

HARVEST RUN PHASE III

HOMEOWNERS ASSOCIATION

NEWSLETTER –1st Quarter 2005

MANAGEMENT COMPANY

B.P. Management Services, Inc.
P.O. Box 2158
Crystal Lake, IL 60039-2158
(877) 765-9339
(815) 765-9340 Fax
BPMSI@comcast.net
Hours 8-4, M-F

Owned and operated by
Carol Brown & Lynda Potas

General **Maintenance**
concerns or requests concerning
the common areas should be
made directly thru the
management company.

**Assessment Clearance Letters
and Mortgage Documentation**
requests are also available for a
nominal fee.

2005 Budget and Assessment Billing Schedule

The Board of Directors
approved the 2005-operating
budget. Unlike many area
associations, the Board has been
able to hold the assessments at
the current rate of \$300.00 for
the year, again paid in two
equal installments. The first
installment payment of the
semi-annual assessment is due
no later than April 15, 2005.

Amendment Booklets

The Board of Directors has
provided for each homeowner a
binded copy of the Associations
Governing documents. These
booklets were recently hand
delivered to all homeowners.
Those homeowners not
available will be receiving them
in an alternate fashion.

Wetland Improvements

The Board has accepted a bid in
the amount of \$3,200.00 from
TGF Enterprises, Inc. to
conduct a burn to all three
wetland areas that the Phase III
Association is responsible for
maintaining. All crewmembers
are certified firefighters and
wildland firefighter certified.
The Association will be notified
of the burn date once scheduled.
Due to the amount of time
needed to obtain a burn permit,
the contract has been signed and
returned to the contractor.

Signs

Signs were recently installed
around the pond and the
Wetlands. We want to remind
everyone that they are using the
pond at their own risk, primarily
for insurance purposes. This is
especially important during the
winter months when we note
increased traffic from visitors

not part of our subdivision who
enjoy using the pond.

Wetland Consideration/Rules

Any resident found to be
dumping garbage or lawn waste
in the wetlands, will be fined by
the Association and/or
potentially the City of Crystal
Lake. It is the responsibility of
the Association to protect the
wetlands from harm and
dumping. Violations to the
Wetlands could result in the
Association being fined by the
Army Corp of Engineers and/or
the City of Crystal Lake. Fines
can range from \$500.00 to
thousands of dollars depending
on the violation. If in the past
you mowed or threw garbage in
the wetlands, we are asking that
you please understand the
liability you are placing on all
homeowners who contribute to
the Association and ultimately
the expense to you.

Landscape Improvements

The Board approved a second
year contract with Fields of
Green. The new contract will
not only include mowing and
trimming as it did last year, but
also will now also incorporate
regular fertilization and weed
control to both the landscaped
beds and mowed areas.

In the spring a landscape walk will be scheduled with the landscaper and the Board members. At that time we will inspect all the landscape needs. A tree will be replaced by the City of Crystal Lake in the fall of 2005. It has been reported that we have one tree that has Dutch elm disease that will need to be removed to protect the trees around it. The Board will consider replacing it with another tree.

In addition, we will once again be conditioning and re-mulching the landscaped beds in the spring.

Alterations and Additions

REMEMBER – You must have Board approval PRIOR to any alterations or improvements. Should you require a form please contact B.P. Management Services at (877) 765-9339 or email them at BPMSI@comcast.net.

Property Inspections

On a monthly basis, you may see a property inspection being conducted in our area. This is provided by the management company and serves to address any issues concerning landscape upkeep, pond and wetland improvements, as well as any homeowner violations. The property is walked the first and last week of the month and a drive through inspection is performed the other two weeks. A report is provided to the Board of Directors with the findings of the inspection as well as possible suggestions or action to be taken.

This consistent inspection procedure is intended to ensure our community continues to remain a desirable community to live in as well as working towards helping to increase its overall value.

Neighborhood Considerations

It is respectfully requested that through the winter months all homeowners do their best to keep the sidewalks clear of snow and ice.

Please shovel or blow snow onto your lawns and not into the street. Since we are not a main thoroughfare, the City plows our streets infrequently. Let's try to keep our streets clear and safe this winter!

Additionally, whenever possible, please do not block the sidewalk within your driveway with a parked car. Note this is an offense that can be ticketed by the City of Crystal Lake.

The City recently sent out a reminder that all garbage and recycling is supposed to be covered so that it does not litter our neighborhood. In addition, the garbage and recycling is supposed to be placed at the curb no earlier than 7:00 pm the night before pickup (Sunday night), with can retrieval no later than 7:00 pm the night of pickup (Monday night).