

Remington Trails II

Next Meeting Notice

The Board has scheduled a meeting in on **Monday June 9, 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

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

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

Beginning of 2014

When will we catch a break? This is what's going through my mind nearly half way through 2014. Our winter was brutal, dumping more snow than averages indicated. We spent nearly \$16K more for snow removal than was budgeted. We all knew we had landscaping issues that have suffered from drought and lacking funds, and this spring it is even more obvious. Additionally, we have numerous trees throughout the neighborhood that have not survived the Emerald Ash Borer, let alone deep ground freezes and severe drought.

The board did a neighborhood walk about to document violations, repairs, potential maintenance requirements, erosion, and various landscaping needs. Given the challenges in paragraph one; I feel we're still looking pretty good considering. Foreclosures, non-payment of association fees, and attorney fees have continued to cripple us. We made gains, but insignificant gains compared to where we need to be.

We will be contacting MSL (landscaper) to walk through the neighborhood and create a punch list that we can review and compare to ours. We will prioritize the needs and wants versus the budget and spend your money as best we can to start bringing the landscaping up to acceptable conditions. To these ends, it is imperative we hear from you more frequently than quarterly meetings.

RT2 Declaration Changes - Update

We have continued, although not assertively, to review the Declarations we proposed and presented in December 2013. There are still four outstanding areas of concern based on home owner feedback from that meeting. We are still working the attorney to make sure the language meets home owner expectations for how we want to assign responsibility between the association and individual home owners.

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

News

Gas and Charcoal Grills

Charcoal grills are NOT allowed on decks. This is a Village Ordinance as well as an RTII rule.

Gas grills must be used ~10 feet away from the building. Obviously if our decks are mostly 10 feet deep, the grill will be less than 10 feet away, but the spirit of the rule is to avoid fires and siding damage from the intense radiant heat.

Also, grills in back yards must be on a "platform" or solid base allowing landscaper to properly groom the area. We saw several grills sitting on the lawn and the grass is growing up into the grill base. This is unsightly, and if the home owner chooses to move the grill leaves a dead patch and/or long grass.

The Architectural Committee has not determined what is an appropriate and

affordable solution yet, so if you have ideas, please let us know. We will be making a decision, providing options, and then enforcing those solutions after the September 2014 Board Meeting.

Landscaping

Please note that installing edging (plastic, rock, brick, wood, etc) still requires an Architectural request/notification. We understand some grading causes mulch to erode and wash out of plant beds. As a board, we simply expect a picture and/or plan of your intentions.

Mailbox Lock Problems

The community mailboxes are our HOA responsibility. If your lock is loose or otherwise difficult to access, please contact Vanguard and open a work request.

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.



Landscaping

Our contractor is making progress on snow damage repairs.

If it looks like MSL may have missed damage to the turf near your unit, contact Vanguard and have them open a work order.

MSL seems to be doing a good job. Let us know what you think by dropping us a note on the Contact Us page on the RT2web.com site.

Dead Trees around Parkway

The board walked around the neighborhood over the Memorial Day weekend and noted numerous dead or dying trees around Remington Lane. These trees, between the curb and sidewalk are the responsibility of the village. However, the village budget is about as lean as RTII's. Please be patient as we try to prioritize this work. We have options that the board would like to discuss at this next meeting, so please join us if you can to hear the options and participate.

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>

No Parking

Just a reminder, Parking is NOT allowed on the entire one side of Remington Lane and Fox Trail. No Parking Anytime signs are posted to indicate the side of the street where parking is prohibited. The restriction is to allow large emergency vehicles complete access to our community. Let your guests know there is a parking restriction.

Alterations & Additions

ANY change to the exterior of your unit or surrounding area requires you to submit an Alteration Request, also known as an Architectural Request.

Satellite Dish requests must be approved BEFORE installation.

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.



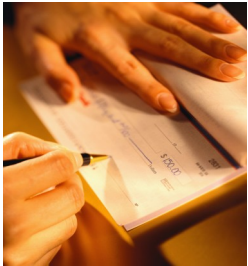
Owners are permitted to install one (1) "For Sale" or "For Rent" sign in a unit's window, with prior notification by homeowner of intent to display the above allowed sign.

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

Our Property Manager is Charissa Ziobro

Email: <cziobro@vanguardcommunity.com



Paying your Assessment ALLOW 7-10 days when mailing

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.

Direct debit is available for interested owners. See the rt2web.com web site or contact Management for more information.

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!

