

# HARVEST RUN - PHASE III HOMEOWNER'S ASSOCIATION

## NEWSLETTER - 1ST Quarter 2012

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

JOIN US ON FACEBOOK AT <https://www.facebook.com/groups/132100020220137/>

Or Send an Email to our Yahoo Group - [HRP3-subscribe@yahoogroups.com](mailto:HRP3-subscribe@yahoogroups.com)

### Meet Your Board of Directors

At the May 2011 HOA meeting the following homeowner was added to your Board of Directors.

**Rick Cox** - two-year term

Director - 857 Crabapple Dr.

My name is Rick Cox, newest member of your homeowner association's board of directors. I joined the board in the interest of giving back to my neighbors, largely because I feel that the neighbors I've gotten to know here are the best I've ever had to good fortune to live near. My wife Sophie and I closed on our new home 2 weeks to the day after 9/11/01, a very difficult time to say the least. But that's been the only significant negative issue associated with our 10+ years here. When we moved in our daughters Nikki, Bianca, and Michelle still lived with us, but the first two now have their own homes nearby and I suspect our youngest will be leaving the nest soon as well. But we don't consider ourselves "empty nesters" as we're now grandparents and suspect that more grandchildren are likely. With our daughters so close we expect to have the little ones visiting frequently. Sophie works in accounts payable for a large retailer. My background is in telecommunications and I do a lot of volunteer work for county and municipal agencies. The most important of these are the McHenry County SAR (Search and Rescue) Team and local CERT (Community Emergency Response Team).

### 2011/2012 Budgets

Attached you will find a double sided spreadsheet showing you the 2011 budget as expensed as well as the approved 2012 budget.

2012 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 \$90 to the Reserve Fund for 2012. This is up from \$55 from previous years. 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 - Two Guys Landscaping provided the 2011 landscape maintenance at a great savings to the community along with a three-year lock on their price.

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. This will be performed again this year.

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 depend on the weather experienced year to year.

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#### 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.

#### 2012 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 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 13

Tues. - May 8 - Annual Election

Tues. - August 14

Tues. - October 23

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.

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Lynda Potas