

Remington Trails II

Next Meeting

The Board has scheduled a meeting in on **Monday March 10, 2014 at 6:00 P.M.** at the Community Room, Police Dept. building, for the purpose of holding a Regular Meeting of the Board of Directors. All owners are welcomed and encouraged to attend.

Future Meetings

- June 9, 2014
- September 8, 2014
- December 8, 2014 – Annual Meeting

All above meetings start at 6:00PM at the Round Lake Police Department/ Public Works Building, 741 Townline Rd, Round Lake, IL.

Review of 2013

Last year was a challenging year for our Association. Along with an increased number of foreclosures impacting the collection of assessments, rising insurance and maintenance costs also caused us to exceed our budget in a number of areas. We also had one major budget buster, in the tune of \$45000, in the landscaping and snow removal contract. Our prior board and management misread the Best Lawns contract and we found out mid-year that the contract cost were double what was budgeted. This caused us to look at postponing or cutback on some projects. The final numbers are not in yet but with critical view on expenses and contracts, we ended 2013 on budget. Going forward there is little we can do about rising prices but we have adopted additional controls along with new management that will help us avoid similar problems in the future.

RT2 Declaration Changes

The updated Declarations were released at the December 2013 meeting. We had a lively discussion of the proposed changes and we've have a significant number of homeowners who have approved the changes and we are well on our way to get the majority approval. That said, we are making a few clarifications and the discussion will continue at the March meeting.

Please plan on attending the March Meeting to continue the discussion and for a review of the changes.

Community Safety

Round Lake Police Chief Michael Gillette suggests that we all keep a look out for any suspicious activity in and around vacant homes in the neighborhood. There have been a few incidents of people breaking in to a vacant property to steal appliances or damage the property. If we see something call either 911 or 847-270-9111, ask for assistance and let an officer check it out.

Chief Gillette also warned that there is an increase in Round Lake of break-ins of parked cars. Thieves are on the prowl for cars with items of value in plain view. He said a number of unlocked vehicles were burglarized in and around town. He reminds us that the best thing we could do is stow items (cell phones, mp3 players, etc.) out of sight and Lock Our Car Doors.

Neighborhood Communications

We have created a web site for information pertaining to our homeowners association. The web address is:

www.Rt2web.com

...and it contains

- A calendar of upcoming events
- Online association documents, Declarations, By-Laws, Satellite and Storm Door request forms, etc. are contained on the Association Documents Page.
- Links for important phone numbers

- referrals for homeowner recommended contractors.
- Link to the Homeowner account page where you can see your account balance, work order status and request maintenance.

We also have a **Contact Us** page where you can communicate with Board members and the Property Manager.

We are adding new info as it becomes available, suggestions for content would be appreciated; please contact the webmaster via the Contact Us page.



Assessment Coupon Books

It is likely that this is the last time we will send out coupon booklets. There is a considerable expense to producing the booklets and 90% of RT2 homeowners DO NOT use the coupons. Going forward, unless you request and pay for a coupon book, they will not be sent.



Snow Removal

MSL is our new Snow and Landscape contractor. What a year for a new contractor, so far the 3rd snowiest on record. We have exceeded our contract snow limit for this season, this means that new snow events will be costing us extra. With this much snow we'll be making adjustments elsewhere in the budget.

MSL seems to be doing a good job. Let us know what you think by dropping us a note on the Contact Us page.

New Management Company

The contract with Williamson Management was due to expire at the end of 2013. The board contacted multiple companies to solicit bids for management services. We selected Vanguard Management for their experience, automated services and price. We're looking forward to working with our manager Rebecca Johnson to guide our community.

Garbage and Recycling Reminders

Please help us to keep the community free of litter and debris by following the guidelines below for trash and recycling disposal:

- All containers that we put outside for pickup (bags, boxes, etc.) **must be sealed shut!** All bags must be securely tied closed and all boxes must be securely taped shut, etc.
- All recycling cans we put outside for emptying **must be properly loaded so items do not blow out!** Make sure the lid to your can closes completely; recyclables should not be stacked above the top of the can. Please be careful to prevent recyclables from blowing out of your bin.
- **You can set your containers out after 5PM the day before pickup.**
- **Any trash left behind after pickup must be immediately picked up and brought back inside.**
- **Your containers must be taken inside within 24 hrs of pickup time (Village Ordinance).**
- Also, be sure to only put trash or recycling inside your own

respective containers. Please do not put anything in your neighbors' containers.

- Cardboard boxes should be broken down and placed into recycling containers to avoid them being left on the ground or blowing around the property.
- **Make sure your address number is prominently displayed** on your containers, so in the event of high winds, homeowners can retrieve their containers.

For more information from the Waste Management website.

<http://alturl.com/ghtb9>

Parking

We have a limited number of parking spaces in our community, each homeowner needs to be aware that parking across sidewalks or overnight on the street is prohibited by Village Ordinance. Each homeowner must park in their own driveways without blocking sidewalks or blocking access in the auto courts. There are additional parking spaces at the end of the auto courts and those spots are for the use of the residents of that auto court.

Outside Lights

The recent wind storms have caused a number of outside lamps to twist and loosen from the mounting. We will be fixing the lamps once outside temperatures get a little warmer.

Pet Policy—Owners Must Comply

It is extremely important for pet owners to be aware of and in compliance with the Rules regarding pets. Here are a few reminders:

Pets should not be allowed to create a disturbance or nuisance to surrounding units. Owners are responsible for controlling excessive barking or other nuisance behaviors. Pet waste must be cleaned up

immediately after deposit at all times. Residents must carry bags or the equipment with them to remove the waste when walking their pet anywhere in the community.

Lawn damage caused by pets is the responsibility of the resident.

Pets should not be tied, staked, or chained outside and left unattended. Pets

should be on a hand-held leash when outside the unit.

People and pets must coexist in the community. This is especially important in a multi-family community where some owners have pets and some do not. Please be courteous of your fellow residents by complying with the pet guidelines.



***For the love of PETS!
Please pick up the poop!***

Selling or Refinancing?

If you are selling or refinancing your home, you will need certain documents from Vanguard Management for your closing. There is a charge for the processing of this information. In order to ensure a smooth closing, please contact Management at (847)-490-3833 . You will need to call at least 30 days in advance of the closing if selling, or 10 days in advance of the closing if refinancing, to guarantee processing of your paperwork.



Owners are permitted to install one (1) "For Sale" or "For Rent" sign in a unit's window, with prior notification by homeowner of intent to display the above allowed sign.

Property Manager for Remington Trails 2 is Vanguard Community Management

50 E. Commerce, Suite # 110, Schaumburg, IL 60173 (847)-490-3833 Normal and after hours

Email: RJohnson@vanguardcommunity.com



Paying your Assessment

Assessment payments should be mailed to:

Remington Trails II Townhome Association
Vanguard Community Management
PO Box 61955
Phoenix, AZ 85082-1955

Include your address in the memo field on your check.

Payments can also be made online at www.VanguardCommunity.com

Payments are due on the first of each month, and are late after the 15th of each month.

Volunteers Needed

Remington Trails II needs volunteers for several different Committees and for the Board of Directors.

If you are interested in serving on the Board, please review the attached Call for Candidates and complete the Nomination Application Form so that your name can be added to the ballot for the upcoming election. If you are interested in volunteering in other ways, please see the following Committee List:

Maintenance Committee

Architectural Committee

Lot Line Committee

Social Committee

Please use the Contact Us page on the web site or contact Management if you would like to volunteer . Thank you!

