

The Legend

A Quarterly Newsletter
for Village Residents

Fall 2022



Village Directory

VILLAGE HALL

One Thorobred Lane
Sleepy Hollow, IL 60118
(847) 426-6700

VILLAGE PRESIDENT

Stephan K. Pickett
(847) 586-5664

VILLAGE TRUSTEES:

PUBLIC BUILDINGS & ENVIRONMENT

Mark Thorne (630) 797-8606

FINANCE

George Hoffman (847) 836-1702

BUILDING & ZONING ENFORCEMENT

Anthony Piraino (630) 890-4257

POLICE & PUBLIC SAFETY

Steven DeAtley (847) 274-7748

PARKS, ROADS, & STREETS

Edward Harney (847) 946-3521

WATER & SEWER

Joseph Nemec (847) 217-0930

VILLAGE SERVICES:

VILLAGE CLERK

Anthony Mills (847) 428-2266 ext. 1703

BUILDING INSPECTOR/PERMITS

(847) 428-3388

WATER DEPARTMENT

Wendy O'Neill (847) 428-2266 ext. 1702

DIRECTOR OF FINANCE

Eugene Vann (847) 426-6700 ext. 1700

PUBLIC WORKS

Kyle Killinger (847) 428-5636

POLICE ADMINISTRATION

(847) 426-4425

POLICE NON-EMERGENCY

(847) 428-8784

Setup & Design by: Kathy Eaton and CM Parker
theshlegend@gmail.com

Cover Photo: Ellen Nissen

Back Cover: Maureen Jackson



President's Message

Stephan K. Pickett
Village President

It is finally happening. The website for the Village is being updated. I know it doesn't sound like a big thing, but believe me it has taken a long time to accomplish and I am excited. For the better part of 3 decades the Village has been depending on a number of volunteers to develop and maintain our web presence. The earlier websites served their purpose admirably and the Village owes a world of thanks and gratitude to all those who volunteered their time and efforts in keeping the web presence active for the Village.

The goal is to have the new web presence up sometime in mid-September. The update to the website will allow the Village to handle changes, post notices, add events etc. with shorter turnaround times. The purpose of this whole exercise is to improve the communication between the Village and the residents.

Speaking of communicating within the Village, do you know who the Trustees are that represent you on the Village Board? Well, if you don't, you soon shall, as the bios of the six Trustees are included in this edition of The Legend. These people are here to help you or to answer your questions concerning the operation of the Village. They have been assigned as liaisons with a specific area of Village operation which helps you decide whom to call.

Keep your eyes open for information concerning an upcoming Tour of the Hollow bicycle ride through our little corner of paradise. There will

CONTINUED ON NEXT PAGE



Connect with the Village

Phone: (847) 426-6700

Fax: (847) 426-4082

Hours: Monday-Friday 7:00am to 3:30pm

Email: sleepyhollow@sleepyhollowil.org

Website: www.sleepyhollowil.org

Meetings: Regular meetings of the Village Board are held on the first and third Mondays of each month at 7:30 pm. Residents are welcome to attend. If you wish to speak at a board meeting, you must sign in prior to the start of that meeting. The Planning and Zoning commission meets on an as needed basis. Anyone interested in volunteering for this commission should contact President Pickett. All meetings are now livestreamed from Village Hall.

also be a Beau Brummel bicycle hill climbing challenge. More information to come.

Enjoy the fall weather, get outside.

Peace,
S.K.P.

CHANGES TO VEHICLE STICKER FEES

Please be aware of some changes to the way late fees for village vehicle registration stickers will be handled. Beginning next year, a \$5.00 per month per vehicle for late registrations from May 1st to August 31st will be assessed. Starting September 1st, the penalty fee will be \$50 per month and full payment of an AWP ticket will be charged (approximately \$164.00). If payment is still not received at that point, then the next step is court proceedings.



TRUSTEE BIOGRAPHIES

Edward Harney—Trustee of Parks, Roads, and Streets

Ed Harney was appointed to the Sleepy Hollow Village Board to fill a vacancy and was subsequently elected to a four-year term in 2021. Prior to that he served on the Sleepy Hollow Zoning Board of Appeals.

Ed moved to Sleepy Hollow with his family in 1978 and has been an integral part of the community. He and his wife, Sue, raised their two children here and have been active in a variety of boards and community projects. He is a retired American Airlines pilot and a former Navy pilot. He coached his son's soccer and little league baseball teams and is an active supporter of the Dundee Township Open Space Program. He is a member of Willow Creek Community Church and has volunteered at its Care Center one day a week for many years.

He appreciates the opportunity to give back to the village and is grateful to the Village residents who do what they can to keep it a unique and wonderful place to live.

Anthony Piraino—Trustee of Building and Zoning Enforcement

My name is Anthony Piraino and I have been a resident of The Village of Sleepy Hollow for the last eight years. My wife Dana and I have four adult children and one three-year-old grandson. We enjoy playing pickleball and riding our bicycles on the Fox Trail.

In 2019, I was elected as a Village Trustee and appointed to serve as the Building and Zoning Trustee. In this role, I am the liaison between the Building Department and the Village Board. The Building Department is run by Barbara Dettmer with ICCI and they approve all permits for construction and renovations within the village.

Prior to running for the trustee position, I attended the Village Board Meetings to observe and learn how a small village is run by the elected officials. I realized that I could contribute in a way to be the "voice of the residents" on issues that are important to each of us living in Sleepy Hollow. I would encourage all residents to attend the bi-monthly meetings and have an opportunity during the public comments portion to stand up and be heard.

Joseph Nemec—Trustee of Water and Sewer

My family has over a 45-year connection to Sleepy Hollow; my mother-in-law, Betty, had the privilege of serving on the board as parks trustee in the 1970s and help make Sabatino Park into the area we now cherish and enjoy as residents of Sleepy Hollow. When my wife and I got married we moved to Sleepy Hollow because of its charm. When a friend asked me to join the board in 1997, I was happy to volunteer my time on the board for 4 years. It gave me great satisfaction to work with Steve Pickett, public works trustee at the time, to help solve water quality issues in the older part of the village and work on a plan to modernize the water system. When President Steve Pickett asked to fill an empty seat on the board in 2011, I was happy to volunteer my time again. It's been a great experience helping make Sleepy Hollow such a special place to live. When my current term is up in 2023, I look forward to seeing other residents join the board and continue to keep Sleepy Hollow the unique place it is.



From the Police Department

Samuel J. Parma Jr., Chief of Police
Sleepy Hollow Police Dept.
(847) 426-4425



AS WE LOOK TO THE FALL SEASON

It's hard to believe that as I write down these thoughts, we are talking about fall and cooler temperatures. One thing that fall ushers in is the beginning of the school year at Sleepy Hollow Elementary. With school starting, please be very attentive to the children going to and from the school. Children may not always pay attention to vehicles, so it is imperative that we as drivers do. Remember that all our roads have 25mph speed limits and please put down that cell phone; no call is as important as someone's life!

Sleepy Hollow Police Community Engagement

Our police department cannot do what we do without the support of the community we serve. Unfortunately, and by the nature of what we do, we will occasionally have contacts with residents that are, shall we say, not warm and fuzzy. We accept that as a very small part of what we do and will not let it define who we are or what we stand for. The true focus of our department is to have positive interactions with our citizens and to keep Sleepy Hollow as the hidden gem of the Fox Valley. In that spirit, 6 of our officers volunteered their time and spent several hours at National Night Out. It was a wonderful opportunity to interact with stakeholders from multiple communities and show off our wares. A big thank you to Officers Chris Diori and Glenn "the Headless Horseman" Edwards for spearheading this event.



Please Help us Help You

As a small, but dedicated, police department, we rely on our residents to stay vigilant and report any suspicious activity. Remember the saying, if you see something say something. Our staff are on duty 24 hours a day, 7 days a week patrolling the village and doing our part to keep people safe.

Finally, as fall approaches, we will lose daylight at a quick pace. Please remember to keep lights on timers both inside and outside your home, lock your vehicles and remove all valuables, and keep landscaping trimmed around your home. This makes it easier for our officers to notice things or people out of place while on patrol. These small but mighty steps help give our officers and you an edge over criminals. Please stay safe and know that your police department stands ready to provide the services that you as our stakeholders deserve.



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Steven DeAtley—Trustee of Police and Public Safety

Trustee Steve DeAtley and his family have lived in Sleepy Hollow since June 2001. He was elected to the Board in 2019 and is the Police and Public Safety liaison. Steve has spent his professional career in various printing and graphics roles and now works for a local HVAC company. He has been involved in community activities including the Service Club, Tri-Cities Little League and the Dundee-Crown Booster Club. He enjoys participating in local car shows with his 1959 Ford Fairlane convertible and his 1964 Ford Galaxie 500, golfing, and watching his favorite sports teams.

George Hoffman—Trustee of Finance

Trustee Hoffman has resided in Sleepy Hollow's Surrey Ridge subdivision with his family since 1992 and brings a wealth of financial background to the board. He has been involved with the financial activities of the village for over a decade, having assumed a role on the Finance, Planning, and Zoning Board in 2012. Additionally, he previously was a volunteer for School District 300's finance committee. Aside from his background in finance, he has 15 years of military experience, having served active and reserve duty for the US Navy. While he is now retired, he worked 50 years for Sears as a manager in their automotive department. This executive position afforded him many skills and opportunities. Trustee Hoffman is well poised as the Village's finance trustee.

Mark Thorne—Trustee of Public Buildings and Environment

Mark Thorne has lived in Sleepy Hollow since 1998. Most recently, he retired from a 40-year career in IT and is currently enjoying being a grandfather and producing music. He has served on the Sleepy Hollow Board of Trustees since April 2021.



TED BUCKLEY, CPFA
Financial Advisor

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From the Fire Department



Richard Thomas, Fire Chief
Brian Rohrbacher, Public Education Coordinator
Rutland Dundee Fire Protection District
P.O. Box 203- 11 E Higgins Rd, Gilberts, IL 60136
(847) 426-2522

Rutland-Dundee Fire Protection District responds to a wide range of calls for service in our communities. From cardiac arrests to house fires – our personnel are trained to provide the highest quality service, whatever the need. The goals of fire response are to suppress hostile fires and protect lives, property and the environment. Our firefighters are highly trained to respond to these fires in a quick and efficient manner. Duties of firefighters during a fire response include:

- **Search and Rescue** – firefighters search a building for victims and perform rescues.
- **Suppression** - crews enter a burning building to locate and extinguish a fire. Based on the severity, size, and potential for unsafe structural conditions; crews may be forced to battle the fire from the exterior.
- **Command and Safety** – a commander oversees the operation and ensures firefighter safety.
- **Ventilation** – firefighters cut holes in roofs and remove windows to remove hot gases and smoke so firefighters inside the building can locate and extinguish the fire. Ventilating a building can also provide “good” air for trapped occupants.
- **Rapid Intervention Team (RIT)** – firefighters must stand by to rescue injured or trapped firefighters inside a building.
- **Salvage and Overhaul** – firefighters minimize damage to personal items by covering or removing them from the building. They also open walls and ceilings to extinguish fires that could later rekindle.
- **Investigation** – investigators determine the cause of the fire.
- **Rehab** – a crew helps firefighters get rehydrated and cooled down after being inside a building.



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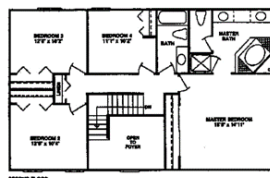
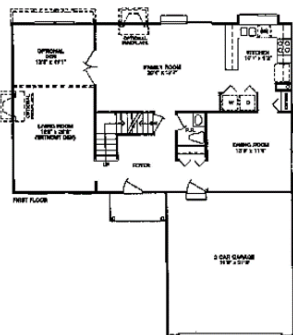
THE SECRETS OF THE CHURCHILL HOUSE

A resident simply wanting to verify the model name of her home before she put it up for sale, learned that she did not own the home she thought she did. In fact, she was made aware that her home was one-of-a-kind and quite important to the village's housing stock. This information had been lost for well over a decade, and was only rediscovered through research stemming from the resident's verification inquiry. The house in question is located at 721 Pimlico Parkway. The model name of the house is The Churchill, however, it had been confused with and assumed to be a nearly identical Kensington model. All the models in Saddle Club Estates were renamed and slightly modified for 1987, therefore it isn't that uncommon to have model confusion. However, it was not believed that any Churchill homes were built—so it was a huge revelation to find out that a Churchill actually existed. A deeper look through property records not only confirmed that 721 Pimlico was indeed a Churchill, but that it was the only Churchill ever constructed. At 2,288 square feet, The Churchill is the smallest 2-story model offered at Saddle Club.

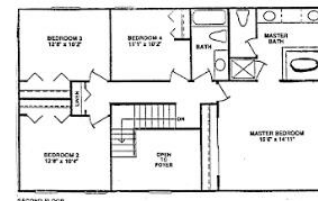


Saddle Club's Churchill was sold to its original owner in January of 1987 for a cost of \$144,505. According to the original floorplan for The Churchill, its base price was \$139,990 if ownership was taken in 1986 or \$145,990 if ownership was taken in 1987. Given its final cost, it can be inferred that the house was to be completed in 1986 and has \$4,515 worth of options and upgrades, but there may have been a delay or two since it wasn't sold until 1987; or the home was built as an inventory home in 1986 and sat vacant until being sold in January of 1987.

The roots of The Churchill can be traced to the Stonebridge subdivision in Carol Stream. Stonebridge was another subdivision being built by Pulte Master Builders at the same time as Saddle Club Estates. A model quite similar to The Churchill was being sold there under the name The Buckingham. It is quite apparent that a fresh plan wasn't made for The Churchill. Edits were hand done to The Buckingham's plan to create The Churchill's. This is evidenced by the hand-drawn bathtub in the ensuite and the hand-drawn door connecting the garage to the house as well as redrawn wall where The Buckingham's main floor laundry was removed. (Also note the relocated garage left a white space on the right wall of the dining room and a random stair appears at the back of the garage. Even with The Buckingham's edits, the Churchill's floorplan still isn't 100% accurate. The garage front is shown flush with the house. However, to accommodate the window in the ensuite, the garage needed to be shifted forward. As such, the Churchill's garage sticks out three feet.



The Churchill
2288 Sq. Ft.
4 Bedroom 2 1/2 Bath
\$139,990.00 1986 Delivery
\$145,990.00 1987 Delivery



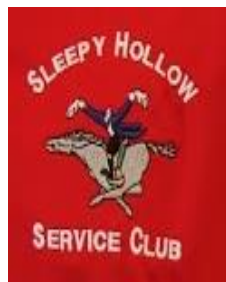
Pulte Master Builders- Saddle Club Estates-Sheep Hollow Illinois- (312) 428-0450



The Buckingham

Keeping with tradition of Saddle Club's other models, it is assumed that The Churchill was offered in four exterior choices, but with only one constructed, there are no built examples of the other

styles, although the Stonebridge subdivision offers some insight as does Saddle Club's replacement for The Churchill, The Kensington. Saddle Club's Churchill has been extensively remodeled inside and out throughout its tenure with three owners. A Juliet balcony was removed over the front door, a wall was placed in the living room, and the platform bathtub was removed in favor of a large walk-in shower. The kitchen was also reconfigured in the 1990s.



From the Service Club

Sleepy Hollow Service Club
P.O. Box 43
Sleepy Hollow, IL 60118
Shsc-il.org



WELCOME TO FALL 2022

Welcome to the Fall of 2022 from the Service Club!

2022 Schedule

- Halloween in the Hollow - October 29
- Holiday in the Hollow - December 3

Full schedule information meeting dates and events is available at www.shsc-il.org. All events are located in Sabatino Park.

show more intimate. If you have feedback on either event, email us at info@shsc-il.org. Many thanks to all involved with the 4th and of course our generous sponsors. Visit the photo gallery to see the fun!

Other News

The planning for the 50/65 event (the Sleepy Hollow Service Club turns 50 and the Village of Sleepy Hollow turns 65) has kicked off but no news yet to report. The

old street sign auction and new Flagpole Memorial bricks are still a work-in-progress. Finally, the Village and the Service Club are making major changes to their websites. This may result in some disruptions, so we're asking for patience during this transition.

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Rice Family
Sanders Family
Schier Family
Schneider Family
Tanner Family
Thielen Family
Wollenberg Family
Weber Family
Westbrook Family
Zozokos Family

Sleepy Hollow Service Club

Halloween in the Hollow

We have started the planning for Halloween in the Hollow and expect this to be a normal event with hay rides, costume and chili contests, pumpkin decorating, food, drinks, a DJ, big bonfire and the ride of the Headless Horseman. So mark your calendars for the afternoon of October 29.

July 4th Recap

This is the first year the fireworks were on a different day than the daytime event. Both events went very well from the view of the club and those who attended. From preliminary estimates we were close to our budget for the event, with a slight increase in raffle participation and an increase in fireworks parking donations. With shooting off the fireworks on the 2nd, the turnout was only about half of previous years but this made parking easier and the

Become a Member

The next two Club meetings will be September 6 and October 4 at 7:30 pm at D.C. Cobbs. All are welcome to come join or just check us out. As a reminder, any adult residing in Sleepy Hollow is eligible to become a full member. Non-residents are also welcome to join as associate members. For more information about joining the Club or just helping out, email info@shsc-il.org.

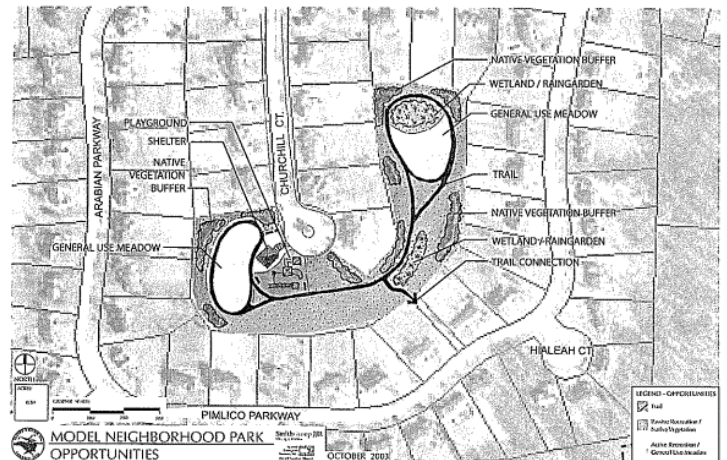
Visit the website at www.shsc-il.org to find out about past and future events, volunteering, joining, sponsoring or contacting the Club. See you in the Hollow

A BRIEF NOTE ON PARK HISTORY

For those curious about historical efforts regarding rehabilitation of Sleepy Hollow's parks, there is a resource available online that outlines a plan that was set forth by Sleepy Hollow in January of 2004. This 51-page plan was written in response to the Green Community Plan initiative and discussed potential changes to Sabatino and Saddle Club Parks as well as other village greenspaces and waterways.

The plans were quite comprehensive, offering amenities on a large scale. Consider the plan's proposal for Sabatino Park; while the 2004 plan exceeded two million dollars in cost, it would've included boardwalks, reforestation, and the addition of a community room at Village Hall. The proposal for Saddle Club Park would've essentially transformed it into a mini version of Sabatino with a perimeter trail, drinking fountain, shelter, and a rain garden. The cost for Saddle Club Park was approximately \$236K. Between a combination of factors such as residential concerns, high price tags, and the fact that the plans weren't intended for immediate implementation, the grand ambitious designs ultimately never came to fruition. Regardless of offering a glimpse into what could've been, the plan provides a basis for some ideas for what could be done in the future (if necessary) on a much smaller scale.

The plan can be viewed in its entirety at <https://mayorscaucus.org/wp-content/uploads/2018/03/sleepy-hollow-green-communities.pdf>.



Costs

The following summarizes key components of the plan and their potential costs:

- 4 acres of wetland restoration/creation	\$30,000
- 500 linear feet (l.f.) of paved walking trail	\$17,500
- 1/2 acre of native buffer planting/reforestation	\$10,000
- 1 acre of general use meadow	\$20,000
- 1 playground	\$50,000
- Park and educational signage	\$10,000
- Park shelter	\$50,000
- Rain garden	\$1,500
- 15% contingency	\$28,350
- 10% design and engineering fees	\$18,900
Grand Total	\$236,250

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From the Building and Zoning Department

Barbara J. Dettmer, Code Official

International Codes Consultants and Inspections, Inc.
(630) 816-8455

Recently, public hearings were held by the Sleepy Hollow Planning and Zoning Commission (PZC). Compared to past public hearings, the PZC was glad to have a relatively large group of citizens attend the meeting and hearings. During the first public hearing, no one testified; and, during the second, four individuals testified. The testimonies were almost verbatim, and did not provide any supporting details to the individuals' positions that they did not want the proposed subject of the hearing. Unfortunately, this type of testimony did not provide information for the PZC to discuss. The PZC had been working on the subject matters since February.

In the coming months, there may be more opportunities for citizens to attend, and testify, at public hearings. The PZC wants to have citizens participate in the hearings, and to provide details to support the testifier's position, so the commissioners can discuss and consider the testimony given.

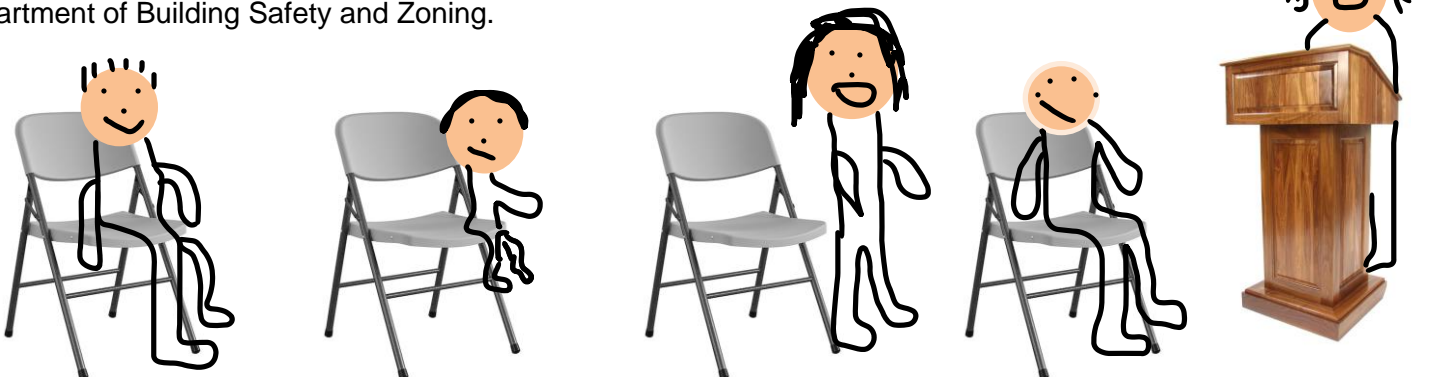
To provide clear, concise testimony detailing your position:

- 1) Read and understand what the public hearing is about. Once published, the public notice and, if applicable, the application, are available at Village Hall for you to read. Consider:
 - a. What is the subject of the public hearing?
 - b. What exactly are the plans of the proponent?
- 2) If you decide to present testimony at the hearing, be prepared to provide details supporting your position, whether for or against, a given proposal. Explain:
 - a. How does the proposal affect you personally, or your property in the Village? For example: Consider if traffic passing by your home will increase.
 - b. What suggestions do you have to make the proposal better, to help the Village?

Per the PZC's adopted rules, each individual's testimony will be limited to 5 minutes at any public hearing, and those testifying should be presenting different information. If a group wants to present the same information, a spokesperson for the group should be selected to speak on the group's behalf. Anyone wishing to testify will need to complete a form identifying themselves with name, address, phone number; if acting as spokesperson, also the names, addresses and phone numbers of those individuals being represented.

The PZC looks forward to receiving your constructive testimony at future hearings.

If you have any questions, please call Code Official, Barbara Dettmer, Village of Sleepy Hollow, Department of Building Safety and Zoning.



The Sleepy Hollow Service Club Presents:

HALLOWEEN IN THE HOLLOW 2022



- Chili Contest
- Costume Contest
- Pumpkin Decorating
- Bonfire
- Refreshments
- Hay Rides

THE MAKING OF A SLEEPY HOLLOW 4TH

This year I had the opportunity to assist the Service Club with 4th of July setup. I have to say I was quite impressed with the camaraderie and organization of the club. Once the doors to the barn were opened, neat stacks of tables and rows of chairs were revealed as were labeled plastic storage bins containing the festival's essential items. The helpers all got in a line, and one by one, tables and chairs left the barn and were loaded onto trucks for transport to the park down the street. At the park, the help disbursed to various areas to begin setting up the tents. This was not the type of stressful shorthanded setup that I've heard residents rumor about. For those that have been hesitant to lend a hand because of these preconceived notions, I would encourage you to take part at least once. You don't have to stay the whole time, but helping to set up the major summer event for the Village is a great way to get involved and I know the Service Club would appreciate the extra hands.

--CM Parker, Editor, Legend Newsletter of Sleepy Hollow

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Fall

CALENDAR OF EVENTS

September

5 Labor Day (Village Hall Closed)

6 Village Board Meeting **7:30 Village Hall**

6 Service Club Meeting 7:30 DC Cobb's

19 Village Board Meeting **7:30 Village Hall**

October

1 Burn Pile Opens

3 Village Board Meeting **7:30 Village Hall**

4 Service Club Meeting 7:30 DC Cobb's
(New Members Night)

10 Columbus Day

24 Village Board Meeting **7:30 Village Hall**

25 Burn Pile Closes

29 Halloween in the Hollow 3:00 SabatinoPark

November

1 Newsletter Contest Entries Due

1 Service Club Meeting 7:30 DC Cobb's

6 Daylight Saving Time Ends

7 Village Board Meeting **7:30 Village Hall**

10 Newsletter Deadline for Winter Issue

11 Veteran's Day

21 Village Board Meeting **7:30 Village Hall**

24 Thanksgiving Day (Village Hall Closed)

25 Village Hall Closed

25 Last Yardwaste Pickup

ORDINANCES AND RESOLUTIONS

No. 545 Ratification of 2022 Planning & Zoning
Commission meeting dates

2022-7 Appropriation Ordinance

2022-8 An ordinance amending the Village Code, Title 6, Chapter 2: Public Improvements, Chapter 3; Village Water and Sewer, Chapter 4: Public and Private Sewers, Chapter 5: Private Sewage Disposal and Title 7, Chapter 4: Swimming Pools

2022-9 An ordinance amending Zoning Regulations to add as a special use in B-2 Village Business District "Banquet Facilities"

2022-10 An ordinance amending Zoning Regulations to add as a special use in B-2 Village Business District "Self-Storage Facilities"

ACCESSING VIRTUAL MEETINGS

Village Board meetings will continue to be livestreamed to YouTube. You are still welcome to physically attend the meeting at Village Hall, provided the room is not at capacity. Public comments may be given in-person at the meeting or by using the form on the Village website until 5:30pm on the day of the meeting. Hand written comments are also accepted, but must be received one day prior to the meeting. Archived meeting videos are viewable on the village's YouTube channel and minutes continue to be viewable on the village website.

Replacing an original cement walk in Saddle Club Estates? Editor will buy Pulte Master Builder plaque. Contact theshlegend@gmail.com

SAVE THE DATE

December 3rd

For

Holiday in the Hollow

At

Sabatino Park

Fall 2022 Contest: Send a Pic

Enter to win a \$25 gift card to Jimmy's Charhouse

Send us a picture taken in Sleepy Hollow. Recently, a year ago, thirty—doesn't matter. Email your photo along with your name and phone number to theshlegend@gmail.com or bring them to Village Hall with this entry form no later than November 1st. A winner will be drawn at random from entries received by the deadline and notified via phone. Please be aware that any submissions may be used in future editions of The Legend. Good Luck!

Name: _____ Phone: _____

Answers to Summer Trivia Contest:

1. 1
2. 7
3. Ends
4. Winter 2012-13
5. Fall 2020
6. True
7. Flags
8. 2
9. 5
10. Autumn 2016

REAL ESTATE VALUES, SPRING AND SUMMER

As you know, the summer edition of The Legend was printed before the spring real estate period ended. Therefore, the tabulations shown in the table were accurate as of mid-May, but did not encompass the entire period as they did not include sales from mid-May to May 31st. The listing below reflects the necessary updates for the period of March 1-May 31.

Subdivision	Sales	Average	Median
Deer Creek	1	\$502,000	\$502,000
Saddle Club	4	\$452,000	\$459,500
SH Manor	9	\$408,595	\$400,000
Village as a whole	14	\$427,668	\$437,500

For the spring period, no sales occurred within The Bluffs, Carriage Homes, or Surrey Ridge subdivisions. Additionally, one property in unincorporated Sleepy Hollow sold for \$480,000.

A notable sale that occurred during the spring period was the last Bay model in Saddle Club still owned by its original owner was sold.

The following table shows pricing information of real estate sales in the Village of Sleepy Hollow from June 1, 2022-August 31, 2022. Sales table only includes properties listed publicly through Multiple Listing Service; private transactions are not factored into sales tabulations. All figures are rounded to the nearest dollar.

Subdivision Name	# of Sales	Average Sales Price	Median Sales Price
The Bluffs	0	---	---
The Carriage Homes of SH	1	\$187,500	\$187,500
Deer Creek	2	\$576,250	\$576,250
Saddle Club Estates	1	\$432,000	\$432,000
Sleepy Hollow Manor	10	\$388,190	\$390,000
Surrey Ridge	0	---	---
Sleepy Hollow as a whole	15*	\$407,060	\$410,000

*Includes one sale in Pine Lake Estates

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