

HARVEST RUN - PHASE III HOMEOWNER'S ASSOCIATION

NEWSLETTER – 2nd Quarter 2007

www.HarvestRun.org - harvestrunphase3@yahoo.com

Bartley Square Proposed Development

Towards the end of May, a Public Hearing Notice was mailed to all HRP3 residents concerning the proposed 41-unit town home and residential commercial strip mall development at the corner of Bard and Huntley Roads. Several homeowners attended the City's Zoning and Building Committee meeting on 6/6/07 to hear from all sides of this development. The City agreed with several of our concerns and advised the developer to work with the homeowners on a solution that works for everyone prior to returning to the board for approval.

Included in this mailing is a copy of the plan as submitted to the city for approval. Several homeowners expressed their concerns regarding, but not limited to, the following.

- 1) overall size of the town home development at 41 units – suggested removing 6 units or one building.
- 2) the need for yet another strip mall in Crystal Lake when so many around town have empty storefronts and several new strip malls are currently being constructed near our sub-division already.
- 3) Building #2 of the town homes intruding upon and facing the backyards of several families who face Huntley Rd.
- 4) no visitor parking available for anyone within the town homes.
- 5) Bard Rd. not to be widened to accommodate more traffic, which will ultimately lead to more traffic on Crabapple Drive as it will be used as a cut-through from Bard Rd. to Huntley Rd. and vice-versa.

Your Board of Directors has written a letter to the developer with some suggestions for a workable solution so that this new development will work in harmony with our existing sub-division. To date we have received no reply or an invitation to review any new plans.

There is another meeting in front of the City's Zoning and Building Committee concerning this development on

Wednesday, July 18th at 7:30 pm to be held at the Municipality Building. We are encouraging as many homeowners as possible to be part of this meeting and the overall solution to the development of this corner property. We look forward to seeing you there.

Suspicious Activity

Unfortunately there have been some reports of vandalism in and around our area. Should any resident view any activity that seems suspicious it is always the right path to call the City of Crystal Lake's Police Department to report it.

Please look out for your neighbors when they are away and keep your doors locked and garage doors closed when you are not at home or at night. By keeping your porch lights on a timer or on a motion sensor at night will also help deter invaders.

Above Ground Pool Ordinance

Be advised that the City is enforcing homeowners to have a permit regarding temporary pools that are very popular that you can leave up all season and that come with a pump and filter. Should the pool be capable of holding 24" of water or more this ordinance will apply.

Additionally, you will be required to fill out an Alteration & Additions Form from Harvest Run Phase 3 and submit your request to management for approval prior to gaining a permit from the city.

Pond/Wetland Drain Maintenance

During the week of 6/18/07 our landscaper, Fields of Green, worked on cleaning out all pond and wetland inlet drains of vegetation and debris. Additionally, riprap stone was installed once again as it was when our development was created, which aids against ground erosion.

Please remind your children not to be encouraged to throw these newly laid stones in the ponds and wetlands. Their replacement is costly to all of us. Additionally, please report to management should you witness anyone doing this.

Replacement Parkway Trees

The City was contacted in May regarding two trees that did not fare well over the winter. Sometime this summer the tree in front of 1240 High Plaine Drive and 1259 High Plaine Drive will both be removed. Later this fall the trees will be replaced. During the same timeframe a new tree will be installed in the parkway area just north of 770 Crabapple Drive. Homeowners residing at these addresses are encouraged to water these trees soon after their planting to help ensure their success.

Pond/Wetland Brush Cutting

The brush that semi-surround the pond on Huntley Rd. will be cut sometime in July and that debris removed. We will be identifying various trees and bushes within that area prior to this project beginning to warn the contractor not to cut these. Should you have any concerns regarding this project, please contact management prior to 7/9/07.

Pond Treatment

Our landscaper, Fields of Green, treated our pond on 6/18/07 with Cutrine Plus (algae control). Flags were posted around the pond noting the landscapers phone number and there were no post treatment restrictions.

GE Dishwasher RECALL

It has come to the attention of several homeowners within our development from watching the CBS2 News that GE has a recall on several of their dishwashers, including many installed in our sub-division during construction.

This recall is due to some dishwashers catching on fire due to electrical issues. The repair consists of a technician changing out the wiring at no cost to the homeowner. There is also a rebate available towards a new dishwasher. Please visit their website to find out if yours is on the list.

www.geappliances.com/products/recall

Microwave Installation

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.

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.

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

Driveway/Crosswalk

Please do everything possible not to cover the crosswalk that runs through your driveways. Several of our children are riding their bicycles, skateboards and scooters around our neighborhood. In addition, several homeowners are walking and enjoying our neighborhood. Not only is this a nuisance and a potential hazard it is also against the City Ordinance. Thank you.

Recreational Bon Fires

It is a requirement by the City of Crystal Lake that each homeowner fill out a Recreational Bon Fire Permit once per season. Visit www.harvestrun.org to access the link to the City of Crystal Lake for this and other permits or information.

Mosquito Control

To aid in the control of mosquitoes, please make certain you have no standing water and that birdbaths and plastic pools are emptied at least once a week. Should the mosquitoes get out of control contact the City of Crystal Lake at (815) 459-2020 and ask about them spraying our community. The more people who call regarding this the better.

Making Some Changes?

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

Harvest Run Website

(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.

Annual Election/Homeowner Meeting

At the recent HRP3 Annual Election and Homeowner Meeting of May 16th there were three homeowners represented in person (your current Board) and seventeen represented by proxy providing the quorum necessary (14 homeowners) to conduct the Annual meeting.

Since no one expressed their interest in a Board of Director's position, your current Board has agreed to continue in their same positions for another term. Below is your Board of Directors.

Nick Falco – President
Mark Rekowski – Vice President
Mike Antongiovanni – Secretary

Items discussed during the Homeowner Meeting are listed throughout this newsletter. The next Homeowner Meeting is scheduled for August 15th.

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

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**



MANAGEMENT COMPANY

Please contact CMS regarding any item concerning our association.

**Complete Management Solutions, Inc.
P.O. Box 2545
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harvestrunphase3@yahoo.com
Lynda Potas, Owner**