

HARVEST RUN

EXPRESS

A NEWSLETTER FROM THE HARVEST RUN PHASE I & II ASSOCIATION - December 2008



2009 BUDGET

Attached is a copy of the 2009 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.

LANDSCAPING

The Board of Directors have approved the contract from SK Lawn Service for the Common area landscaping maintenance. This is a one year contract that begins on April 1, 2009 and continues thru October 31, 2009.

Please be patient as the new landscapers become familiar with the property and the needs of the Association.



ATTENTION PET OWNERS

Please be courteous to your neighbors and don't allow your pets to stay outdoors barking constantly. The Association has received a lot of 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!



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.

Thank you!



ANNUAL MEETING RESULTS

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

There were three Board Member positions that expired in 2008. Congratulations to Warren Carter and Mike Gleason for being elected to another two year term! And welcome to Kevin O'Donnell, our newest Board Member!

We would also like to thank Keith Schoepke for all his hard work and input these past few years. He will be truly missed.

Janice Reinhardt, Property Manager jreinhardt326@sbcglobal.net
Northwest Property & Financial Mgmt., 5 Virginia Road, Crystal Lake IL 60014
815-459-9187 815-459-1306 (fax)



PRESIDENT'S CORNER

Dear Fellow Homeowners,

I hope the 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 the bus stop or to a friend's house, which can be very dangerous. Also, 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.

Times are tough for many people now and someone that you know might be struggling just to put food on their table. I would like to ask those that have the ability to, to join me in making a monetary donation to the Crystal Lake Food Pantry. There is a food drive going on for them throughout the community now as well. A \$2.00 donation buys 8 boxes of cereal and with \$5.00 they can buy 20 pounds of meat. If you can't donate money, maybe you could find some time to volunteer at the food pantry helping stock shelves or doing whatever is needed. Or you can join me in ringing a bell for the Salvation Army for awhile collecting donations at a location in town.

The Board is 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.

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

I would like to clean up the areas around the wetlands this Spring, but that information will come in a later newsletter.

Have a wonderful Thanksgiving, neighbors!

Sincerely,
Tom Allen
Board President

Seasons
Greetings

BOARD OF DIRECTORS

Tom Allen - President
1225 Harvest Court

Mike Gleason - Secretary
929 Harvest Circle

Andrew Jacobsen - Treasurer
1058 Wheatland Drive

Jeff Gura - Director
1292 Barlina Road

Warren Carter - Director
905 Harvest Circle

Navin Patel - Director
953 Harvest Circle

Kevin O'Donnell - Director
1014 Wheatland Drive



RULES AND REGULATIONS

Don't forget these friendly reminders! 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, including a plat of survey showing the locations, to Northwest Property Mgmt. We will then forward the information to the Board of Directors for their review.

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.

HARVEST RUN HOMEOWNERS ASSOCIATION
2009 BUDGET

	<u>2008 BUDGET</u>	<u>2009 BUDGET</u>
INCOME:		
HOMEOWNER ASSESSMENTS	\$20,503.00	\$20,503.00
LATE CHARGE ASSESSMENTS	150.00	150.00
INTEREST INCOME	650.00	600.00
TOTAL INCOME	<u>\$21,303.00</u>	<u>\$21,253.00</u>
 OPERATING EXPENSES:		
 GROUNDS MAINTENANCE:		
LANDSCAPE MAINTENANCE	4,095.00	5,845.00
LANDSCAPE IMPROVEMENTS	2,013.00	1,533.00
ELECTRIC	295.00	250.00
 ADMINISTRATIVE:		
MANAGEMENT FEES	7,500.00	7,775.00
INSURANCE	2,900.00	2,700.00
MISC. ADM COSTS - ASSN.	1,000.00	800.00
WEBSITE	0.00	300.00
ACCOUNTING FEES	500.00	350.00
WETLAND RESERVE CONTRIBUTION	<u>3,000.00</u>	<u>1,700.00</u>
TOTAL OPERATING EXPENSES	<u>\$21,303.00</u>	<u>\$21,253.00</u>

	<u>2008 ASSESSMENT</u>	<u>2009 ASSESSMENT</u>	<u>DOLLAR INCREASE</u>
Annual Assessment per Unit	203.00	203.00	0.00

The 2009 budget has been approved by the Board of Directors.