

Remington Trails II

Next Meeting

The Board has scheduled a meeting on **Monday May 1, 2017 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.

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

2017 Spring status report

We are getting ready for spring projects. Our manager will have proposals for the Board regarding landscaping, mulch, decks and building maintenance.

By now we all know that we have changed management company, ACM and Melissa Khan are the new manager. Our goal has always been to find a company that will provide us with the highest level of customer service, ACM has the services and we expect good results.

We have invited Mr George Thayer, an insurance representative and Commercial Manager from Hollinger Services Inc., to attend our May meeting. We'd like to have an informed discussion and explanation of what level of insurance we as homeowners need to carry and what we need as far as an Association.

Make sure that if you see items that need attention to let Management know so they can open a work order or it can be put on the meeting schedule.

Special Notice for Gas and Charcoal Grills

Warmer weather means grilling season is here. It is important for homeowners to know that charcoal grills are NOT allowed on the decks or courtyards as per HOA Rules and Village Ordinance. Gas grills are allowed but be careful, we've had a few cases of heat damage from grills. It doesn't take much heat to damage the vinyl siding and you are responsible for any damage.

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
- Andy Carraro - Treasurer
- Nichol Whitfeld - Secretary
- Open Seat - Director at Large

On the Agenda*

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|---------------------|-------------------|
| ◆ Building Painting | ◆ Drainage Issues |
| ◆ Mulch | ◆ Power Washing |
| ◆ Insurance Audit | ◆ Deck Staining |
| ◆ Pest Control | |

* not the official meeting agenda.

News

Fire Does Significant Damage



As most of you know, late last year we had a serious fire in one of the units. As devastating as it was, it could have been significantly worse. The fire, which apparently started in a kitchen appliance completely destroyed the kitchen area, and caused major damage to the rest of the first floor. The second floor suffered significant smoke and water damage. The exterior siding and several windows were also damaged. Fortunately, due to the outstanding response by the fire department, the fire was quickly contained. Venting of the fire was from an upstairs window, allowing the fire department to avoid cutting into the roof to ventilate the heat and smoke.

As bad as this fire was, the structural integrity of the building was not compromised. Our units are built using 5/8 thick, fire resistant drywall (as per code). The drywall is designed to withstand fire for up to one hour. The unit in which the fire occurred was a middle unit. Since both adjoining units also have the fire resistant dry wall, the maximum burn through time to the adjoining units could actually be up to two hours. The ceiling drywall, which is a single layer still has a maximum of one hour resistance to fire. Again kudos to our fire department for their quick response and keeping the fire out of the more common areas in the roofs. Based on the incident report, the adjoining units suffered no significant damage. In fact, both families were allowed to return to the homes later that evening. Unfortunately that wasn't the case for the residents of the unit, the fire left the unit uninhabitable.

We should always be prepared for a disaster such as this. First and foremost, evacuate the building then immediately call the fire department. Do not assume someone else has called. Even if you hear sirens, call the fire department. The siren you hear may be an ambulance or police heading to a different call.

Make sure your smoke detectors are working. The working smoke detector(s) in the unit which had the fire alerted the resident and gave warning of the fire.

Keep a fire extinguisher on every level of your home and learn how to use it. It won't do you much good if you have to stop to read the directions. Only attempt to extinguish very small fires making sure you have an escape route.

Have an escape route and meeting place such as a nearby tree or neighbors porch. Make sure you close all doors behind you.

The Greater Round Lake Fire District is one of the best in Lake County. Several of their members live in our community. Next time you see one of them, tell them thank you for all they do for us.

Repairing the Fire Damage

The Association maintains an insurance policy that covers the individual buildings and parts of the interior. This policy is considered a Master Policy and has been in place from the beginning of the Remington Trails development. Travelers, the association's insurance carrier, is taking the lead on the claim and will be paying for the repair of the unit, less a deductible that is the homeowners responsibility. Because of the amount of the repair, a special meeting was held on March 27, 2017 and the Board approved using the Travelers estimate so repairs to the unit could begin. Given the size and scope of the repair, a Project Manager from our Management company has been retained to oversee the repairs. The Project Manager, along with our Property Manager, will be selecting vendors and making sure the repairs are done in accordance with our Declarations and Village Ordinances.

New Homeowners

If you are new to the RT2 community, welcome to the neighborhood. Make sure you contact our Property Manager 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 the Manager 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 contact you, we have your phone number on file.

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UPDATE: Declaration Re-write Commission

Declaration of Covenants, Conditions, and Restrictions (CC&Rs)
Written by Scott Hosler, Commission Chairman

Problem Narrative

Do we all realize, and comprehend, what our mutual relationship is within this Homeowner's Association? Whether you think of yourself as an individual homeowner, completely independent of everyone else, and with no obligation to contribute or participate, or simply a "silent business partner", we're truly in this [our subdivision] together.

Remington Trails II Subdivision, in essence, is a mini-corporation. We all have a vested interest in the success, fiscal stability, and value, of these homes and our common property. At present, our CC&Rs are outdated and not current with Illinois governing laws. Additionally, our CC&Rs are written more like a condominium association, wherein all owners have equal shares of ownership in all common area property. Similarly, our CC&Rs are written such that the whole association, all its owners, must pay for and contribute to, everyone else's repairs and damages whether the fault of the homeowner, renter, or Mother Nature. The problem with the first two conditions is that whether you're responsible or not, you **are** paying for other people's mistakes and lack of maintenance.

Our attorney has also clearly stated that our CC&Rs and Rules & Regulations (R&Rs) do not align; they do not support each other. The purpose of R&Rs is to "interpret, clarify, and assist in the administration of the CC&Rs." Rules and Regulations cannot be more restrictive than the CC&Rs. For example, R&Rs provide instructions, guidelines, and procedures around architectural needs and wants of the individual homeowner. They further provide clarity around our use of common areas.

All that said, "We the homeowners", our Association, and our Master Association, are still governed by The Illinois Common Interest Community Association Act. This act (law) was instituted and effective in July 2010, well after our documents and homes existed. If for no other reason, we should be consulting with our attorney and making sure, for our individual and collective safety and security, that our legal documents our current and comply with current laws and statutes.

Solution Narrative

Our Property Managers (all of them) have strongly suggested, and our attorney has forewarned our board (the Board of Managers), that our current documents are very weak, poorly written, lack clarity, and leave the association open to costly risks.

It is imperative that each homeowner get engaged and contribute to the corrective action process. This subdivision is already 14 years old (initial buildings), and we will have capital expenses that our funds and reserves will not support, will not sustain, and will put the quality and safety of our neighbors and homes at risk. We have two choices:

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UPDATE: Declaration Re-write Commission, continued

- 1) **Maintain the status quo** – this will inevitably lead to the degradation of our decks, parkway trees, common areas, courtyards, siding and roofing, asphalt driveways, and landscaping. The amount of dues collected, which are depleted by foreclosures, legal actions, and unplanned residential repairs, will not be adequate to build up our reserves for the pending capital expenditures. The closest-to-home example of this I can think of is the current State of Illinois' budget and taxes. If you know anything about Illinois' fiscal condition, and their ability to balance a budget and make payments, this is what our HOA is heading towards.
- 2) **Re-write and Re-state our Declaration of Covenants, Conditions, and Restrictions, then re-write and re-state our Rules & Regulations to support and clarify the new CC&Rs.** This means a top down effort to bring us current with CICCA, align our documents to reflect a Town Home Association versus a Condominium Association, and to properly assess all units to provide the necessary reserves to maintain our homes and common areas.

There is little, if anything, we can do to meet half way. This is an all or nothing scenario. I believe, that in most peoples' mind, the sticking points revolve around assessment fees (keep them low) and not wanting to pay for maintenance on their homes (let the Association pay for it).

These ideas are counterproductive; they oppose each other. This model has too little revenues coming in, and too much expense going out. The idea for #2 is to bring our documents up to standards for a Town Home HOA, to make individual home owners more responsible for their own property, and to raise assessment fees only when necessary to feed the reserves for capital expenses.

Next Steps

It would be very helpful if everyone could dig out, dust off, and familiarize yourselves with these governing documents. The Commission will attempt again to present our findings and recommendations, with a primary focus on the Maintenance Schedule. That is, to provide you with a matrix to show who (which entity) is responsible for what concerning maintenance and upkeep of our homes – your home – and our common areas.

In the mean time, it would be very helpful if you could provide your questions, issue, and concerns to us in advance of the next meeting. Send this correspondence to Board@RT2web.com. Make the subject line clear that you're inquiring about, or providing feedback to, the Declaration Re-write Commission. We will respond to your communications, and collect these inputs to help prepare our presentation.

Regards,

Declaration Commission

Editors note: copies of the current Declarations and Proposed can be found on the Rt2Web.com site at <https://tinyurl.com/lusa3le>

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. 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 Molidor 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.

Thank you to all the pet owners that have been keeping our community clean.

Selling or Refinancing?

If you are selling or refinancing your home, you will need certain documents from our management company for your closing. The Management Company will charge you for the processing of this information. In order to ensure a smooth closing, please contact Management at (630)-620-1133 . 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 make sure you get paperwork in a timely basis.

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 **ACM Community Management**

3041 Woodcreek Dr., Downers Grove, IL 60515
(630)-620-1133 Normal and after hours

Our Property Manager is Melissa Khan, MBA,
CMCA Senior Association Manager
Email: Melissa@acmweb.com



Paying your Assessment.
ALLOW 7-10 days when mailing

Assessment payments should be mailed to:
Remington Trails II Townhome Association
Payment Processing Center
PO Box 97738
Las Vegas, NV 89193-7738

Include your account number or address in the memo field on your check.

Payments can also be made online at www.ACMweb.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 ACMweb.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.