td>$105,750 ($23.50 pers.)</td>
</tr>
<tr>
<td>Township Reimbursement</td>
<td>-$163,350*</td>
</tr>
<tr>
<td>Road Grants</td>
<td>$300,000**</td>
</tr>
</tbody>
</table>

\[\text{Total Revenue} = \$1,157,700\]

*Based upon the overall assessed value of the Sanitary District at $76,656,168 at an average rate of .4262% (Average rate for Ft Russell & Moro Township Road and Bridge) with 50% reimbursement.

**Based upon discussion with Mayor of Bethalto. They estimate receiving approximately $600,000 for road improvements and are roughly twice our size.

NOTE: This does not include any Sales Tax we are eligible for.

To illustrate this scenario:
8. What is an example of how I am already paying taxes but receiving no benefit?  
   A. If you look at your current real estate tax bill, you will see one of these taxing bodies listed. This is an example of a tax each household pays but our community receives virtually no benefit. If incorporate, the Village will receive reimbursement as indicated above since the Village will take over township roads of approximately 3 miles identified as St. James from north of the bank to the north end of the Village, the Dam Road and ¼ mile of Possum Hill Road.

![Taxing Bodies Table]

9. What improvements would Holidays Shores benefit from this?  
   A. The top 3 improvements could be considered the ability to address the deteriorating road infrastructure, improved security and enforcement of zoning and the ability to apply for grants to create and enhance neighborhood green space. See question #2 for a list of more advantages.

10. What will this cost me? Will my taxes increase?  
   A. Based on information today, there is not a determined cost increase or decrease per household. The revenue the village would receive will come from taxes that households already pay. For those in the Holiday Shores HOA, the association could change the amount of the future annual dues. Once the future government is established and they determine their course of action by developing project plans, collecting bids and configuring budgets could there then be the potential for a tax levy. Typically, the need for future tax levies will be communicated so residents will receive advance notice to anticipate these changes. There is future potential for households to have an equal, decrease or increase cost associates with their real estate taxes.
11. What will happen to the lake, the beaches and the outlots of the Holiday Shore HOA?
   A. The lake, beaches and outlets will be private through a Lake Owners Association (LOA).
      This will be similar to Dunlap Lake in Edwardsville, IL or Lake St. Louis in Missouri.

12. Will there be more people allowed on the Lake?
   A. No, the same properties that have lake rights today will be the only properties to continue
to have lake rights. The ability to increase or decrease future lake access will continued to be the responsibility of the Association.

13. Will the Holiday Shores Association dues stay the same?
   A. The dues are voted on by the members. If this referendum is passed, once the transition
has occurred and the new Lake Owners Association is officially defined, the members
would set the dues to reflect the needs for the smaller operating budget.

   The current Holiday Shore Revenue for FY 2016 is $1,200,000. Lake & outlot maintenance
costs are approximately $417,000. There is potential for other variables but overall, the
future budget of the HOA would be significantly less.

14. When will this happen?
   A. Incorporation is projected to occur as soon as 2017. Pending the results of voting from the
residents impacted. It will not occur 'over-night' as with a change of this caliber, it can be
anticipated that there will be a transition period.

15. When can I vote?
   A. This is being reviewed. Potentially Summer/Fall 2017. This is still to be determined.

16. Will there be a mayor?
   A. If incorporation passes, the residents will have to vote for a Village President (similar to a
mayor) and a Board of 6 Trustees. The election for these positions could be held in
March/April 2017.

17. What about the Zip Code?
   A. There would be no changes to current zip codes. Mailing addresses would remain the
same.

18. What about the Holiday Shores Fire Department?
   A. The Holiday Shores Fire Department would continue to operate as they do today.

19. What about the Sanitary district? Will this fall under the Village’s responsibility?
   A. The Sanitary district would continue to operate as they do today or move into the
municipality.
20. **Will we have a police force or contract with the Madison County Sheriff's Office?**
   A. By incorporating, the community will have the ability to contract with the Madison County Sheriff's office or to establish our own police department. The committee has begun the process to review options and the associated expenses. Ultimately this decision will be determined by the future government officials. One of their responsibilities will be to establish a project plan, collecting bid and determine the appropriate course of action. It can be anticipated that this will be developed and scaled to meet the needs of the community within the budget allocations. The roll-out and growth can be anticipated to occur in a multi-phase process that will be scaled appropriately.

21. **What grants would the Village of Holiday Shores be eligible for?**
   A. County & State Grants which can be used for green space improvements like establishing parks, playground, ball fields, adding other recreational facilities like a library, etc.

   For example, in 2015 the Village of Bethalto has applied for over 12 grants from sources like Madison County, IDOT, IDNR. These grants will be used towards expanding current parks, adding a splash pad, tree replacements and beautification, sports complex equipment, adding concession and restroom buildings, adding multi-use trails, sewer/water upgrades, wastewater projects, museum upgrades, computer training center operations and more.

   **IN THE NEWS:** Just announced this past month by the Madison County Park and Recreation Grant Commission, the County Board voted to authorize the distribution of **30 Park Enhancement Grants totaling $1,343,398.66** to municipalities and park districts in the county.

22. **Where will the village office reside?**
   A. For the interim, the village office will be able to review property lease options in the community.

23. **Are there options other than incorporating into a Village? Why not just form a road district?**
   A. The committee reviewed several options. Alternatives included increasing HOA dues or establishing a road district. Currently, a bill has been passed in Illinois that prohibits any new taxing authorities in the State so creating a road district is not a viable option. Either method would increase the cost for residents but provide only a limited benefit.

24. **What about the lack of funding due to the current budget for the State of Illinois?**
   A. At present time, the tax revenue that the Village would receive is being paid timely.

25. **What would the transition process be like?**
   A. Based on the information today, 2017 would be a transition year. During Spring 2017, elections would be held for positions of the Village. Once the future government officials are established, the services and responsibilities handled by the current HOA would shift to the appropriate person. The prospective costs, phases and items associated with the transition process are still under review at this time.
26. What happens to the current HOA board and committees?
   A. The current HOA board and committees would continue forward focusing on the needs of
      the Lake Owners Association.

27. What about the employees?
   A. No job loss is anticipated. The Association will eliminate staff as needed. The Village will
      hire staff as needed. Also, future employees of the Village will have access to better
      benefits options than current employees of the Association.

28. I didn't realize there was a committee looking at incorporation. When did this start?
   A. The idea to incorporate the holiday shores community has been discussed by residents for
      decades. Given the growing constraints of the association budget and the increasing needs
      of the neighborhood, starting in June of 2014, a group of residents have met to work on
      creating a plan for incorporation. This has been an independent, voluntary process.

29. Why 2016?
   A. The concept of incorporation is not a new idea but given the population of our community
      and continued growth, each additional year that we delay incorporating, we lose access to
      over 1 million dollars in revenue we already pay.

30. What will happen next?
   A. The community decides. The committee plans to continue to talk to residents, host
      additional meetings and conduct an opinion survey. During the next few months, all
      residents are invited to engage in the process and have multiple opportunities to ask
      questions and provide feedback. Since the area of incorporation exceeds the boundaries of
      the current Holiday Shores HOA, the appropriate method is still being determined. The
      legal regulations associated with this process are continuing to be fully researched and
      validated by accredited sources to ensure that the proper course of action is followed. Stay
      tuned...

31. How can I help? Do you need help?
   A. Yes! More help will be needed, please contact us at villageofholidayshores@gmail.com

32. Who do I contact if I need more information?
   A. We welcome any questions. More information will be available, please contact us at
      villageofholidayshores@gmail.com