

HARVEST RUN PHASE III

HOMEOWNER'S ASSOCIATION - NEWSLETTER 2021 FALL/WINTER [Website - www.harvestrunphase3.com](http://www.harvestrunphase3.com)

MEET YOUR BOARD OF DIRECTORS

Scott Hartman - term up 2023
President - 1109 Autumn Dr.

Nick Falco - term up 2022
Vice President - 1163 Autumn Dr.

Nathan Kakish - term up 2022
Treasurer - 1054 Autumn Dr.

Melissa Warm - term up 2023
Secretary - 1115 Autumn Dr.

Jim Hendrickson - term up 2022
Director - 869 Crabapple Dr.

2022 PROPOSED BUDGET

Attached you will find the proposed 2022 budget. You will note the various wetland expenses previously identified as a reserve expense are now moved to the operating budget as these expenses are performed on a seasonal basis, therefore, more properly identified in the operating budget. These services have been reduced at this time to accommodate for additional services performed elsewhere.

In 2021 the additional expense of treating the center basin was added in May due to the spring 2021 request of several homeowners that live around this center basin. The treatment is for controlling the algae/Chara, which, grows freely when the basin has water and when left uncontrolled, causing a strong offensive odor. Treatment is applied using an Argo ATV unit. Only one treatment was applied this season due to the drought and we are prepared to treat this again during the 2022 season.

The proposed assessment for 2022 is \$380 annually, a \$50/year increase, invoiced semi-annually in February and August at \$190 each with 45-day terms. The last increase to assessments was in 2008 when the assessment went from \$300/\$150 semi-annually to \$330/\$165 semi-annually. There will be a future 2022 budget approval ZOOM meeting planned. Details will be forwarded once confirmed.

HOMEOWNER CONTACT INFORMATION

Enclosed you will find a homeowner information form we are requesting you fill out and return to management. Note the box to check to allow management to share association information with you via email. By allowing management to email you will keep the administrative mailing expenses down. Please forward this information either by email, fax or mail asap.

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, but not limited to the addition of a deck, 3-season room, windows, shutters, siding, roofs, shed, fence, exterior painting, etc. This form is included with this packet for your convenience.

2022 HOA MEETING DATES

Meetings will be via ZOOM beginning at 7:00 pm. Watch for an invite just prior to each meeting.

Thurs. - March 24th
Thurs. - May 5th - Annual Election

Thurs. - July 28th
Thurs. - October 27th

STAY SAFE AND HEALTHY!