

HARVEST RUN - PHASE III HOMEOWNER'S ASSOCIATION

NEWSLETTER – 3rd Quarter 2007

www.HarvestRun.org - harvestrunphase3@yahoo.com

Bartley Square Proposed Development

As most of you are aware, various homeowners attended the meetings held at the City of Crystal Lake regarding this development, from our community as well as Wedgewood, Walnut Glen and other homeowners in Crystal Lake and Lakewood, your BOD and management.

Although the developer made some minor concessions regarding our issues, the majority of the attendees were not satisfied with the results.

The City Council voted on whether this project should proceed and the motion was passed at the August 21, 2007 meeting. This property was originally zoned for commercial only and the proposed development was viewed as a better alternative to the all commercial concept as well as providing higher end town homes to the community.

This now means that further engineering plans will be drawn up concerning storm water drainage and other necessities and will be put in front of the City for approval at some future time. As soon as we have more information on this project we will share it with you.

The Bartley Square issue, while on the far end of our subdivision, will have an impact on the common areas that are the responsibility (and ultimate expense) of everyone in Harvest Run Phase 3. We need to represent in force if we are to protect all of our interests.

Thank you to all the homeowners who participated in the discussions and plans for this development.

Wetland Brush Cut & Herbicide Treatments

During the week after the Labor Day holiday, our landscaper, Fields of Green, was hired to commence with a brush cut of the wetland area located between the homes on Crabapple Drive and the pond on Huntley Road. All trees were marked previously so the landscapers knew not to cut them down. The brush cut will provide a chance for the native plants, grasses and trees to take over rather than the evasive weeds to drop more seed pods ultimately increasing their

numbers and invading the wetlands.

Additionally, the six foot borders along the remainder of the wetlands located at the intersection of Huntley, Barlina and Crabapple as well as the interior wetland bordered by Crabapple, High Plaine and Autumn (HRP3 borders only) was treated with an herbicide to deter these evasive weeds from releasing their seeds and to help encourage the native plants and grasses to grow.

Storm Water Drainage

As we were all well aware, in August Crystal Lake received a huge amount of rain in a short period of time. Most of you probably noticed that the intersection of Huntley Rd and Autumn Drive was flooded more than once, along with the yards and some basements of the residents living near that area.

Management and some residents worked with the City of Crystal Lake to make certain the storm water drains and pipelines are working properly.

Apparently, there is a pipeline located underground from the south end of Autumn Drive that travels south between the homes and the bike path and empties out at the ponds northern drain. Although this drain was working, it was working very slowly.

The city did commence with the inspection and cleaning of the drains they could access. The city recently informed management there is a pipeline and drain outlet located below the clearly visible drain on the north end of the pond that they couldn't access. Therefore, they cannot inspect and clean as this is considered our responsibility.

Management has recently received copies of these engineering drawings and has begun the process of discussing this with the original engineering firm for direction and understanding as to function and maintenance requirements. Once received this information will be shared with the BOD as well as the homeowners to advise of any additional budgeting requirements, if any.

Replacement Parkway Trees

The City was contacted in May regarding two trees that did not fare well over the Winter. These trees in front of 1240 High Plaine Drive and 1259 High Plaine Drive were removed over the summer. This fall the trees will be replaced. During the same timeframe two new trees 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.

2008 Budget

Management and your Board of Directors have begun the process of reviewing various quotes for the upkeep and maintenance of the landscape, pond and the wetlands. This will include the addition of mulch to the common area berms and other possible improvements. Additionally we will be conversing with several contractors on the future maintenance plans and budget for addressing our various wetlands.

Once determined, the 2008 budget as well as the 2007 final expense information will be mailed to all homeowners for review along with the scheduled meeting dates for 2008.

Semi-Annual Assessment Invoice

On or about September 1, 2007 all HRP3 homeowners were mailed their semi-annual assessment invoice for the remainder of 2007. This payment is due by 10/16/07.

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
Wednesday – October 17, 2007**

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, as this is a possible fire hazard.

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**

Suspicious Activity

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. Keeping your porch lights on a timer or on a motion sensor at night will also help deter invaders.

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.

Above Ground Pool Ordinance

Be advised that the City is forcing 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.



MANAGEMENT COMPANY

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
Lynda Potas, Owner**