

HARVEST RUN PHASE III

HOMEOWNER'S ASSOCIATION - NEWSLETTER 2023 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 2023
Vice President - 1163 Autumn Dr.

Nathan Kakish - term up 2024
Treasurer - 1054 Autumn Dr.

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

Jake Hartman - term up 2024
Director - 824 Crabapple Dr.

2023 APPROVED BUDGET

Enclosed you will find the approved 2023 budget. The assessment for 2023 is \$380 annually, invoiced semi-annually in February and August at \$190 each with 45-day terms. Additionally, we started a bi-annual nutrient management treatment for Fall and Spring to continue to control the growth in the center basin.

2022 IN REVIEW

Enclosed you will find the 2022 profit and loss budget vs. actual report noting the income and expenses for last year for your review.

DOG OWNER RESPONSIBILITIES

Remember to always pick up after your pet. Unfortunately, there have been bags left behind not only in common areas and owner front yards as well. It is possible this is not from an owner from our community, and we all need to be conscious of seeing when this happens and addressing those responsible and report when this happens.

NEIGHBORHOOD BLOCK PARTY - 2023

A special Thank You to Kylie & Nate Rodriguez and Collin & Janelle Jackson for taking the initiative and organizing last year's block party! If you missed it, you missed a great time and a great chance to meet neighbors. Of course, events like that are not free and to help cover the costs of this year's party, the Board approved up to a \$300 match for donations collected from homeowners. When you get your HOA fee invoice this year, there will be an option to include a donation for the block party. Also, if you are interested in helping to plan and organize the event, please contact Kylie Rodriguez at krod6709@gmail.com 847-305-6924. We look forward to another fantastic party and appreciate your support!

HOMEOWNER CONTACT INFORMATION

Remember to keep management updated on any changes to your email or phone numbers.

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 is 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.

2023 HOA MEETING DATES

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

Thurs. - March 30th

Thurs. - July 27th

Thurs. - May 4th - Annual Election

Thurs. - October 26th

STAY SAFE AND HEALTHY!

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