

# Harvest Run Phase I & II Express

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

2018 Newsletter

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

## Association News

### 2017 Annual Board of Directors Meeting – Election of Officers

Thank you to all the Homeowners who attended the Annual Meeting in October! Congratulations to Dan DeCoster and Navin Patel for being elected to another 2-year term. Dan DeCoster will continue duties as Treasurer and Navin Patel as Director.

### 2018 Budget

Attached is a copy of the 2018 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, 2018. 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.

### Property Management Contract

The Board of Directors has approved a contract renewal with Northwest Property Management through December of 2019.

### Landscape Maintenance

In 2017, landscaping improvements were made in many common areas. Shrubs replaced, trees and shrubs treated with pesticides and beds edged, turned and mulch added. As a reminder, mowing occurs on Mondays and Elite Lawn Care will be entering year three of a 3-year landscaping agreement.

Due to the extensive number of Ash trees to be replaced within our city from the infestation of the Emerald Ash Borer, the City of Crystal Lake will continue with replacement of parkway trees in our neighborhood into 2018.

In the spring of 2018, the Board of Directors will also assess the need for bike path maintenance and sealcoating.

MDC Environmental Services will resume yard waste collection on April 6, 2018.

The BOD and NWPM are aware of the deterioration of our neighborhood streets and has reached out to the City of Crystal Lake to see when road resurfacing will occur. The BOD will update homeowners when more information is available.

### Winter Safety

As a reminder, 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. Also, if you have neighbors with physical limitations or one who is out of town, consider helping them out by shoveling their sidewalks. This will make our neighborhood safer for everyone this winter.

## Wishing all of our Harvest Run families a Healthy and Happy New Year!

### Harvest Run, Board of Directors

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

### Got Mold?

Does your exterior siding have mold and mildew? Many homes experience the growth of mold, mildew and algae in shady moist areas or northern exposure. The following methods can remove and prevent mold and mildew.

Pressure washers can be used to remove mold, mildew, algae and stubborn stains. There are also many types of house wash products available that can be applied with a pump sprayer or use of a garden hose, that require no scrubbing. Some “Wet and Forget” or “Spray on, wait and Rinse” products, when used frequently, will remove and prevent growth of mold, mildew and algae on your siding.

# Friendly Reminders . . .

## Annual Board of Director Meeting

Date/Time: TBD (Sept/Oct 2018)

Location: TBD

Homeowners will receive mailings indicating the 2018 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.

Note: Fences must be a "board on board" design and constructed of western red cedar wood.



## 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. McHenry County Animal Control can be contacted at **1-815-459-6222**.

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.