

HARVEST RUN - PHASE III

HOMEOWNER'S ASSOCIATION

NEWSLETTER –3rd Quarter 2005 –

www.HarvestRun.org

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

**Chris Kouzios
President
2-year term**

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

**Nick Falco
Treasurer
2-year term**

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

Please Note: Alan Lamb, who previously held the position of Vice President of the Association, has resigned his position on the Board because his company relocated him. We are sorry to see Alan leave but wish him and his family well. As a result of this, the Board of Directors unanimously voted Mark Rekowski to fill the vacant position. Mark graciously accepted the position of Vice President of the

Association. The position that Mark held for over two years as Vice President of Community Development will be up for re-election at the annual homeowner's meeting in the spring.

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.

Landscape Improvements

In September, the Association took advantage of low fall pricing on trees and purchased four beautiful willow trees to enhance the area around the pond adjacent Huntley road. The trees were planted near the water's edge but far enough away so that no future bike path maintenance issues (cracking) should unnecessarily arise. These trees love water and are very hearty so they should

prosper near our pond. Additional landscape improvements for next year and beyond are also being researched.

Bike Path

We are happy to report that the much needed maintenance and seal coating for the bike path along Huntley road were completed as of the end of September. Repairs to cracked areas of the bike path were also made at this time.

Wetland Improvements

In mid April, TGF Enterprises, Inc. conducted a controlled burn to all three wetland areas that the Phase III Association is responsible for maintaining. Based on the levels of water in Outlot D (center) and Outlot F (by town homes) not all areas could be burned properly. However, the areas that were burned do show improvement and a nice return of some native vegetation. The Board is currently in the process of researching information and determining plans for future maintenance requirements of these Outlots to ensure their

continued upkeep and beauty in the years to come.

Replacement Window Update

Unfortunately, due to lack of interest and low homeowner response to the window replacement survey that was sent out to all homeowners in the previous months, the decision has been made to forgo a group attempt at replacing affected windows in the community. There were not enough responses to “lock-in” an installation price with the glass company that was contacted. However, homeowners may independently contact Capitol Windows for warranty and replacement information.

WARRANTY

Capitol Windows or MI Windows & Doors, Inc. (same company)
800-949-3818

LOCAL INSTALLER (several homeowners have used)
A Touch of Glass, Ltd.
847-265-1100

Information and any future updates may be found on our website www.HarvestRun.org.

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.

Management Company Renewal

The Board is happy to announce that B.P. Management has been retained again this year as the Harvest Run Phase III management company. After proceeding with the annual effort to research various management companies, the Board determined that B.P. Management was the only company, out of seven who were reviewed, to meet the service, quality, and financial requirements necessary for our community.

Pond Signage

The Board of Directors is currently researching the possibility of replacing the signage around the pond area to further deter non-homeowners from using the pond. We will keep you posted on our progress.

Halloween Trick or Treat Hours

Recommended Halloween Trick-or-Treat hours for the city of Crystal Lake are for Monday October 31, 2005 from 3 p.m. until 7 p.m.



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 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 INFORMATION

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.