

Harvest Run Phase I & II Express

Published by the Harvest Run Phase I & II Homeowners Assoc. and NW Property Management

2017 Newsletter

We're on the Web! See us at: <http://harvest-run-hoa.org>

Association News

2016 Annual Board of Directors Meeting - Election of Officers

Congratulations to Warren Carter and Mike Havenga for being elected to another 2-year term. Warren Carter will continue duties as President and Mike Havenga as Secretary.

2017 Budget

Attached is a copy of the 2017 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

Please remember, the annual assessment of \$230.00 is due by February 20, 2017. Attached is the current Assessment and Collection Policy that has been approved by the Board of Directors. Please pay your assessments on time to avoid the late fees and legal charges. The Association relies on your assessment to pay annual expenses.

Landscape Maintenance

In the spring of 2017, the Board of Directors will assess landscaping improvements and mulch needed along Huntley Road and cul-de-sac common areas. As a reminder, Elite Lawn Care will be entering year two of a 3-year landscaping agreement. Mowing occurs on Mondays.

Bike Path

In July/August of 2016, the Board of Directors approved repairs to over 200 feet of bike path along the south end of Huntley Road that had experienced erosion from the wetland willows. The entire bike path was then seal coated.

Emerald Ash Borer

The City of Crystal Lake will complete the replacement of parkway trees in 2017.

Harvest Run Phase I & II Board of Directors

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



President's Corner

Dear Homeowners,

As winter approaches, try to keep the sidewalks clear of snow so our children are not forced to walk in the streets when going to and from the bus stops or to a friend's house, which can be very dangerous.

Our Board of Directors consists of seven positions that manages our neighborhood finances, upholds our Rules and Regulations, Declarations, and Bylaws. We currently have three (3) vacant Director positions and the Board of Directors is soliciting volunteers. If interested in representing our neighborhood, please contact Pat Dodaro at Northwest Property Management, or attend the Annual BOD meeting in the fall of 2017. Most association business is conducted via email. Attendance is required at the Annual BOD meeting and whenever a committee is required to resolve association business.

I also want to thank Board Members, Mike Havenga, Dan DeCoster and Navin Patel, for their continued service in making our neighborhood one of the finest in Crystal Lake.

Wishing all our Harvest Run families a healthy and Happy New Year!

Sincerely,

Warren Carter, Board President

Friendly Reminders . . .

Annual Board of Director Meeting

Date/Time: TBD (Sept/Oct 2017)
Location: TBD



Homeowners will receive mailings indicating the 2017 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 #815-459-9187 or use the "Contact Us" link on the <http://harvest-run-hoa.org> website.

Harvest Run Association, Board of Directors