

# HARVEST RUN - PHASE III HOMEOWNER'S ASSOCIATION

*NEWSLETTER – 1ST Quarter 2011*

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

## Meet Your Board of Directors

At the May 2010 HOA meeting the following homeowners became your Board of Directors.

**Matt Bolda** – two-year term  
President – 833 Crabapple Dr.

To all my neighbors, my name is Matt Bolda. My wife Jeannie, daughter Ashley (15) and son Gunner (11) have been living here for ten years in February. I have chosen to run for the Board of Directors for a few reasons and I have a few goals. I feel that we should all take the opportunity to serve our community on the Board of Directors. Although I was happy to see one homeowner at the August meeting, I would really like to encourage you all to participate at future meetings. I have a new appreciation for past Board members on decisions they had to make, and precious time spent on Harvest Run Phase 3 business. Financially, my goal is to do my best to encourage the Board to make necessary changes that will help us to save money and build up our reserve. It is also my goal to listen to homeowners and what they expect from us as Board members. I would like to encourage any homeowner to email us anytime with any concerns you may have regarding our community. Thank you Harvest Run Phase 3 for voting for me to serve you.

**Patrick O'Brien** - two-year term  
Vice President – 869 Crabapple Dr.

Hello Neighbors, for those of you who do not know me I am Patrick. My bride Jennifer and two of my children, Shannon (11) and Katie (10) moved here in August of 2002. As Jen managed to do every time we moved, she was pregnant at the time. Almost one month to the day, later Aidan joined our family. He is now eight years old. Then seventeen months later Allison completes our clan. Allison will turn seven on February 29th. As you would assume we are always on the go. Our family has plans to stay here for a long time to come. We have entrenched ourselves in many area activities, including my partnership in a private ambulance service base nearby in Lake in the Hills.

I decided to get involved with our current board of directors because I plan on staying here for many years to come and want to help shape the community we live in. As an association, we may face many challenges in the future and I plan to continue to build upon the good work prior boards have done to prepare us for anything that may come our way. As you will read, many of us have a common theme in wanting to build our associations reserve. I feel this is the most important undertaking this current board could achieve. A healthy reserve shows the outside world a healthy community, as I have learned recently. The reserve is something that is looked at when a home loan or refinance is in underwriting and can influence interest rates as well as the risk level of that loan.

I know this board wants your input, no, needs your input. Please join us at a board meeting or drop us an email at [harvestrunphase3@yahoo.com](mailto:harvestrunphase3@yahoo.com). If you don't try to reach out we cannot, and will, not know what your wants and needs are for this community.

**Jim Hendrickson** – two-year term  
Treasurer – 851 Crabapple Dr.

My family, wife Kim and daughters Caitlin (14) and Abby (10) have been living here since May 2001. I am honored to have been elected to the Board of Directors and am looking forward to working with my fellow board members. My main goals are to help the board look for ways to save on our annual operating costs and to use the savings to increase the associations reserve fund. I encourage every homeowner to try to attend future meeting as our board needs your input and feedback to help guide us in addressing the issues and concerns that are the most important to our community. I am looking forward to seeing more homeowners at future meetings and please accept my thank you for electing me to the Harvest Run Phase 3 Association's board.

**Nick Falco** – one-year term  
Secretary – 1163 Autumn Dr.

My wife, Jennifer, and I moved into the neighborhood in June of 2002 and our four children have loved making many friends within Harvest Run. I have had the pleasure of serving several terms on the Board and have enjoyed serving.

Having 25 years of experience as an Association Executive and a degree in Accounting, my focus is to represent my fellow homeowners by making sure that we make wise and thoughtful decisions with our hard-earned dues dollars and to make sure that we are all protected in the case of any significant expense. That is why I played a role in establishing our reserve and remain committed to funding it to protect all of us. Having been through the election process a few times, I can assure you of one thing...that this current Board and our management company is full of individuals who love this neighborhood and are committed to working hard for you all. I am proud to know this group, proud to serve with them and proud to serve our neighborhood.

**Mike Antongiovanni** –  
one-year term  
Director – 779 Crabapple Dr.

My family moved into Harvest Run in May 2002 and I have served on the board for the last 5 years. I am looking forward to working with the other board members to serve the needs of the community. I would encourage all homeowners to understand the issues that face the community by attending at least one meeting every year.

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### 2010/2011 Budgets

Attached you will find a double sided spreadsheet showing you the 2010 budget as expensed as well as the approved 2011 budget.

**2011 Budget** – There will be no increase to the annual association fee of \$330 per year.

### Assessment Billing/Collection Policy

Assessments are billed semi-annually issued 2/1 and 8/1 both with Net 45 day terms.

### What Do Your Assessments Pay For?

**Reserve Deposit** – Each homeowner contributes \$55 to the Reserve Fund for 2011. It is necessary that we supply this Reserve Fund properly to cover regular improvements and emergencies like the storm drain project, wetland maintenance and major pond repairs.

**Landscape Contract** - There was no increase to our landscape maintenance contract budget amount, which includes monthly maintenance on clearing all inlet/outlet drains within the pond and wetland areas, however, the final contractor has not been determined. It is expected to finalize this decision at our next meeting.

**Landscape Improvements** – This is for tree and shrub replacement.

**Bike Path Seal Coating** – Periodically the bike path must be seal coated to prolong the asphalt. This process was last performed in the Fall of 2005. When this path requires replacement, this will be a Reserve expense not anticipated until 2020.

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

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

**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. The expense of this maintenance is expensed from the Reserve Fund.

**Huntley & Inner 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. This year we will be adding the inner pond to this process.

### Ponds & Wetlands

Please remind your children and their guests that playing upon the frozen waters of our pond and wetlands is dangerous and this should not be encouraged or allowed, as this is an insurance liability for the Association and, subsequently, each homeowner.

### Alterations & Additions

**REMEMBER** – You must have Board approval PRIOR to any alterations or improvements. This includes the addition of a deck, 3-season room, windows, shutters, siding, roofs, shed, fence, etc.

### 2011 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.**

**815-444-8875**

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

**Crystal Lake**

**Meeting Time – 7:00pm – 9:00pm**

**Tues. – March 15**

**Tues. – May 10 - Annual Election**

**Tues. – August 16**

**Tues. – October 25**

Meeting dates are subject to change.  
Changes will be posted on the website

### Harvest Run Website

([www.harvestrunphase3.com](http://www.harvestrunphase3.com)). The site contains information and updates regarding our association, including various forms, declarations and bylaws, minutes from meetings, links to important information, etc.

**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**