

Remington Trails II

Next Meeting

The Board has scheduled a meeting on **Monday February 5, 2018 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 welcome and encouraged to attend.

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

2018 Report

As we begin 2018 we are experiencing less snow fall than usual, not that we expect this to continue for the rest of the 2018 snow season. We have also had MSL applying salt after snow shoveling to avoid slippery spots. Please remember to keep driveways and walks as clear of obstructions as possible so we can get the best possible job done by the crew.



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
- Cindy Etta
- Jerry McMeel

On the Agenda*

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|--------------------|-------------------|
| ◆ Concrete repairs | ◆ Drainage Issues |
| ◆ Asphalt repairs | ◆ Deck Staining |
| ◆ Erosion repairs | ◆ Pest Control |

* not the official meeting agenda.

Future Board Meeting Dates

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|--------------------|--------------------|
| ◆ February 5, 2018 | ◆ August 6, 2018 |
| ◆ May 7, 2018 | ◆ November 5, 2018 |

All Meetings are held in the Community Room at the Round Lake Public Works Building, 741 Townline Rd. Meetings begin at 6:00 PM

Important Cold Weather Information

To Prevent Frozen Pipes During Cold Weather, Take Preventative Action

- Keep garage doors closed if there are water supply lines in the garage.
- Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals up out of the reach of children.
- When the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe - even at a trickle - helps prevent pipes from freezing.
- Keep the thermostat set to the same temperature both during the day and at night. By temporarily suspending the use of lower nighttime temperatures, you may incur a higher heating bill, but you can prevent a much more costly repair job if pipes freeze and burst.
- Turn off water to outside water spigots. All of our units have a shut-off valve near the main water meter. Consider shutting off the outside water in early fall and through the winter months.

If you will be going away during cold weather, leave the heat on in your home, set to a temperature no lower than 65° F.

CONSIDER SHUTTING OFF THE MAIN WATER VALVE WHILE YOU ARE AWAY

Vacant Unit – Protect Your Pipes to Avoid Water Damage

If a pipe bursts or leaks while you are away, it could cause significant damage. Consider completely turning off the water supply if no one will be in the home for an extended period of time. If your not sure, consult with your heating professional to determine if it is safe to turn off the water supply for your particular heating system. Also, if your home is protected by a fire sprinkler system, do not turn off the water to this system.

- ◆ Drain your pipes of all water by opening the faucets, and flush your toilet to clear the water from the tank and bowl. Consider adding RV Anti Freeze to drain traps and toilet bowls.
- ◆ To help confirm that the pipes have been drained, consider having a plumber blow compressed air through the pipes.
- ◆ Set thermostat in unit to a level adequate to keep the inside temperature above freezing and to keep things dry, no lower than 65° F.
- ◆ Have unit checked after periods of extreme cold.

For additional information, check with Property Management.

Remington Trails II Townhome Association

3041 Woodcreek Drive, Suite 100 Downers Grove, Illinois 60515
(630) 620-1133 Fax (630) 963-5189

Web Site www.acmweb.com

E-mail customercare@acmweb.com

2018 Projects

Current Project List

- ◆ DECK STAINING and REPAIRS- It has been several years since the wooden decks have attention. The Board will be making a determination as to what maintenance is required and if approved, move forward with a project this spring.
- ◆ CONCRETE REPAIR - Our landscape contractor will be making repairs to walkways. Safety and needed repairs will be done first. This project will continue through the year.
- ◆ ASPHALT REPAIRS - We will also be looking at a number of driveways and auto courts to determine what can be done to repair the cracks in the asphalt.
- ◆ SIDEWALK REPAIRS - The Village of Round Lake is responsible for the sidewalks. They marked a number of spots for repair last fall but no repairs were made, as far as we can tell. Provided they have the needed funds to make repairs this year, we may see effort by the Public Works Department.
- ◆ PARKWAY TREES - The Village has committed again in 2018 to replace dead and diseased parkway trees. It's not clear if they intend to replace all the trees that were removed but hopefully we'll see some effort this year.
- ◆ POND MAINTENANCE - Our pond contractor ILM has been monitoring the water quality of the pond. Throughout the summer we've had very favorable reports. Complete reports can be found on the Rt2web.com site.
- ◆ WOOD REPLACEMENT - Rotted wood has been replaced on all buildings. Final inspection of last years wood replacement project has turned up some additional spots that will need attention this year.
- ◆ ROTTING DOOR JAMS - Several units are experiencing problems with rotting door jams. These problems were beyond what could be done during last years wood replacement project. We will be looking to Management to identify which units need attention and how to proceed with repairs.

Special Note - Dryer vent cleaning

We have had a number of homeowners opening work orders for leaks in their laundry room. Almost all of these incidents are due to clogged dryer vents that allow rain water to enter through the dryer vent. Management will send out a roofing contractor to resolve the leak problem but if the issue is due to dryer lint clogging the vent, it is a homeowner expense. The roofing contractors will charge between \$250 and \$275 for a cleaning. ACM Maintenance can and will do a vent cleaning, from your dryer to the roof for approximately \$145. Call ACM to schedule a cleaning.

Failure to clean the dryer vent (34 percent) is the leading cause of home clothes dryer fires. Source: FEMA

Electronic Recycling Drop-Off Location

Lake County is accepting recycling. It was reported that due to budget costs it was closing it's 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>

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: customercare@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.