

Harvest Run Phase I & II Express

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

2019 Newsletter

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

Association News

2018 Annual Board of Directors Meeting – Election of Officers

Thank you to all the Homeowners who attended the Annual Meeting in October! Congratulations to Mike Havenga and Warren Carter for being elected to another 2-year term. We also want to welcome newly elected board member Randy Behrens. Randy has been a resident of Harvest Run for over a year and works at the Sheriff's office. Warren will continue duties as President, Mike as Secretary and Randy will assume role as a Director.

2019 Budget

Attached is a copy of the 2019 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, 2019. 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.

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 a neighbor with physical limitations or that may be out of town, consider helping them out by shoveling their sidewalks. This will make our neighborhood safer for everyone this winter.

Energy Policy Statement

For those homeowners considering the installation of a solar energy system (solar panels), the Board adopted an Energy Policy Statement on October 30, 2018. Homeowners shall submit an Architectural Change Request form to the Board for written approval. The solar energy system shall not be installed until application is approved. A copy of the policy has been included in the annual mailing packet and is also available on the Harvest Run website.

Waste Management

Starting May 1, 2018 the City of Crystal Lake has contracted Prairieland Disposal and Recycling to be your service provider for unlimited weekly refuse, recycling and yard waste collection. Yard waste collection will resume the first full week of April.

Common Properties - Landscape Maintenance

The Board has approved a 2-year landscaping agreement with Classic Landscape LTD, which will begin in April 2019.

Homeowner - Landscape Maintenance

To our homeowners, as our properties and landscaping mature, please be courteous to your neighbors by trimming your trees and shrubs that may be encroaching on your neighbor's property as well as obstructing travel on our sidewalks. To assist with removal of trimmings, the City of Crystal Lake offers Brush Collection and a Brush Drop-Off site.

Brush Collection begins 1st Monday in May. Crystal Lake crews will pass down each public street once to collect brush.

Brush Drop-Off Site located at 410 S. Main Street, is open the 1st and 3rd Saturday of each month, April through November from 8am-1pm. **Free mulch** is also available for residents at the Wastewater Treatment Plant #2.

Harvest Run Phase I & II Board of Directors

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

Northwest Property Management

Alicia Delgado – Property Mngr
780 Tek Drive
Crystal Lake, IL 60014
O: 815-459-9187 Ext 229
F: 815-459-1306



President's Corner

When you purchased your home, you became an automatic member of the Harvest Run Homeowners Association. As homeowners and residents, we have a shared responsibility to assure that the value and quality of our properties are preserved, therefore it is important that all homeowners and residents abide by the policies set forth in the Declarations, By-Laws and Rules & Regulations.

Homeowners and residents are expected to assist the Association by preserving the appearance and architectural style of their homes and common property. Our common goal is to maintain the value of our homes and create an attractive and desirable place to live.

Below are some reoccurring neighborhood policies that the Board has had to address throughout the year. Please review and if you have any questions or need clarification, please contact us by calling Northwest Property Management or email via the website "Contact Us" link.

Thank You
Warren Carter
President – HR HOA

Rubbish

Each homeowner lot shall be kept free and clear of all rubbish, debris and other unsightly materials. Rubbish should be deposited in receptacles, not left on the lawn. It is important that each resident practice good housekeeping in order to maintain the attractiveness and value of our homes.

Wetlands – No Dumping

It is a violation of federal law to dispose of any garbage, yard waste or tree trimmings in our wetlands. Violators will be fined. If you see anyone disposing of waste in our wetlands, please notify Northwest Property Management. Include time, date and description of event.

Commercial Vehicles

Commercial vehicles belonging to owners and their family must be parked inside the garage overnight with the garage door closed.

Vehicles in Disrepair

No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Such work is to be performed inside a structure or enclosed area approved for such purposes. This is both a violation of the Association Rules & Regulations as well as a violation of the City of Crystal Lake, Motor Vehicle ordinance.

Wishing all of our Harvest Run families and residents a Healthy and Happy New Year!
Harvest Run, Board of Directors

Friendly Reminders . . .

Board of Director Meetings

Date/Time: TBD

Location: TBD

Homeowners will receive mailings indicating 2019 Board of Director meetings with 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, Forms, contact information as well as common community links.

Architectural Changes

All exterior changes require approval 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 or 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.