

# **HARVEST RUN - PHASE III** **HOMEOWNER'S ASSOCIATION**

***NEWSLETTER – 1<sup>st</sup> Quarter 2006 –***

**[www.HarvestRun.org](http://www.HarvestRun.org)**

## **Harvest Run - Phase III Homeowner's Association Board of Directors**

**Nick Falco**  
**President**  
**2-year term**

**Mark Rekowski**  
**Vice President of the**  
**Association**  
**2-year term**

**Tim Norris**  
**Treasurer**  
**2-year term**

**Karen Mathes**  
**Director of Communication**  
**1-year term**

**Please Note:** Chris Kouzios, who previously held the position of President of the Association, has resigned his position on the Board due to increased work related responsibilities. We are sorry to see Chris leave but wish him and his family well. As a result of this, the Board of Directors unanimously voted Nick Falco to fill the vacant position of President. Nick has graciously accepted the position of President of the Association. The board also unanimously approved the appointment of Tim Norris to the position of Treasurer of the Association. Welcome Tim!

## **Harvest Run Website**

Just a reminder: We have a website dedicated to the homeowners of Harvest Run – Phase III. Please visit [www.HarvestRun.org](http://www.HarvestRun.org) for updates on our community, association information and forms, the declarations and bylaws, minutes from meetings, links to important information, etc. We are currently in the processes of “upgrading” our web development software. Once this is completed, new information and updates will be made available on our website.

## **Reserve Study**

Prior to the last Board meeting, the Board of Directors concluded that a long-term plan for capital expenditures must be researched and a reserve fund must be established. This must be done in an effort to reduce or eliminate the possibility of future special assessments for things that the Association is responsible for maintaining. An example of these things would be the wetlands, pond, landscaping, bike path, and drains. It was agreed upon that the engineering firm of HBIS would be contracted to complete this study and provide report data to assist in this important future planning. A report summary will be presented at the Annual Meeting to all homeowners in attendance.

## **Landscape Improvements**

The annual “spring cleaning” for the pond and wetland areas should be

taking place within a few weeks. At this time, the Board is also reviewing information regarding pond maintenance and wetland improvements for the rest of the year. Additional information regarding upcoming improvements will be posted on the Association website.

## **Traffic and Speeding**

Due to various complaints from homeowners, the Board has recently contacted the City of Crystal Lake and the Crystal Lake Police Department in an effort to reduce some of the town home construction traffic that is occurring on Crabapple north of Autumn. The developer of the town home community in that area has been notified and asked to inform all contractors to utilize Bard Road instead when entering or leaving the development. In addition, the Crystal Lake Police Department has been made aware of the speeding problem that has been occurring in this and other areas within our community. In addition to increased patrolling in these areas, we have requested use of the police speed trailer in order to inform and deter speeders. Weather permitting; the trailer should be available for use in the next three to four weeks. Please be advised that any additional information regarding speeding or unauthorized trucks should be directed to the board immediately. The more information that we can provide to the police department, the

better chance the police will have of catching the offenders.

### **Wetland Improvements**

The Board is currently in the process of researching information and determining plans for future maintenance requirements of these out lots to ensure their continued upkeep and beauty in the years to come.

In conjunction with this information, it has been noted that the Army Corps. of Engineers no longer has authority over Association wetlands per a recent federal ruling that specifically determined the definition of a wetland. After contacting the City of Crystal Lake, we found out that the city is currently in the process of establishing rules and guidelines for wetland maintenance within its boundaries. According to the city, these rules and specifications should be made public by the end of this year. However, the city is asking that all associations formulate and submit a plan for maintaining their association's wetlands. The Board feels that the HBIS reserve study will greatly help in determining this plan. Additional information about wetland maintenance will be made available to homeowners as it unfolds in the future.

### **Association Insurance**

We are extremely happy to report that due to our exemplary record and through negotiation, we have renewed the association insurance policy at a decreased premium cost.

### **Replacement Windows**

The Board would like to offer special thanks to John and Laura Francis for researching and providing more information concerning replacement windows. The following company can be contacted for the replacement of faulty windows. This company also offers

reasonable installation rates to replace homeowner windows that qualify under the warranty. Please contact:

**MI Windows & Doors /  
MI Home Products  
at 800-949-3818  
[www.mihomeproducts.com](http://www.mihomeproducts.com)  
for more information.**

### **Garbage**

Due to the high winds that we sometime experience in this area, particularly on garbage day as it would seem, we are asking all residents to please try to secure their garbage and recycling. Though we do have a landscaping contract that does include "spring cleanup" of the common areas, additional costs are involved when the landscaper has to come out multiple times to remove trash and debris from the ponds and wetlands.

### **Alterations and Additions**

**Please REMEMBER** – You must have Board approval PRIOR to any alterations or improvements. Should you require a form please visit your website at [www.harvestrun.org](http://www.harvestrun.org) or contact B.P. Management Services at (877) 765-9339 or email them at [cbpams@aol.com](mailto:cbpams@aol.com).



### **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.

### **ANNUAL HOMEOWNER'S MEETING**

The annual Homeowner's Association meeting will take place on **Tuesday, May 16, 2006.** More information concerning this important meeting and election will soon be mailed to all homeowners.

### **MANAGEMENT COMPANY INFORMATION**

B.P. Management Services, Inc.  
P.O. Box 2158  
Crystal Lake, IL 60039-2158  
(877) 765-9339  
(815) 765-9340 Fax  
[cbpams@aol.com](mailto:cbpams@aol.com)  
Hours 8-4, M-F

Carol Brown, President  
B.P. Management Services

**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.