



# Harvest Run Phase I & II Express

2016 Newsletter

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

## Association News

### 2016 Budget

Attached is a copy of the 2016 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, 2016. Late payments will be assessed a \$10.00 late fee for the first two months, and the \$25.00 late fee the third month. 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.

### Selling your home?

- 1) When you sell your home, you should notify, in writing, the Property Management Company and inform of the pending sale.
- 2) Your attorney will need to contact the Property Management Company. A clearance letter will need to be prepared for your title company for purposes of closing on the sale. You will need to provide to the Property Management Company the name of the purchaser and all applicable fees and assessments are required to be paid to the Association.
- 3) You will also be required to give your copy of the Declaration and Homeowners Information Manual to your prospective buyer at closing.

### Management Agreement

The Board of Directors has approved a 2 year contract renewal with NW Property Management.

### Landscape News

**Landscape Maintenance** – The BOD has renewed the landscape maintenance contract with Elite Lawn Care for three seasons, 2016-2018. Mowing occurs on Mondays.

**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 and will resume replacement of trees in 2016.

**Bike Path and Frontage Road** – In the spring of 2016, the Board of Directors will be assessing needed repairs on the south end of our bike path and landscaping improvements along the Huntley road common areas.

### Board of Directors Update

We would like to thank Lee Ellis for his 3 years of service as President with the homeowners association. With Lee’s resignation, officers are being assigned as follows:

President - Warren Carter      Secretary - Mike Havenga      Treasurer – Dan DeCoster      Director – Navin Patel

We currently have an open position on the Board of Directors. If you have any interest in becoming a Board Member, and representing your community, contact Pat Dodaro at Northwest Property Management.

### We’re on the Web!

See us at:

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

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

Warren Carter – President

Dan DeCoster – Treasurer

Mike Havenga – Secretary

Navin Patel – Director

Vacant – Director

### Northwest Property Management

Pat Dodaro – Property Mngr

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



# Friendly Reminders . . .



## Annual Board of Director Meeting

Date/Time: October 2016.  
Location: Crystal Lake Library, Ames Room (Lower level)

Homeowners will receive mailings indicating the 2016 Annual Board of Director meeting date, time and location. Check website for updates.



## 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

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*