

# Remington Trails II

## *Next Meeting*

The Board has scheduled a meeting on **Monday August 6, 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*

Update on the fire damaged unit.

We are all frustrated with the slow progress of the repairs on the fire damaged unit. Earlier this year it became apparent, that the contractor was not working on the unit. Numerous attempts to contact the contractor by both management and the project team went unanswered, we felt it was necessary to turn the matter over to legal. Our attorney found that the contractor was in breach of contract and advised us to seek another company to complete the restoration. A new contractor was selected, they bid the repairs and we negotiated a contract with the company. Although their bid was higher than the amount paid by our insurance company, the contractor agreed to take the responsibility to work with our insurance company for the additional funds. At this time, the contractor has applied for permits from the Village. Once the permits are in hand, they will begin the repairs.

The next meeting is on August 6, 2018. Updates to current projects as well as the fire damaged unit will be presented at this meeting.

We will also be discussing the much needed Declarations and By-Laws Revisions. A copy of the proposed and updated documents can be found on the web site RT2web.com in the "Association Documents" section, under Proposed Association Documents. We are asking all homeowners for their input on these modifications.

## 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
- Cindy Etta - VP
- Andy Carraro - Treasurer
- Jerry McMeel - Secretary
- Open Position

## On the Agenda\*

- |                    |                     |
|--------------------|---------------------|
| ◆ Concrete repairs | ◆ Drainage Issues   |
| ◆ Erosion repairs  | ◆ Deck Staining     |
| ◆ Pond Maintenance | ◆ Patio maintenance |

\* not the official meeting agenda.

# News



## Household Chemical Waste Event

**Monday, June 25th, 2018**

facility located at: 1311 N. Estes Street Gurnee, IL 60031

**APPOINTMENTS ARE REQUIRED**

847-336-9340

**Mobile Event**

**Wauconda** @ High School Parking Lot  
555 North Main Street

\*\*appointments are not required\*\*

**Saturday, June 16, 2018**

**8:00 am to 2:30 pm**

[www.SWALCO.com](http://www.SWALCO.com)

### 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>



### Exterior Painting Update

Management and the Board will be walking the neighborhood on 6/26 to review the work done by the painting contractor. If you see areas on your unit that need attention, tape a note near your front door (preferably not on a painted surface), before 6/26 and identify the issue.

### NOTICE

If you did not arrange with the contractor to have your front door painted on the first go round, the painting contractor will give us one more day for front door painting. **You must contact Inside Out by June 23<sup>rd</sup> to schedule this. After the 23<sup>rd</sup> there will be a \$75 charge.**

Inside-Out Painting Co. PHONE (630) 406-3000

EMAIL [IOPDOORSCHEDULING@GMAIL.COM](mailto:IOPDOORSCHEDULING@GMAIL.COM)

### Brick Paver (Patio) Renovation

MSL will be addressing Patio Paver issues at the following addresses. #1433, #1431, #1414, #1541, #1547 and #1532. The work to be done is,

1. Power wash
2. Re-set and raise sunken or crooked pavers.
3. New edging and spikes.
4. Seal with wet look sealer.

### WELCOME NEW HOMEOWNERS

We have some new homeowners in the neighborhood, Lets welcome them to the community.

1432 Remington - James Richter

1433 Remington - Travis Jarecki

1436 Remington - Manzura Chernov

1460 Remington - Phyllis Kolowski

1477 Remington - Juan Martinez Salazar

1478 Remington - Danielle Irgaang

1520 Remington - Carol Kullas

### Lake County Recorder of Deeds

From the Lake County WEB Site, According to the FBI, property and mortgage fraud is the fastest growing white-collar crime. We are continually evaluating ways to improve the quality of our services. This is an easy, convenient and free tool for homeowners to use to protect their biggest investment. Sign up at <https://lc38.lakecountyil.gov/eSearch/Sentry/Home.aspx> or call 847-377-2678 for more information on this free service.

## 2018 Projects

### Current Project List

- ◆ DECK STAINING and REPAIRS- The contract has been signed and we expect work will on or about July 1st. The first step will be to power wash the decks. Followed by an inspection for damaged wood and repairs. After repairs are completed, the decks will be stained. A notice will be placed on your unit when work is to begin. **Please remove all items from the deck and remove any attachments to the deck so work can be completed.** The contractor **will not** remove grills, chairs, tables, etc. It is the responsibility of the resident to remove items. If obstructions block the contractor, they are not obligated to complete work on your unit.
- ◆ CONCRETE REPAIR - Our landscape contractor (MSL) will be making repairs to walkways. Safety and needed repairs will be done first. This project will continue through the summer.
- ◆ DRAINAGE REPAIRS - A number of units, downspouts and sump pump discharge, are causing problems. Our landscape contractor will be installing drains that will divert storm water away from the units and to minimize erosion. Most of the drainage repairs will be done along with concrete repairs to avoid duplication of effort.
- ◆ SIDEWALK REPAIRS - The Village of Round Lake is responsible for the sidewalks and the Public Works Department has been seen jacking/lifting portions of the sidewalks to reduce trip hazard. Damaged sidewalks have not been addressed as yet.
- ◆ 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 - The contract for monitoring the water quality of the pond has been extended for another year. Throughout the summer, ILM will be conducting inspections and testing water quality. Reports will be posted on the RT2web.com website in the "Association Documents" section.
- ◆ ROTTING DOOR JAMS - Stratton units (courtyard models) door frames are being inspected for wood rot and added to the schedule of repairs. Individual homeowners will be contacted by the contractor.

#### ***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


#### **Get your HOA Newsletters and other official Association notices via email.**

In order to keep homeowners informed in an expeditious and cost effective manner, the Board of Directors has established an email notification process that allows the association to send homeowners official notifications (newsletters, meeting notices, ballots, etc.) via email in lieu of USPS mail. Recent changes to the Illinois rules governing homeowners associations allows us to do this but it requires that individual homeowner OPT-IN for such notices. Note: some communications such as financial will still be sent via first class mail to avoid security issues. Homeowners who opt-in for email notices will receive all official notifications as well as informational email pertaining to the HOA. Homeowners will not be automatically added to the opt-in list if you have given us your email address in the past. Homeowners may at any time discontinue electronic notification. Instructions to do so are at the bottom of the form. Once a homeowner changed their mailing preference, notices after that point will be sent per your opt-in or opt-out selection. For more information go to the RT2web.com site and click on "Sign up for Email Notices" the button is on the right side of the main page.

## 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](mailto: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](http://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](http://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.