

# HARVEST RUN - PHASE III HOMEOWNER'S ASSOCIATION

NEWSLETTER – 1st Quarter 2007

[www.HarvestRun.org](http://www.HarvestRun.org) - [harvestrunphase3@yahoo.com](mailto:harvestrunphase3@yahoo.com)

## Carbon Monoxide Detectors

Effective January 1, 2007 each home must have a carbon monoxide detector in an operating condition within 15 feet of each room used for sleeping purposes. Please do not be a victim of this silent killer. For more information contact the Crystal Lake Fire Prevention Bureau at (815) 356-3640.

## Board Member Interest

Any homeowner interested in a position on the Board of Directors, please contact our property manager, Lynda Potas of Complete Management Solutions, Inc. at (815) 814-7088 or email her at [harvestrunphase3@yahoo.com](mailto:harvestrunphase3@yahoo.com)

## 2007 HOA Meeting Dates

The Board of Directors has worked with management to schedule open homeowner meeting dates. We look forward to seeing you there. These meetings will be held at Panera Bread Co. in their private room.

### **Panera Bread Co.**

**6000 Northwest Hwy (Rte. 14)**

**Sign-in 6:30pm**

**Meeting Time – 7:00pm – 9:00pm**

**Thursday – March 1, 2007**

**Wednesday – May 16, 2007 - Annual**

**Wednesday – August 15, 2007**

**Wednesday – October 17, 2007**

## 2006/2007 Budgets

Attached you will find a double sided spreadsheet showing you the 2006 budget as expensed as well as the approved 2007 budget.

**2007 Budget** – There will be no increase to the annual association fee once again this year. There was an approximate 5% increase to our landscape maintenance contract, however, additional services will include monthly maintenance on clearing all inlet drains (two located in the pond and two located in the wetland area located just south of the pond).

New to the budget is a reserve deposit, which you will note this year there will be significant quarterly deposits (\$1,000 each) to a reserve fund, which additionally, will receive semi-annual deposits going forward of \$25 per homeowner annually (\$1,800).

The reserve fund will consist of not only a savings account but also a higher interest earning account such as a CD.

The reserve fund is required to collect funds for future expense items such as bike path reconstruction (estimated life of base is 10-20 years, depending on usage and weather conditions with a replacement cost of \$10,000 - \$15,000), pond shoreline maintenance (this will depend on amount of erosion experienced annually) and wetland burning (usually scheduled every 3-5 years).

## Unauthorized Shed Installation

Unfortunately, a few homeowners have either erected or installed sheds on their property without the prior approval from the Board of Directors. This approval is required per the Declaration and By Laws of our subdivision to insure that the type and location of sheds meet approved guidelines.

Attached is an updated Alterations and Additions form. You will note on the backside of this form are the requirements for the most popular requested items: Sheds – Fences – Pools.

**REMEMBER** – You must have Board approval PRIOR to any alterations or improvements. Should you have any questions regarding this form, please contact our property manager, Lynda Potas, of Complete Management Solutions at (815) 814-7088 or email her at [harvestrunphase3@yahoo.com](mailto:harvestrunphase3@yahoo.com)

## Harvest Run Website

As you may already be aware, we have a website dedicated to the homeowners of Harvest Run – Phase III ([www.HarvestRun.org](http://www.HarvestRun.org)). The site contains information and updates regarding our association, including various forms, declarations and bylaws, minutes from meetings, links to important information, etc. The website was created as a courtesy and relies on volunteer support to stay updated.

At this time, we are looking for a member of our homeowner's association who is familiar with web design to volunteer their time in helping to keep this website updated with pertinent information. Should anyone be interested, please contact our property manager, Lynda Potas of Complete

Management Solutions, Inc. at (815) 814-7088 or email her at [harvestrunphase3@yahoo.com](mailto:harvestrunphase3@yahoo.com)

## Replacement Windows

The Board would like to remind everyone about the window replacement opportunity available through MI Windows and Doors. Special thanks again to John and Laura Francis for researching and providing more information concerning replacement windows. The following company can be contacted for the replacement of faulty windows. This company also offers reasonable installation rates to replace homeowner windows that qualify under the warranty. Please contact:

**MI Windows & Doors /**

**MI Home Products**

**800-949-3818 [www.mihomeproducts.com](http://www.mihomeproducts.com)**

## Microwave Installation

Recently, some homeowners have either had to repair/replace their microwaves or just decided to change the style. Unfortunately, some homeowners have found out that the vent that was to be installed with the microwave to vent the cooking steam/odors to the outside was not even there. Keep this in mind for future reference.

## NEW MANAGEMENT COMPANY

As announced previously, effective September 1, 2006 the Board of Directors decided to discontinue its relationship with BP Management Services, Inc. After requesting and reviewing bids from other management companies the winning bid was awarded to Complete Management Solutions, Inc. Please contact CMS regarding any item concerning our association.

**Complete Management Solutions, Inc.**

**P.O. Box 2545**

**Crystal Lake, IL 60039-2545**

**(815) 814-7088 / (815) 459-5711 Fax**

**[harvestrunphase3@yahoo.com](mailto:harvestrunphase3@yahoo.com)**

**Lynda Potas, Owner**