

HARVEST RUN - PHASE III HOMEOWNER'S ASSOCIATION

NEWSLETTER – 1ST Quarter 2008

www.HarvestRun.org - harvestrunphase3@yahoo.com

Storm Water Drain Repaired

In our last newsletter we brought to your attention that the 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 may not be working properly. Although this drain was working, it was working very slowly.

With the City of Crystal Lake's assistance, Management obtained copies of the engineering drawings and discussed this drainage pipeline with the original engineering firm for direction and understanding as to function and maintenance requirements. The engineering firm of Manhard Consulting out of Vernon Hills met with Management on property to investigate the outlet location of this pipeline, as it was not visible above ground or near the other visible drain at the north end of the pond.

Manhard Consulting confirmed the whereabouts of this outlet and worked with Management and Front Range Environmental (a division of Field's of Green – the landscape contractor) representatives in the required cleaning maintenance of this pipeline. They submitted their recommendations for restoring this outlet to it's original condition as well as adding an above ground access point for future repairs and cleaning maintenance as the position of the outlet drain is positioned about 18"-24" below the natural waterline of the pond.

The suggested repair and improvements as presented by Manhard Consulting was approved by the Board of Directors. Front Range Environmental performed this work between the end of October and mid-November of this year. The cost of the repair and cleaning of this outlet was \$813 and was paid through the Association's Operating Fund. The improvements made to the access of this pipeline for its future repair and maintenance was \$3,385 and was paid through the Association's Reserve Fund.

Management has been directed to pursue Ryland Homes for the reimbursement of all expenses related to this project as the Board of Directors feels the current condition of this pipeline outlet should have been what the Association received at the time of our turnover in 2001.

2007/2008 Budgets

Attached you will find a double sided spreadsheet showing you the 2007 budget as expensed as well as the approved 2008 budget.

2008 Budget – There will be an increase to the annual association fee of \$30 per homeowner or a total of \$330 per year.

What Do Your Assessments Pay For?

Reserve Deposit – The dollar amount taken from each homeowner's assessment fees will increase from \$25 to \$55 in 2008. It is necessary that we supply this Reserve Fund properly to cover regular improvements and emergencies like the storm drain project that was completed this fall.

Landscape Contract - There was an approximate 5% increase to our landscape maintenance contract, which includes monthly maintenance on clearing all inlet/outlet drains within the pond and wetland areas.

Pond Maintenance – Periodically the pond water is treated for excessive algae and weed growth. The amount and frequency of the applications depends on the weather experienced year to year.

Landscape Improvements – The tree and shrub beds located within the common areas along the Bike Path as well as all the trees adjacent to the wetland area at Barlina and Crabapple need a new supply of mulch. Mulch is necessary as it provides a protective weather barrier to the tree and shrub roots from extreme heat and cold as well as working to prohibit the growth of unwanted weeds. The last application of mulch to these areas was Spring of 2006.

Wetland Maintenance – As required by the Association Declaration and By-Laws the Association must provide for the maintenance of the wetlands. This is not necessarily an annual maintenance routine and the expense of this maintenance will be paid from the Reserve Fund and not the Operating Fund. Red Buffalo Nursery in Hebron has provided a multi-year plan to assist in the maintenance and beautification of all our wetland areas beginning in 2008.

Bike Path Seal Coating – Periodically the bike path must be seal coated to prolong the asphalt. This process was performed first when the builder originally laid it in 2001 and the Association had this work done in the Fall of 2005. It is expected to be resurfaced again in 2009. Additionally, it has been determined by an engineering staff that the bike path itself has an expected life span of approximately 15 years. It will have to be replaced on or about the year of 2016 at a cost of approximately \$30,000. This will be paid through the Reserve Account, which is funded with annual deposits from homeowner assessments.

Management – a professional management company specializing in Association communities manages your Association. The management company has the responsibility of ensuring all monies are collected from all homeowners, collecting bids from various contractors for services for the Association, providing clear and accurate monthly financial reporting to the Board of Directors, preparing documents necessary for quarterly homeowner meetings, creation of periodic newsletters and mailings for all homeowners, etc.

Management General & Administrative – mailing supplies and postage, meeting expenses, etc., which are not included in the monthly management expense.

Legal – this is utilized for the collection of assessments not timely paid as well as any required assistance for Association business.

Tax Preparation – Management provides an accountant with the annual financial information and an accountant prepares the required tax forms for the government.

Insurance – liability, workman's compensation and director and officer liability insurance is required for the Association per the Declaration and By-laws on an annual basis.

Reserve Study – this is performed by an engineering firm who reviews the assets of the Association, provides a detailed analysis of the condition of all the assets as well as the approximate replacement timeframe and cost of these assets. This is a tool for Management and the Board of Directors to use to determine future expenses and Reserve Fund amounts. This is updated every 5-10 years as needed.

Miscellaneous – this covers website maintenance, homeowner meeting expenses, etc.

2008 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

Tuesday – February 19, 2008
Tuesday – May 20, 2008 – Annual Election
Tuesday – August 19, 2008
Tuesday – October 21, 2008

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.

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

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