

Remington Trails II

Next Meeting

The Board has scheduled a meeting on **Monday May 2, 2016 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. All homeowners are welcomed and encouraged to attend.

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

2016 status report

We are almost half way into 2016. Landscaping projects for this year are underway. Here are some of the items scheduled for discussion for 2016.

- Concrete Repair - beginning now that weather is permitting.
- Deck Maintenance/Staining - clarified rules included in this newsletter.
- Grub and Crabgrass control - on the scheduled for this year.
- Pond Maintenance and shoreline erosion - contract in place to monitor.

Make sure that if you see items that need attention, you let Management know so it can be put on the schedule.

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:

- Tom Gancarz - President
- Robert Policano- VP
- Nick Nelson - Treasurer
- Nichol Whitfeld - Secretary
- Angela Waters - Director at Large

Deck Maintenance - A number of decks in the community are in need of maintenance, basically power washing and re-staining. One of our spring projects will be to inspect each deck and determine if maintenance is needed. We will compile a list of decks needing maintenance and homeowners on the list will be notified. Last year, Management gave us specifications to assist homeowners with deck maintenance. These specifications have been written as an addendum to our Rules and Regulations and this rule change is included in this newsletter.

Currently we have been in contact with one vendor and Vanguard has been requested to provide us at least two (2) additional vendors, that the homeowner can contact for maintenance. Homeowners are not bound to use recommended vendors, if you chose to use your own contractor or do the work yourself, you will need to complete a RT2 Alteration Form (available from the Rt2web.com web site) and submit the form to our Property Manager.

Simple maintenance is necessary to avoid bigger problems in the future and keeps our community looking good.

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 issue 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 2016 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.

If you Rent your Home

A number of our homeowners have decided to rent their units. It's 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. If Round Lake Police need to get immediate contact with a owner, we need to have your phone number on file.

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 our 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.

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 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 will arrange a contractor to help. Cleaning kits are available from your local hardware store.

EMAIL Notices

Illinois law that regulates townhome communities like ours, now allows homeowners to receive official notices by email. It requires the homeowner to "opt-in" for such notices. A form to "opt-in for email notices" is included with this newsletter. We'd like to sign up as many homeowners as possible to receive email notices, this will save the association the cost of printing and postage for RT2 communications.

Don't worry if you sign up for email notices and want to switch back to paper, you can change back with a email or phone call and future notices will be sent via the mail.

Opt-in for the email notices. Get your RT2 info faster and save the association some money. Get the form here <http://tinyurl.com/jh4dvre>

Looking for a Contractor?

We've created a list of contractors that homeowners have used. If you are looking for a painter, plumber, electrician, etc., see <http://tinyurl.com/nrxskbs>

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 Denise Ellis

Email: Denise.Ellis@associa.us



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.

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 you're not sure, contact our Property Manager for help.

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. Parking off the asphalt, on the grass or on the sidewalk IS NOT ALLOWED.

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**RESOLUTION BY FORMAL ACTION OF THE BOARD OF DIRECTORS OF
REMINGTON TRAILS II HOMEOWNER ASSOCIATION TO AMEND THE
RULES AND REGULATIONS CONCERNING DECK MAINTENANCE, REPAIR
AND REPLACEMENT OBLIGATIONS**

PREAMBLE

WHEREAS, the meeting of the Board of Directors (“Board”) of Remington Trails II Homeowner Association (the "Association") was duly called and held pursuant to the Illinois General Not-For-Profit Corporation Act of 1986, the Illinois Condominium Property Act (“Act”), and the Association's Declaration and By-Laws, and proper notice having been provided to the members as required by Section 18(a)(9) of the Act, a quorum of the Board being present at the meeting as identified below, and the meeting being properly convened and proceeding with Association business including resolutions and amendments and specifically the resolution set forth herein;

WHEREAS, the Association is administered by a duly elected Board in accordance with a certain Declaration of Condominium Ownership and of Easements, Covenants and Restrictions for Remington Trails II Homeowner Association (“Declaration”);

WHEREAS, the Association’s management and operation is, in addition to the Declaration, governed by the By-Laws of Remington Trails II Homeowner Association (“ByLaws”);

WHEREAS, the Declaration defines Limited Common Elements, in part, as any portion of the Common Elements by its location or nature is clearly intended to serve a certain Unit or Units, but less than all the Units;

WHEREAS, the decks appurtenant to certain Units by both their location and nature are clearly intended to serve a certain Unit but less than all the Units and are therefore part of the Limited Common Elements;

WHEREAS, the Declaration provides that the Limited Common Elements are maintained, repaired and replaced at the discretion of the Board of Directors;

WHEREAS, the Board of Directors has determined it to be an appropriate use of the discretion afforded to it to require individual Unit Owners to be responsible for all deck maintenance, repairs and replacements, subject to certain guidelines established by the Board;

WHEREAS, the Association’s By-Laws and Section 18.4(h) of the Act afford the Board of Directors the authority to adopt and amend rules and regulations affecting the Property;

NOW THEREFORE, in furtherance of the above stated determinations, objectives and goals, the Board, on behalf of the Association does hereby adopt and amend the following Rules and Regulations:

MAINTENANCE, REPAIR AND REPLACEMENT OF DECKS

1. No deck shall be modified or altered in any manner, without Board approval. All decks shall remain the same size and configuration as originally constructed.

2. Unit Owners are responsible for performing all maintenance, repairs and replacements of decks. Unless an Owner fails to comply with these Rules or otherwise fails to maintain his/her deck in a manner consistent with the Declaration, Rules and Regulations or Board policies, the Association will not be providing any maintenance, repairs or replacements of decks.

3. All decks must be stained by the Owners in 2016 and then at least once every three years, i.e. 2019, 2022, etc.

4. Specifications for all decks are as follows:

- a. Railings: 2" x 4";
- b. Spindles: 2" squared;
- c. Steps: 2" x 12";
- d. Corner posts: 4" x 4";
- e. Decking (the floor): 1" x 6" (99" long and 17 boards wide).
- f. Acceptable deck colors/stains:

Sherwin Williams Deckscapes, Semi-Transparent, Tint Base 6505-15513,
Cedar Bark #3511;

5. In the event a deck is not maintained consistent with these Rules or a deck is not otherwise in compliance with the Association's Declaration, Rules or Board policies, the Association may exercise any of its rights, including the right to perform any necessary maintenance, repairs or replacements, with all costs and expenses incurred billed back to the Unit Owner's account.

6. The terms used herein, if not otherwise defined, shall have the same meaning described to them in the Declaration or By-Laws.

7. The Language of this Resolution shall govern any conflicts between this document and prior Rules and Regulations.

8. Except as to the extent expressly set forth herein above, and as amended, the Declaration, By-Laws and Rules and Regulations shall continue in full force and effect without change.

9. This Resolution and the procedures and remedies authorized herein shall be effective when and after the Association has mailed or delivered notice of this Rule and Resolution to all Unit Owners, and shall remain in effect until revoked by appropriate action by the Board or Unit Owners.

END OF TEXT OF RESOLUTION

Thereupon, on motion duly made and seconded, the above determinations, objectives, goals, and resolutions were adopted and acknowledged this _____ day of _____, 2016 at _____, Illinois, by the following roll call vote:

CERTIFICATE

I, the undersigned, hereby certify that I am the duly elected, qualified and acting Secretary of REMINGTON TRAILS II HOMEOWNER ASSOCIATION ("Association") an Illinois Not-For-Profit Corporation; that I am the custodian of the records and seal of the corporation and that the attached is a true, correct, and accurate copy of the Rule and Resolution of the Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affix this corporate seal this _____ day of _____, 2016.

REMINGTON TRAILS II HOMEOWNER ASSOCIATION

Its Secretary