

HARVEST RUN PHASE III
HOMEOWNER'S ASSOCIATION - NEWSLETTER 2017

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

MEET YOUR BOARD OF DIRECTORS

Matt Bolda - term up 2018
President - 851 Crabapple Dr.

Nathan Kakish - term up 2017
Secretary - 1054 Autumn Dr.

Nick Falco - term up 2017
Vice President - 1163 Autumn Dr.

Scott Hartman - term up 2018
Director - 1109 Autumn Dr.

Jim Hendrickson - term up 2018
Treasurer - 869 Crabapple Dr.

2016/2017 BUDGETS

Attached you will find the 2016 budget as expensed, the Balance Sheet as of 12/31/16 as well as the approved 2017 budget.

2017 Budget - There will be no increase to the annual association fee of \$330 per year.

2017 Homeowner Incentive - The Board is pleased to announce a (\$30.00) assessment reduction to your homeowner account if both 2017 semi-annual assessments of \$150 each or \$300 total, are paid in full by 3/17/17. Additionally, anyone with an open balance may also take advantage of this reduction by paying their account balance in full by 3/17/17, otherwise the semi-annual assessment of \$165 will still apply.

Assessment Billing/Collection Policy

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

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, exterior painting, etc.

2017 HOA MEETING DATES

Meetings will be at Panera Bread Co. in their private room.

Panera Bread Co/815-444-8875
6000 NW Hwy/Rte 14-Crystal Lake
Meeting Time - 7:00pm - 9:00pm

Thurs. - February 23
Thurs. - May 11 - Annual Election
Thurs. - August 3
Thurs. - October 26

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