



# HARVEST RUN PHASE I & II EXPRESS

A NEWSLETTER FROM THE HARVEST RUN PHASE I & II ASSOCIATION - November 2011

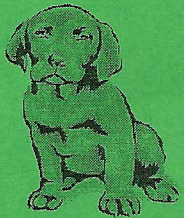


## 2012 BUDGET

Attached is a copy of the 2012 budget which reflects a "zero" increase to the annual assessment of \$203.00.

This budget has been prepared to reflect the best estimate of expenses that the Association will experience during the next fiscal year.

While the Board of Directors are responsible for establishing and approving the budget, they encourage your comments regarding this matter. Please mail or fax your comments to Northwest Property Mgmt. and a copy will be forwarded to the Board of Directors for their review.



## ATTENTION PET OWNERS

Please be courteous to your neighbors and don't allow your pets to stay outdoors barking throughout the day or night. The Association has received complaints regarding this, and neighbors have stated that they will call the police if this continues. And please keep the property beautiful and clean up immediately after your pets. Thank you!

## LANDSCAPING

The Board of Directors have renewed the contract with SK Lawn Service for the Common area landscaping maintenance. This is a two year contract that begins on April 1, 2012 and continues thru October 31, 2013.



## ASSESSMENTS

Please remember. The annual assessments are due each year by the 20th of February. Attached is the current Assessment and Collection Policy that has been approved by the Board of Directors.

The assessment policy includes late charges for all payments that are not received on a timely basis. The late fee starts at \$10.00 and then escalates to \$25.00 monthly.

The annual budget is funded from the annual assessments received. If the funds are not received on a timely matter, the Association is unable to pay their expenses.

Please avoid the monthly late fees and pay your annual assessment by February 20th.



## ANNUAL MEETING RESULTS

Thank you to all the Homeowners who attended the Annual Meeting in September!

There were four Board Member positions that expired in 2011. Congratulations to Tom Allen and Navin Patel for being elected to another two year term! We also have two new Board Members that were elected for a two year term. Congratulations to Lee Ellis and Dan DeCoster! We look forward to working with these new Members as part of the team.

We would also like to thank Andrew Jacobsen and Jeff Gura for all your hard work and effort while you were on the Board. You will be truly missed!

Janice Reinhardt, Property Manager jreinhardt326@sbcglobal.net  
Northwest Property & Financial Mgmt., 780 Tek Drive, Crystal Lake IL 60014  
815-459-9187 815-459-1306 (fax)



## PRESIDENT'S CORNER

Dear Fellow Homeowners,

I hope this newsletter finds you well. I just wanted to send out a friendly reminder as Winter approaches, to try and keep the sidewalks clear of snow. When snow covers the sidewalks, the kids are forced to walk in the street when going to and from the bus stop or to a friend's house, which can be very dangerous.

If you have a neighbor with physical limitations or one who is out of town, perhaps you could help them out by shoveling their sidewalk as well. It will really help everyone in our neighborhood have a safer Winter.

The Board is still trying to get our Website back up and running for a reasonable cost. We don't want to raise our dues to accomplish this, so there has been a lot of research by a Board Member on different sites, and the pros and cons of each of them. If any of the Homeowners have experience in doing this and would like to help guide us through this process, we would welcome your help. Please feel free to contact me and we will set up a time to meet and discuss the options that we have.

Let's work together to keep our neighborhood one of the nicest in Crystal Lake. By making sure your garbage and recycling are secured in the cans provided by the waste disposal company, you can prevent the debris from blowing throughout the community and ending up in someone's yard.

I also want to thank the Board Members for their continued work to keep the neighborhood one of the finest in Crystal Lake.

Sincerely,  
Tom Allen  
Board President

## BOARD OF DIRECTORS

Tom Allen - President  
1225 Harvest Court

Mike Gleason - Secretary  
929 Harvest Circle

Lee Ellis - Treasurer  
1245 Harvest Court

Dan DeCoster - Director  
908 Harvest Circle

Warren Carter - Director  
905 Harvest Circle

Navin Patel - Director  
953 Harvest Circle

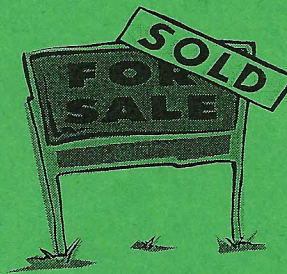
Kevin O'Donnell - Director  
1014 Wheatland Drive

## COMMERCIAL VEHICLES

Commercial vehicles are not allowed on the driveways, and must be parked within the garage. Trucks, recreational vehicles, boats, trailers, motorcycles, etc., are not allowed on the driveways for more than seventy-two (72) hours at a time, or not more than twice during a month's period, without the Board of Director's permission.

If your Commercial vehicle does not fit inside your garage, you have the following options:

1. Park the vehicle outside of the Association's property, or
2. Remove all ladders, buckets, tools, etc. that define it as a commercial vehicle. If there is company advertising on the vehicle, then a solid colored magnetic plate must also be used to cover the advertising.



1284 Barlina Road  
Sold April '11 \$210,000

971 Harvest Circle  
Sold April '11 \$285,000

# Seasons Greetings

## PHASE 3 WETLANDS



## ARCHITECTURAL CHANGES

The Wetlands that border Barlina Road, Autumn Drive and Crabapple Drive, are maintained by Harvest Run Phase 3 Association. We are not part of Phase 3. They are our neighboring Association to the north of our property.

Phase 3 recently mailed a notice to our Management Company regarding the maintenance of their Wetlands, which is known as Outlet D.

In the notice, the Property Manager for Harvest Run Phase 3 stated that their Association will no longer maintain the Community grass area that is on the south perimeter of their Wetlands, and borders the homes off Barlina Road and Autumn Drive. They stated that as of 2012 the perimeter area will be left as is, and be allowed to grow back to its natural condition. They will no longer mow this area.

The decision to stop maintaining the perimeter grass had a grave impact on all of the Harvest Run Phase I & II homeowners that border this area. The Community area behind their homes as been mowed and maintained since the property was developed, and has been enjoyed by all the Homeowners, not only in our Phase, but also in Phase 3.

This topic was the main discussion at the Annual meeting in September. Our Homeowners pointed out that this area is shown on the plat map as an "open grassed space". It was never designed to be part of the Wetland area and/or detention area, with wild flowers and cattails growing.

After doing some investigative work, we also found out that this "open space" is listed as a Community Area in the Phase 3 Declaration, and that is has to be maintained by their Association.

The City of Crystal Lake was contacted and we were informed that the Community Area has to be maintained as per the City Ordinances regarding grass and weeds.

The City notified the Phase 3 Management Company that this area must be maintained at a height of 8 inches or less, as per the City Ordinance # 526-2.

For all of our Homeowners who border this area, please contact the City of Crystal Lake if you see that this Community area is not being maintained.

We value our friendship with the Harvest Run Phase 3 Homeowners, and are not looking to disrupt that relationship. Upholding the laws of the Community surrounding our property is our main concern. Please do not let this situation disrupt your relationship with the neighboring property either.

Please remember! In order to maintain the cosmetic appearance of the property, all exterior structural changes must be approved by the Board of Directors, prior to constructing.

If you are planning on installing a deck, fence, patio, shed, walkway, swimming pool, hot tub, etc., please send the specifications, a copy of the Village permit, and your plat of survey showing the location of the improvement, to Northwest Property Mgmt.

You will also be required to fill out an Architectural Request Form, which can be obtained from the Management Company. Your information will then be forwarded to the Board of Directors for their review. Normal turn around time is approximately a few days.

## PHASE I & II WETLANDS

The Wetlands that border Huntley Road and Wheatland Drive are maintained by your Association, Harvest Run Phase I and II. These wetlands are monitored by the U.S. Army Corps of Engineers, and the Army Corps has strict guidelines regarding the Wetland areas.

As per the Declaration and Covenants of the Harvest Run Phase I & II Association, it is a direct violation to alter the Wetland area with any debris. It is also a violation of the U.S. Army Corps of Engineers, who oversee the preservation of the Wetlands, to enter the Wetland area and/or alter the Wetland area. Fines in excess of \$10,000.00 can be enforced for any violator who enters the Wetlands and/or alters the area with debris.

Please be conscious of these Federal laws when maintaining your property. Dead bushes, trees, lawn clippings and other landscaping debris must be discarded in lawn bags and picked up by the waste disposal company. Depositing your landscaping debris in the Wetlands is a Federal violation, in addition to a violation of the Covenants of Harvest Run Phase I & II.

HARVEST RUN HOMEOWNERS ASSOCIATION  
2012 BUDGET

|                                 | <u>2011<br/>BUDGET</u> | <u>2012<br/>BUDGET</u> |
|---------------------------------|------------------------|------------------------|
| <b>INCOME:</b>                  |                        |                        |
| HOMEOWNER ASSESSMENTS           | \$20,503.00            | \$20,503.00            |
| LATE CHARGE ASSESSMENTS         | 150.00                 | 150.00                 |
| INTEREST INCOME                 | 218.00                 | 155.00                 |
| <br>                            |                        |                        |
| <b>TOTAL INCOME</b>             | <u>\$20,871.00</u>     | <u>\$20,808.00</u>     |
| <br>                            |                        |                        |
| <b>OPERATING EXPENSES:</b>      |                        |                        |
| <b>  GROUNDS MAINTENANCE:</b>   |                        |                        |
| LANDSCAPE MAINTENANCE           | 6,020.00               | 6,020.00               |
| LANDSCAPE IMPROVEMENTS          | 1,332.00               | 2,478.00               |
| SEALCOAT/ASPHALT MAINTENANCE    | 1,619.00               | 0.00                   |
| LIGHTING MAINTENANCE            | 0.00                   | 150.00                 |
| ELECTRIC                        | 250.00                 | 250.00                 |
| <br>                            |                        |                        |
| <b>  ADMINISTRATIVE:</b>        |                        |                        |
| MANAGEMENT FEES                 | 7,800.00               | 8,075.00               |
| INSURANCE                       | 2,400.00               | 2,385.00               |
| MISC. ADM COSTS - ASSN.         | 800.00                 | 800.00                 |
| WEBSITE                         | 300.00                 | 300.00                 |
| ACCOUNTING FEES                 | 350.00                 | 350.00                 |
| <br>                            |                        |                        |
| <b>TOTAL OPERATING EXPENSES</b> | <u>\$20,871.00</u>     | <u>\$20,808.00</u>     |

|                            | <u>2011<br/>ASSESSMENT</u> | <u>2012<br/>ASSESSMENT</u> | <u>DOLLAR<br/>INCREASE</u> |
|----------------------------|----------------------------|----------------------------|----------------------------|
| Annual Assessment per Unit | 203.00                     | 203.00                     | 0.00                       |

The 2012 budget has been approved by the Board of Directors.