



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

NEWSLETTER – 2nd Quarter 2006 –

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

Please Note: Karen Mathes, who previously held the position of Director of Communications, has decided not to return to the Board due to other obligations and for personal reasons. We are sorry to see Karen leave, but would like to thank her for all her efforts and hard work over the past year. She will be missed. We wish her and her family well.

Harvest Run Website

Just a reminder: We have a website dedicated to the homeowners of Harvest Run – Phase III. Please visit www.HarvestRun.org for updates on our community, association information and forms, the declarations and bylaws, minutes from meetings, links to important information, etc. Please note, that the website is currently undergoing “maintenance” and does not have the most up to date information. All previous links to forms and sub pages

still exist. Unfortunately, the Board member who previously maintained this site is no longer living in Harvest Run and has thus passed on this responsibility to the rest of the group. The Board is currently attempting to install the necessary web development software and update the site with more current information. It should be noted however, that there is a distinct “learning curve” associated with the software being used. While the website is a nice “vehicle” for homeowners to find out about events and other Harvest Run Phase III information, it is not a requirement for running and maintaining a successful Association. We hope to have this updated soon. Thank you for your continued patience.

The Annual Homeowner's Meeting

The annual Homeowner's Association Meeting was held on Tuesday, May 16, 2006 at the Crystal Lake Public Library. Unfortunately, homeowner turnout for this important yearly meeting was at an all time low with only three homeowners in attendance in addition to the Board of Directors and the Management Company. In addition to the discussion of normal business, a Power Point presentation was presented to the homeowners by President Nick Falco. The presentation covered 2005's accomplishments, issues, a review of Harvest Run Phase III Association's responsibilities, and the results of a reserve study that was conducted by HBIS Engineering. A copy of the presentation will be posted on the Association website or distributed to individual homeowners upon

request. The following was presented in detail:

- Bike path – improvements and future possible expenditures
- Association insurance premium – success in lowering this cost
- Wetland and pond – maintenance opportunities to be addressed every other year
- Dead parkway trees and their replacement
- Speeding issues throughout Harvest Run Phase III
- Reserve study by HBIS Engineering – costs today for improvements and repair work for things that the Association is responsible for versus these costs in the future
 - Asphalt bike path
 - Pond
 - Wetlands
 - Drains

It is the responsibility of the Association to establish a reserve fund to be used in the event of major future maintenance issues (i.e. pond, wetlands, bike path, and drains).

Additionally, it should be noted that since a quorum was not present at meeting and because no proxies were received, there was no election. The Board has determined that it will continue to operate with two vacancies until such time as it selects and appoints new Board members to appropriate vacancies.

Homeowners requesting more information about this meeting should currently contact the management company until the Association website can be updated.

Landscape, Wetland, and Pond Improvements

The Board is currently reviewing information regarding pond and wetland maintenance/improvements for the rest of the year. Given budget constraints and other factors, wetland and pond maintenance opportunities will currently be addressed every other year. However, this is not to say that exceptions will not be made when additional care is required for these areas. Information regarding upcoming improvements will be posted on the Association website and/or mailed to homeowners as needed.

As was mentioned in a previous newsletter, 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 and administering this plan. Additional information about future out lot maintenance and this plan will be made available to homeowners as it unfolds in the future.

Traffic and Speeding

Due to various complaints from homeowners, the Board has again contacted the City of Crystal Lake and the Crystal Lake Police Department in an effort to reduce speeding in the area and to reduce town home construction traffic that is occurring on Crabapple north of Autumn. At the Annual Homeowners Meeting, discussion continued with the homeowners that were present concerning these issues. The Crystal

Lake Police Department recently deployed their speed trailer in an effort to collect more data and to deter this kind of behavior. Unfortunately, this is still a serious problem. It is requested that anyone noticing any speeding in the area please immediately contact the Crystal Lake Police Department, notate the day and time of the incident, any vehicle description, and also notify the management company. The more information that we can provide to the police department, the better chance the police will have of catching the offenders. Several other options regarding deterring speeding throughout Harvest Run were also discussed by the Board and the homeowners that were present at the Annual Homeowner's Meeting. A committee of homeowners has now officially been formed to address these issues, to brainstorm about ideas on how to stop this problem, and to communicate with the Board.

Replacement Windows

The Board would like remind everyone about the window replacement opportunity available through MI Windows and Doors. Special thanks again 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
for more information.**



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 or contact B.P. Management Services at (877) 765-9339 or email them at 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.

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
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.