

Remington Trails II

Next Meeting Notice

The Board has scheduled a meeting on **Monday December 8, 2014 at 6:00 P.M.** in the Community Room, Police Dept. building., for the purpose of holding a Regular Meeting of the Board of Directors and an Annual Meeting for the election of two (2) Board Members. All owners are welcomed and encouraged to attend.

Enclosed in this newsletter is the nomination form if you would like to place your name on the ballot. Your Association needs homeowners interested in making RT2 a great place to live.

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

End of 2014

Fellow residents, we got through another lean year, but managed to get through it relatively unscathed. The other day your board representatives got together with our Property Manager to review the 2014 budget successes and concerns, and then composed a 2015 budget draft (recommendations/proposals attached) for your review and consideration. This will be discussed and ratified in the December 2014 Board Meeting.

Thankfully our routine maintenance costs have been minimal and manageable. Meaning, we've been keeping up with routine maintenance for individual units, and have "only had" 3 major, unplanned and costly maintenance repairs. Our biggest threats right now are twofold: 1) A Significant number of foreclosures and rentals, coupled with associated attorney and service fees to administer, have consumed a significant amount of our budget. This has prohibited us from doing other things this year like being more aggressive with dead landscaping. 2) Our inability to push through the required new, rewritten and restated Declarations. Until we get home owners to understand the dire straits we're in regarding the current Declarations that are in force, the current Reserve Study and the costly maintenance and repairs of all units will fall on the whole association. Meaning, Monthly Assessments will continue to increase at a more aggressive rate so we can monetarily feed the Reserves.

We really need residents, actual home owners, not renters, to step up and be more participatory; please! We have a few that are steady contributors and attend meetings, but we would really like to see some new faces, discuss the need for revised Declarations, and see if we're meeting your needs and expectations.

Have a Happy & Safe Thanksgiving Holiday coming up, and hope to see you on December 8, 2014.

Annual Meeting to Elect Board Members

We will be holding an Election for two (2) of our five (5) Board Members. These Board Members will be elected for a two (2) year term. If you would like to throw your hat in the ring and run for a spot on the board, fill out the form and send it to the Vanguard office. Be prepared to be in attendance at the December Meeting to address the homeowners and take part in the election process.

News

Placing a Work Order or Getting things Fixed

All work that is done in the community must start with a Work Order. The Work Order assures us that a maintenance issues has been logged into the system, it can be assigned to the right contractor and the process can be tracked. Work Orders can be submitted by the homeowner via the Vanguard web site or by calling Vanguard and having them start the process. Either way, progress on your work orders for your property can be viewed from the same Vanguard web site.

No Coupon Books

Please note that we will not be mailing 2015 coupon books. They are expensive and 90% of our homeowners don't use them. Instead we ask that if you mail a check or use your bank bill pay system, that you place your Vanguard account number in the memo field on the check, so it can be applied to your account. We also offer a direct debit program so your monthly assessment can be automatically withdrawn from your bank account, without worry that a payment will be late. Call Vanguard for more information or download the form from the Rt2Web.com site.

New Homeowners

If you are new to the RT2 community, welcome to the neighborhood. Make sure you contact our Property Manager at Vanguard to register your contact information. They can also answer any questions you might have about out community. At closing you should have received a copy of the Rt2 Declarations, By-Laws and Rules & Regulations. Important documents to read and know about the operation of our

Association. Printed copies can be obtained from Vanguard for a fee. They can be downloaded for free from the Rt2Web.com site, under the Association Documents section. This section also includes past newsletters and useful information.

If you Rent your Home

A number of our homeowners have decided to rent their units. This is allowed but there are some additional documents and reporting required.

Make sure Management has your contact information. This would include mailing address and phone number. We recently had an issue where Round Lake Police needed to get immediate contact with a owner but we did not have his phone number on file. Protect your investment. Make sure we have the information to contact/call you.

Dryer Vents

Speaking of maintenance, it's very important to make sure you keep your dryer exhaust system lint free. Round Lake Fire Department has noted that a fire can occur when lint is allowed to build up in your dryer or in the exhaust vent leading to the outside.

This is a homeowner maintenance item. Check your dryer often. You are responsible if any damage that is caused by a blockage. If you see lint coming out of your roof vent, it's way too late. If you need help cleaning your system, call Vanguard and they arrange a contractor to help. Cleaning kits are available from your local hardware store.

Etc

Security

We are not being paranoid, Round Lake Police has asked us to pass along the following reminders.

- Lock your doors. An open door is easy prey for someone walking by and wanting to make a fast grab.
- Keep your garage door closed as well. Bikes can disappear quickly.
- If you leave your car parked outside, make sure your car is locked and hide valuables. This is something the RLPD has seen in the Village. Groups, usually young folks, walking the street, seeing something valuable inside an un-locked car. Next thing you know your items gone. Best advice is to lock the doors, close the windows and keep valuables out of site.
- Check up on your neighbors. If something doesn't look right next door, give them a call. Can't get a hold of them and still looks suspicious, call RLPD at 847-270-9111 and ask for a well being check.

Proposed 2015 Budget

Attached to this newsletter is the Proposed 2015 budget for our association.

The budget will be discussed and ratified at the next meeting.

If you have any questions or comments, please bring them to the meeting.

The proposed budget includes an increased assessment. If the budget is approved as is, the new monthly assessment would be \$195 per month, beginning January 1st 2015.

You'll notice that the Board went through and eliminated or reduced some items from the budget and increased areas that we knew would need additional funding like snow removal.

Alterations & Additions

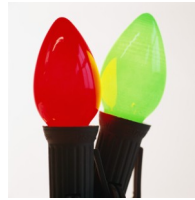
ANY change to the exterior of your unit or surrounding area requires you to submit an Alteration Request, also known as an Architectural Request.

Satellite Dish requests must be approved BEFORE installation.

Adding or replacing a storm door also requires an Alteration Request. If your not sure, contact

Outside Decorations

With the upcoming holidays please be reminded that Seasonal decorations, located on the exterior of the building, should be installed no sooner than 30 days prior to the holiday; and removed within 30 days after the holiday. No decorations which create a safety hazard or cause damage to the property are permitted. Any damage caused by seasonal decorations will be repaired with all costs charged to the unit owner.



The Board of Directors or a Board-appointed committee will be the final and binding decision body regarding any conflicts that occur under this section.

Remember, for insurance reasons, homeowners are Not Allowed on the roof.

Snow Removal

Speaking of winter, it will soon be upon us and MSL will be shoveling snow. Be aware the less obstructions there are in the driveways and sidewalks the better the results. MSL will park a bobcat on the property and will likely move to different location during the snow season so they don't burden the same homeowner with a view of the plow.

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. By Village Ordinance, there is no overnight parking on any Village street.

Also you must park all vehicles on your driveway or within your auto court. Parking in other driveways or auto courts, without permission, is not allowed.

Your Board of Directors

The Remington Trails II Homeowners Association, Inc. Board of Directors is comprised of five homeowners. Your current Board of Directors are:

- Scott Hosler - President
- Tom Gancarz * - VP
- Scott Motisi * - Treasurer
- Nichol Whitfeld - Secretary
- Dick Raffl - Director at Large

* Denotes term ends 2014

You may contact your Board via the Rt2Web.com Contact Us page.

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 account number or 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 the month. Late fees will be added to all late payments.

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!



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Remington Trails II Townhome Association
Round Lake, Illinois

October 2014

Dear Remington Trails II Homeowner:

We are writing to inform you of an important event coming for the Remington Trails II homeowners; the Annual Meeting and Election of the Board of Directors.

The Remington Trails II Townhome Association Annual Election Meeting will be held on Monday, December 8, 2014 at 6:00 P.M. at the Round Lake Village Hall, Community Room, in the Police Department Building, 741 Townline Road, Round Lake, Illinois. This year we will be electing two (2) Directors to the Board, each for a two year term of office. Officer positions will be voted on by the Board Members following the election.

The Board of Directors is comprised of owners who serve as representatives of the Association and are elected by the homeowners. The Board generally holds one Open Meeting each quarter. Board meetings usually last two hours. Elected Member's attendance is required at the quarterly meetings whenever possible.

It is the responsibility of the Directors to supervise the property of the Association, including the adoption of Rules and Regulations, enforcement of covenants, preparation of annual budgets, approval of expenditures, contracting other activities of the Association, as required by the Not For Profit Corporation Act, as well as the Association Declarations and By-Laws (CC&R's). The authority of the Board of Directors is derived from the Declarations and By-Laws of the Association.

Any unit owner in good standing may run for a position on the Board, however, only one homeowner per unit may serve on the Board of Directors at a given time. Members of the Board of Directors should be interested homeowners who have the concern and time to give to the Community in the performance of these important functions. They should be knowledgeable and competent individuals whose primary responsibility is to act in the best interest of the Association at large.

Since the Association is the equivalent of a corporate business, Directors should be qualified to conduct the affairs of the Association in a reasonable, impartial, and business-like manner. It is important to remember that the Directors are also homeowners, and the only compensation a member of your Board receives is the personal satisfaction of undertaking a difficult task.

The election of Board members should receive your careful consideration. You are urged to become a candidate yourself, or to solicit the involvement of someone who you feel will be an asset to the Community. If you wish to discuss the role of a Director, or if you have further questions regarding the Annual Meeting, please feel free to call Charissa Ziobro our Vanguard Property Manager at (847) 882-6941

Enclosed is a Nomination Form for those who are interested in serving on the Board of Directors. **Please return the completed form to Vanguard Management, Inc., 50 East Commerce Drive, Suite 110, Schaumburg, Illinois 60173 no later than Friday, December 5, 2014.** The resumes of those who submit their names as candidates will be announced.

Your Remington Trails 2 Board of Directors

NOMINATION APPLICATION

I hereby submit my name in consideration for nomination to the Board of Directors of Remington Trails II Townhome Association. I understand that this information is given for Association use only.

INFORMATION: (PLEASE TYPE OR PRINT)

NAME: _____

ADDRESS: _____ **HOME PHONE** _____
OFFICE PHONE _____

QUALIFICATIONS: (INCLUDE ANY INFORMATION REGARDING EXPERIENCE WHICH WOULD ASSIST YOU AS A DIRECTOR, I.E. JOB EXPERIENCE, EDUCATION, COMMITTEE WORK, COMMUNITY INVOLVEMENT)

YOU MAY USE THE OTHER SIDE OF THIS SHEET IF NECESSARY. PLEASE RETURN NO LATER THAN FRIDAY, DECEMBER 5, 2014 TO Charissa Ziobro our Vanguard Property Manager at (847) 882-6941, BY FAX TO: (847)-490-9807, OR BY EMAIL TO: czioebro@vanguardcommunity.com

CANDIDATE SIGNATURE: _____

Budget Summary Report

Remington Trails II Townhome Association

2015 Proposed Budget

	2014 Budget	2015 Budget
Assessment Income		
4001 - Assessments	272,796.00	271,880.00
Total Assessment Income	272,796.00	271,880.00
User Fee Income		
4230 - Repair & Maintenance	0.00	0.00
Total User Fee Income	0.00	0.00
Collections Income		
4700 - Collection Processing Fees	0.00	0.00
4720 - Legal Reimbursements	0.00	0.00
Total Collections Income	0.00	0.00
Other Income		
4710 - Late Fees & Interest	4,000.00	0.00
4835 - Miscellaneous Income	0.00	0.00
4925 - Reserve Usage	0.00	25,000.00
Total Other Income	4,000.00	25,000.00
Investment Income		
4900 - Interest Earned - Operating Accounts	0.00	0.00
4910 - Interest Earned - Reserve Accounts	300.00	300.00
Total Investment Income	300.00	300.00
Total Remington Trail II Income	277,096.00	297,180.00
Administrative		
5015 - Bank Charges	600.00	200.00
5070 - Master Association Fee	9,348.00	9,652.00
5195 - Other Administrative Services	250.00	400.00
5210 - Printing & Copying	4,000.00	2,000.00
5215 - Postage	600.00	600.00
Total Administrative	14,798.00	12,852.00
Insurance		
5400 - Insurance Premiums	35,486.00	36,721.00
5470 - Other Insurance Premiums	2,500.00	0.00
Total Insurance	37,986.00	36,721.00
Landscaping		
6100 - Grounds & Landscaping - Contract	27,417.00	37,800.00
6110 - Landscape Repair & Maintenance	16,000.00	12,000.00
6160 - Tree Maintenance	6,700.00	3,500.00
Total Landscaping	50,117.00	53,300.00
Contracted Services		
6442 - Snow Removal Services	19,583.00	22,400.00
Total Contracted Services	19,583.00	22,400.00
Repair & Maintenance		
6515 - Building Repair & Maintenance	4,000.00	4,000.00
6530 - Common Areas Repair & Maintenance	0.00	0.00
6585 - Fountain/Pond/Lake Repair & Maintenance	6,500.00	6,500.00
6600 - General Repair & Maintenance	0.00	0.00
6640 - Lighting Supplies/Repair & Maintenance	0.00	0.00

Budget Summary Report
Remington Trails II Townhome Association
2015 Proposed Budget

	<u>2014 Budget</u>	<u>2015 Budget</u>
Repair & Maintenance		
6690 - Pest Control Supply/Repair & Maintenance	300.00	300.00
6715 - Reimbursable Repairs & Maintenance	0.00	0.00
6725 - Roof Repair & Maintenance	4,250.00	0.00
6750 - Snow Removal & Supplies	5,000.00	5,000.00
Total Repair & Maintenance	20,050.00	15,800.00
Professional Services		
7000 - Audit & Tax Services	1,530.00	3,500.00
7010 - Engineering Services	3,500.00	3,500.00
7020 - Legal Services	0.00	5,000.00
7025 - Legal Services - Collections	5,000.00	7,000.00
7040 - Management Fees	19,200.00	19,740.00
Total Professional Services	29,230.00	38,740.00
Other Expenses		
5010 - Bad Debt	10,000.00	10,000.00
Total Other Expenses	10,000.00	10,000.00
Reserve Contributions		
9105 - Reserve Contribution Expense	95,332.00	44,463.00
9966 - Reserve Fund Interest	0.00	0.00
Total Reserve Contributions	95,332.00	44,463.00
Reserve Expenses		
9802 - Capital Improvements	0.00	62,904.00
Total Reserve Expenses	0.00	62,904.00
Total Remington Trail II Expense	277,096.00	297,180.00
Total Association Net Income / (Loss)	0.00	0.00

Monthly Assessment \$195.00 per Month