



# Harvest Run Phase I & II Express

2015 Newsletter

PUBLISHED BY THE HARVEST RUN PHASE I & II HOMEOWNERS ASSOC. AND NW PROPERTY MANAGEMENT

## Association News

### 2015 Budget

Attached is a copy of the 2015 budget which reflects a "ZERO" increase to the annual assessment of \$230.00. This budget has been prepared to reflect the best estimate of expenses that the Association will experience during the next fiscal year.



### Annual Assessments

The annual assessment of \$230.00 is due by February 20, 2015. Late payments will be assessed a \$10.00 late fee for the first two months, and the \$25.00 late fee the third month. After that, the account is turned over to the Attorney for Collections and you will be responsible for all legal charges.

Please pay your assessments on time to avoid the late fees and legal charges. The Association relies on your assessment to pay the annual expenses.

### Management Agreement

The three (3) year Management Agreement between Harvest Run Homeowners Association and NW Property Management is to expire on January 31, 2015. The Board of Directors has approved a 1 year Annual Contract renewal with no price increase. Management Agreement will be assessed annually.



## President's Corner

Happy New Year!!

We hope that 2015 is a prosperous year for you and your families. It is hard to believe that another year has come and gone. Your Harvest Run Board of Directors have been diligent in making sure that our neighborhood is in excellent condition.

At the 2014 Annual Board of Director meeting, we had two Board members who chose not to renew their board member positions. We would like to take this opportunity to thank Corey Helm and Mike Gleason for their contributions and many years of service. They will certainly be missed.

With this being said, we have two (2) open positions as Directors on the Harvest Run Board of Directors. If anyone is interested in representing the Harvest Run Homeowners, please contact our Property Manager, Pat Dodaro at NW Property Management. Or attend one of our quarterly BOD meetings as homeowners are always welcome.

### We're on the Web!

See us at:

<http://harvest-run-hoa.org>

### Harvest Run Phase I & II Board of Directors

Lee Ellis – President

Dan DeCoster – Treasurer

Warren Carter – Secretary

Mike Havenga – Director

Navin Patel – Director

### Northwest Property Management

Pat Dodaro – Property Mngr

780 Tek Drive  
Crystal Lake, IL 60014  
815-459-9187 Ph  
815-459-1306 Fax

In this years annual assessment mailing, we included a refrigerator magnet for each homeowner as a useful aid with important information.

With winter upon us, it's difficult to think about spring, but it will soon be here. Please remember that if you are planning any type of major work on your house or in your yard, that you contact NW Property Management to ensure that everything is in order. Also, reference your homeowner's association By-Laws and Covenants. Every homeowner should have received a copy of these documents at the time of closing on your home. If not, copies can be downloaded from our website. <http://harvest-run-hoa.org> Click on Association Documents.

If you have any concerns, problems or issues please contact NW Property Management first. If you need further assistance, feel free to approach any of the board members.

Respectfully,  
Lee Ellis

President of Harvest Run HOA Phase I & II

# Association News (continued . . .)

## Landscape Contract

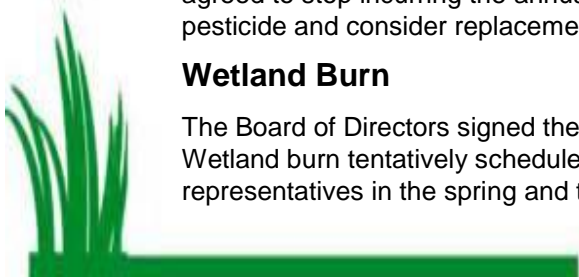
The Board of Directors has renewed the landscape maintenance contract with Elite Lawn Care for the 2015 season. Mowing occurs on Mondays. Landscape beds in our cul-de-sacs and along Huntley Road were turned and mulch added in 2014, which is done every 2 years.

## Huntley Road Common Area

The BOD and Creekside will assess landscaping needs along the Huntley Road common property in the spring. Many of the trees have matured and need to be cut back and pruned. The Board of Directors has agreed to stop incurring the annual expense to treat the three ash trees along Huntley Road with pesticide and consider replacement of these trees instead.

## Wetland Burn

The Board of Directors signed the contract with McGinty to begin the process of procuring permits for the Wetland burn tentatively scheduled for the Spring of 2015. The Board will be meeting with McGinty representatives in the spring and there will be further communication with the homeowners in the spring.



## Emerald Ash Borer

The City of Crystal Lake has confirmed the presence of the Emerald Ash Borer in Ash trees in our subdivision and/or parkways. City arborists have marked the infested trees for removal in 2014-2015. Ash trees are to be removed, stump ground and then a replacement tree planted. The city will return in the spring to complete planting of replacement trees.

## Bike Path

The Board of Directors will be assessing needed repairs on our bike path along Huntley road. Tree roots are beginning to buckle and crack the asphalt along the bike path. Tree roots will be cut and removed when asphalt patching is done.



## 2015 Board of Director Meeting Dates

Below are the Board of Director meeting dates. Subject to change. Check website for updates.



### Board of Director Meeting

Date/Time: Tuesday March 17, 2015 @ 6:00pm  
Location: NW Property Management

### Board of Director Meeting

Date/Time: Tuesday June 16, 2015 @ 6:00pm  
Location: NW Property Management

### Annual Board of Director Meeting

Date/Time: Tuesday September 22, 2015 @ 6:00pm  
Location: Crystal Lake Library, Ames Room (Lower level)

### Board of Director Meeting

Date/Time: Tuesday November 17, 2015 @ 6:00pm  
Location: NW Property Management

# Friendly Reminders . . .



## Website

We are on the web! See us at . . . <http://harvest-run-hoa.org>

On the website you will be able to access the Association's Covenants, Rules and Regulations, Newsletters, Financials, Budgets, Forms, contact information as well as common community links.

## Architectural Changes

All exterior changes must be approved by the Board of Directors prior to constructing.



Homeowners must complete the Architectural Request form which can be obtained from NW Property Management or downloaded from Harvest Run HOA website. Send project specifications and your plat of survey indicating location of improvement to NW Property Management. Your information will then be forwarded to the Board of Directors for review and approval.

As a rule of thumb, exterior projects such as painting and replacing a garage door require BOD approval, and any project that requires a City of Crystal Lake permit. For example - installing a deck, fence, patio, shed, walkway, swimming pool, hot tub, driveway replacement, and replacing a roof or windows/doors.

## Trash Containers



Please note that the City of Crystal Lake has an ordinance that states that trash containers cannot be seen from the street. The Harvest Run Association upholds the rules of the City of Crystal Lake.

In order to maintain the cosmetic appearance of the property, the Association requires that all Residents remove their trash containers from the driveway and store either in the garage or in the back yard of your lot.

The trash containers may be brought out the night before your trash collection date and then removed from the driveway the evening of pick up.



## Commercial Vehicles

Commercial vehicles are not allowed on the driveways and must be parked within the garage. Trucks, recreational vehicles, boats, trailers and motorcycles are not allowed on the driveway 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.



## Pet Owners

Please be courteous to your neighbors and don't allow your pets to stay outdoors barking throughout the day or night. And please keep the property beautiful and clean up immediately after your pets. Thank You!

## Contact Us!

As a homeowner, if you have any questions or comments on the topics above, please contact the Board of Directors through Northwest Property Management or use the "Contact Us" link on the <http://harvest-run-hoa.org> website.

*Harvest Run Association, Board of Directors*