

HARVEST RUN - PHASE III

HOMEOWNER'S ASSOCIATION

NEWSLETTER –2nd Quarter 2005 –

www.HarvestRun.org

NEW - Harvest Run Website

We're very pleased to announce a website dedicated for the homeowners of Harvest Run – Phase III. Please visit www.HarvestRun.org for updates on our community, association information and forms, minutes from meetings, links to important information, etc.

2005 Annual Election

THANK YOU!

To all the candidates who ran for Board positions and for the RECORD turnout from our homeowners. 2/3 of all homeowners either attended or sent in a proxy for their vote!

**Harvest Run - Phase III
Homeowner's Association
May 2005 - Board of
Directors**

**Chris Kouzios
President
2-year term**

**Allan Lamb
Vice President of the
Association
2-year term**

Mark Rekowski

**Vice President of Community
Development
1-year term**

**Nick Falco
Treasurer
2-year term**

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

Landscape Improvements

In April/May, Field of Green began fertilizing, weeding and edging to prepare for this season's mulch. Additionally, from our Spring Walk discussions, they greatly enhanced the southwest corner of our entrance located at Huntley and Autumn as that corner was in great need of improvement.

A property inspection will be performed towards the end of May, allowing time for the late blooming trees to show if they're going to make it or not this year. Shrubbery will also be examined for any replacements needs.

Wetland Improvements

TGF Enterprises, Inc. conducted a burn to all three wetland areas that the Phase III Association is responsible for maintaining in mid April. All crewmembers are certified firefighters and wildland firefighter certified. Based on the levels of water in Outlot D (center) and Outlot F (by townhomes) not all areas could be burned. The Board will be discussing the management plans for future maintenance requirements of these Outlots to ensure their continued upkeep and beauty in the years to come.

Garage Sale Dates/Info.

This year's garage sale is scheduled for Thursday through Saturday, July 14th, 15th & 16th.

You will be receiving the participation form, the notice and the permit form about a month prior to the above scheduled date.

For more information contact Michael Simpson with Realty World Fox Valley, Inc. at 847-909-9343.

Replacement Window Update

We are currently waiting on installation quotes from two companies. We will be updating the website with new information as it becomes available. Thank you.

Recreational Bon Fires

It is a requirement by the City of Crystal Lake that each homeowner fill out a Recreational Bon Fire Permit once per season. Visit www.harvestrun.org to access the link to the City of Crystal Lake for this and other permits or information.

Alterations and Additions

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 or 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.

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.