

Remington Trails II

Next Meeting

The Board has scheduled a meeting on **Monday November 7, 2016 at 6:00 P.M.** in the Community Room, Public Works/Police Dept. building., for the purpose of holding a Regular Meeting of the Board of Directors and the Annual Meeting for the election of Board Members.

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 into the fall of 2016. Landscaping projects for this year are mostly complete and soon we'll be thinking about snow removal. Here are some of the items completed in 2016.

- Concrete Repair - weather did delay this project but now it is complete.
- Grub and Crabgrass control - complete for this year and scheduled again for 2017 to see if we can't keep the problem in check.
- Pond Maintenance and shoreline erosion - ILM is the company we chose for pond maintenance, they have been monitoring and testing the pond.

Make sure that if you see items that need attention to 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

On going effort to revise the Association Declarations and By-laws

At the last Board Meeting it became very clear that we needed to revive the Declaration rewrite effort. We are constantly being stymied by our declarations when it comes to who is responsible for what. Additionally the Declarations impact the amount of money we must put into our Reserve account every year. To that end, the Board created a commission to investigate changing the Declarations. This Commission will report to the Board and Homeowners on what is needed to change and how will be the best way to get it done. Our past President Scott Hosler volunteered to chair this commission and Board Member Robert Policano also volunteered to take part in the commission. Scott's initial report is included on the next page. We expect to address the Declaration changes at the next Board Meeting and future Board Meetings.

The Commission can use additional help from any homeowner who would like to participate in the re-write process. If you'd like to help and have your input heard, contact the Property Manager via email and Denise will pass your contact info on to the Chairman.

News

Rewriting the Remington Trails II Declarations and By-laws

Q4-2016 RTII HOA Newsletter

Topic: Common Ownership Communities

Sub-topic: Converting from a Condominium to a Town Home Community

Dear Residents,

After stepping down as the President of our HOA, I still had a critical and vested interest in seeing this effort through. The newly elected board members and I spoke about how to best resurrect the work that was previously completed. Our solution was to convene a Commission to prepare documents and a plan to make another presentation to all residents and banks holding our mortgages.

This will be a monumental effort and will not succeed without your involvement and support.

When we last broached this subject in an open meeting it was frustrating, chaotic, and people were passionate; both in the residents and the board. Our approach at that time was intended to be direct and we assumed everyone would “see the light” and “go to the light”. Boy was I wrong!

We need to present the problem statement in terms everyone can relate to, and try to help everyone understand the pros and cons, risks and rewards of our options. The direction we’re headed presently ***cannot be sustained.***

It would be extremely helpful if all residents understood what they signed up for when buying property in an HOA (Home Owner’s Association) versus a Condominium. Not only because they are vastly different in their maintenance routines, association fees, and property ownership, but because we need to understand how the proper declarations affect our Reserves, the stability of our neighborhood, and the longevity of our Association.

To this end, while we prepare our case and demonstrate the need, no, the requirement, to get to a point of obtaining your approval, we need your questions and concerns submitted to board (board@rt2web.com).

By Scott Hosler, Past President RT2
Declaration Commission Chairman

Helpful references include: Under the Illinois General Assembly search for: (765 ILCS 160/) Common Interest Community Association Act, or scan the barcode at right.



Chicago Tribune, January 25, 2013 | Howard Dakoff | Condo Advisor

Q: I am confused about the distinction between a "condominium association" versus "homeowners association" as it relates to Illinois law in general, and specifically, as far as insurance is concerned. Can you clarify?

A: Legally speaking, the distinction between a condominium association and homeowners association is to which statute the declaration has been subjected. To be classified as a condominium association, the recorded declaration must expressly state that the property is subject to the Illinois Condominium Property Act. Homeowners associations are governed by the Common Interest Community Association Act. Practically speaking, the difference is the type of physical structure of the building. While there is some similarity with certain topics within both statutes, the Condominium Property Act is significantly more comprehensive than the Community Association Act.

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.

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. A copy of the Lease Addendum can be found on the Rt2web.com site under Association Documents. It must be completed and on file with Management. Also we need your contact information including mailing address and phone number. If RLPD/FD needs to talk to you, we must have your phone number on file.

Recycling Updates

Textile Recycling Program

To help reduce landfill space, SWALCO is establishing a new community-wide program where clothing and textiles can be collected for recycling.

The program will accept new, gently used, used or unwanted/worn, women's, men's and children's clothing and textiles. All fabrics will be accepted. Even clothes or textiles with stains or holes will be accepted. The great news too, is that almost 95% of the materials collected will be repurposed or recycled.

Bring old or unwanted textiles of all kinds to one of Lake County's Textile Drop Off Boxes to be repurposed or recycled! **Our textile drop-off box is located at the Round Lake Village Hall in the parking lot at 442 N. Cedar Lake Rd., Round Lake, IL**

Additional info and drop-off locations can be found at the SWALCO web site <http://www.swalco.org>



Electronic Recycling Drop-Off Location

Lake County is accepting recycling. It was reported that due to budget costs it was closing its recycling centers. This policy has been reversed and six (6) new locations opened for residential electronic drop-offs on Jan. 2. Disposing of electronics safely helps keep our environment safe and clean, and there is no cost to drop off electronics at these locations.

Our electronics recycling drop off location is Grant Township: Road District Facility at 26535 Molitor Rd., Ingleside, IL
Monday - Friday: 9:00 a.m. - 3:00 p.m.

Excluding holidays.

For more information see <http://www.swalco.org>

Garbage and Recycling Cans

- All trash and recycling cans we put outside for pickup **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.
- **You can only 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. 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.

Fines will be issued by Management for violations to the rules. Keep our Community clean and avoid getting fined.

Pet Owners

Rules regarding pets

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.

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.

Homeowners are permitted to install one (1) "For Sale" or "For Rent" sign in a unit's window, with prior notification to Management 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

It seems that we have had a rash of parking violations. 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 in your garage or on your driveway in front of your garage door. **Parking in other driveways, auto courts or on auto court aprons is not allowed.** Parking off the asphalt, on the grass, on or blocking the sidewalk IS NOT ALLOWED. Management will issue violation notice with a fine if your vehicle(s) are improperly parked.



**Remington Trails II
Homeowners Association
Round Lake, Illinois**

October 1, 2016

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, November 7, 2016 at 6:00 P.M.** at the Round Lake Community Room, in the Public Works/Police Department Building, 741 Townline Road, Round Lake, Illinois. This year we will be electing three (3) 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 Denise Ellis, Property Manager, at (847) 490-3833 or contact her via email at Denise.Ellis@associa.us.

Enclosed is a Nomination Form for those who are interested in serving on the Board of Directors. Please return the completed form to Vanguard Community Management no later than October 15, 2016. The resumes of those who submit their names as candidates will be announced in the next mailing.

Your 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 BY THE DEADLINS TO Associa Chicagoland, Inc., Attention: Denise Ellis, 50 E. Commerce Drive, Suite 110, Schaumburg, IL 60173, or via fax to 847-490-9807 OR BY EMAIL TO: Denise.Ellis@associa.us.

CANDIDATE SIGNATURE: _____