

RT2 Report

Your Board of Directors and Manager would like to wish all RT2 homeowners a Happy 2020 New Year and new decade. Our community is going on 15 years old and there's plenty more great years ahead.

In 2019 we saw a problem with five (5) of the decks on Fox Trail. As the result of the community wide deck staining and wood repair project, the contractor identified a potential problem with deck supports. The problem evolved into a year long project with weather and vendor delays but finally the contractor has completed all the structural work on the decks. There still remains some cosmetic repairs on two (2) of the decks. We were hoping with the milder winter weather the vendor could complete the work but unfortunately that did not occur. This work will be completed in the spring.

Tree and shrub trimming has been completed. We contracted with an arborist to do a dormant pruning this fall. Tree and shrub branches, that were likely to rub against the siding have been trimmed back. Additionally, diseased trees have been removed.

Looking forward to 2020, we'd like to continue with drainage, concrete and asphalt projects that will aid in fixing many of the issues leftover from the builder. We'll also be looking to get bids to replace the dead and diseased trees and shrubs on our property we removed during pruning.

We look forward to a great 2020 and wish all a healthy and prosperous New Year.

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
- Jerry McMeel - VP
- Cindy Etta - Treasurer
- Alina Knish - Secretary
- Spencer Kasulis - Director at Large

FUTURE 2020 Meetings

- Monday May 4th, 2020
- Monday August 10th, 2020
- Monday November 2nd, 2020*

All Meetings start at 6:00PM in the community room at the Round Lake Police Dept/Public Works Bld, 741 Townline Rd, Round Lake, IL

** denotes a Regular Board meeting and Annual Meeting*

Remington Trails II

Next Meeting

The Board has scheduled a meeting on **Monday February 3, 2020 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

On the Agenda*

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| <ul style="list-style-type: none"> ◆ Concrete repairs ◆ Erosion repairs ◆ Pond Maintenance | <ul style="list-style-type: none"> ◆ Drainage Issues ◆ Deck Staining ◆ Tree and shrub replacement |
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* not the official meeting agenda.

Happy New Year Neighbors

We would like bring to your attention an ongoing problem our neighborhood has. We seem to have some of our residents who find it very hard to stay on the paved areas of their driveways. I know there are times when we all have strayed off the paved area but some of our residents do it all the time causing considerable damage to the grassy areas. Every year we have to pay the landscapers to reseed and repair these areas and in some cases the areas are damaged again the next day. So we are looking for some suggestions on how to handle this. Should we consider raising dues to cover this or fine the residents and have the landscapers redo it. We could also give them the option to repair it themselves in a timely manner. We are looking forward to hear any suggestions at our next meeting.

ACM Is Here To Help You

ACM works on behalf of the Remington Trails II Board of Directors to oversee the operational issues and common area maintenance problems that the association must deal with on a daily basis. One of the most important roles that ACM has is to act as the communication liaison between you, the homeowner, and the Board.

If you have any association related questions or have maintenance issue that you would like addressed, please take advantage management's desire to assist you and contact Customer Care at customercare@acmweb.com or 630-620-1133. It is always more effective if your concerns are communicated in writing and not submitted anonymously. That way there is a written record of your concern and you can be updated on the progress in resolving or addressing it.

FROM ACM PROPERTY MANAGER LUCIA MATLOCK

CHANGE OF ADDRESS FOR PAYMENTS - New payment processing system setup by ACM

The mailing address for accepting payments made by paper check, money order, and **Online Bill Pay has changed**. If you pay by check or money order, please mail your payments to the address below moving forward. If you pay through **your bank's Online Bill Pay feature**, please log in to your online banking account and update the payee's address as listed below:

REMINGTON TRAILS II TOWNHOME ASSOCIATION
P.O. Box 4748
Oak Brook, IL 60522

Checks should continue to be made payable to **Remington Trails II Townhome Association**. Include your account number found on your statement/notice in the notes section of your check or your Online Bill Pay settings.

DIRECT DEBIT OWNERS

You should have already received a separate notice that no action will be necessary on your part. Your 2020 assessment withdrawals will continue as normal. Please contact us at www.acmweb.com or 630-620-1133 if you have any additional questions.

NEW WAY TO PAY ONLINE

We are excited to introduce a new and improved way for you to pay your assessments online through our new provider, **Click Pay**. As the new and **preferred way** of accepting payments, we invite you to create your new account and begin making payments online.

To get started, if you received an e-mail from **Click Pay**, select the activation link provided or visit www.ClickPay.com/ACM and click **Register**.

Connect your unit using the 8-digit account number found on your statement/notice (*If didn't receive or you don't know your 8-digit account number please contact ACM customer care*).

Set up automatic recurring (new direct debit owners) or one-time payments online by e-check (ACH) from a bank account for free or with any major credit or debit card for a fee. Fees, if any, will be shown displayed before completing the payment process.

You may also access **ClickPay** by visiting www.ACMWEB.com and sign in to your association's website and click **Make a Payment**.

2020 Projects

- ◆ DECK STAINING and REPAIRS- Follow-up to the deck repair and staining done in 2018. We will be looking to a vendor who will inspect the decks for touch-up staining and identifying any minor wood repair.
- ◆ 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, although some work was done in 2019 by the Public Works Department, their effort was to reduce trip hazard. Damaged sidewalks have not been addressed as yet.
- ◆ PARKWAY TREES - The Village has replaced a number dead and diseased parkway trees.
- ◆ 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. ILM will be making an effort to address the buffer around the pond.
- ◆ ROTTING DOOR JAMS - We are down to one (1) Stratton units (courtyard models) with a door frames problem. This unit is schedule of repairs and the homeowners will be contacted by the contractor.
- ◆ SHUTTER PAINTING/REPLACEMENT - We will be looking to a vendor to give us a bid for painting or replacing the faded shutters on the exterior of the buildings.
- ◆ BUILDING SIDING WASH - In an effort to remove moss and dirt from the siding on various units, we will be looking for a vendor to address power washing.

Property Tax Exemptions for County Residents **General Homestead Exemption**

This lowers the equalized assessed value of the property by up to \$6,000. To qualify, the property must be the principal residence of the owner.

Home Improvement Exemption

This exemption defers, for four years, any increase in the assessment of the property due to an addition or other improvement to the home for which the Township Assessor would add value, up to \$25,000 in assessed value.

Senior Homestead Exemption

This exemption lowers the equalized assessed value of the property by \$5,000. This exemption may be claimed in addition to the General Homestead Exemption. Applicants must be age 65 or older.

Standard Homestead Exemption for Veterans with Disabilities (SHEVD)

This exemption provides a reduction in the equalized assessed value of a primary residence occupied by a veteran with a disability, or the veteran's surviving spouse.

Disabled Veterans Exemption (Adaptive Housing)

Under this program, up to \$100,000 of the equalized assessed value of a home owned by a qualifying veteran, or the veteran's spouse, or an unmarried surviving spouse is exempt from property taxes.

Returning Veterans Exemption

This exemption lowers the equalized assessed value of the veterans principal residence by \$5,000 for the current tax year and the following year that the veteran returns from active duty in an armed conflict involving the armed forces of the United States.

For additional information see the county web site lakecountyil.gov

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, prices subject to change.

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

Just How Important Is It That You Attend A Board Meeting?

If you've never attended a Board of Directors meeting then you are not taking advantage of your right to observe and in some instances participate in the decision-making process that protects, preserves and enhances your community's assets and, ultimately, your property values.

Most of the business decisions made at a board meeting have a direct impact on the property values of your community. Decisions regarding association maintenance items are the most common. Some decisions have an indirect effect, such as decisions regarding rules and regulations and financial operations. But whether they affect property values directly or indirectly they all have some impact on your community and as a member of the community, they impact you.

There are two different phases of a Board meeting. The Business Meeting, at which the board discusses and makes decisions based on a pre-established meeting agenda. Next, there is the Executive Session, which is conducted without homeowners present in order to discuss issues related to legal issues, personnel issues and/or non-compliance hearings. Finally, the Board may choose to include a Homeowner Open Forum, where the owners can give input about the community.

Homeowners can attend the Business Meeting, but they are not allowed to speak to the Board during this portion of the Board meeting. Homeowners are encouraged to attend in order to observe only.

If the Board determines that a Homeowner Open Forum is warranted, homeowners are permitted to address the Board for a limited time period. An important point to remember is that although important issues may be brought to the Board's attention during Open Forum, don't expect the Board to act on these issues at this time. Many issues are turned over to management for research and to determine the options available for dealing with the issues. The more prepared the Board is before making a decision, the better the decision will be.

Homeowners are not allowed to attend the Executive Session. Sensitive legal, personnel and/or hearing issues are dealt with during Executive Session.

Ten Ways To Help Your Community

Attend meetings. Don't just show up if you have a problem or complaint.

Accept nomination to serve on the Board or appointment to any committee.

Describe the association in *positive* terms.

Be prepared when asked to contribute; plan details of an event or coordinate with other owners.

Contribute whatever time you have available for the benefit of the community. Become a dependable, constructive member of the association.

When attending Board meetings, remember that the only time you should address the Board is during the *Open Forum* session. Don't interrupt during the *Business meeting*.

Keep an open mind and look for the benefits to the community whenever a new program is being initiated.

Don't criticize the Board, committee members or other volunteers.

Read your newsletter and correspondence from the management company in order to understand what is going on and why decisions are being made.

Introduce yourself to new owners. Let them know that your community is a great place to live and that you look forward to their involvement.

News



Household Chemical Waste

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

APPOINTMENTS ARE REQUIRED

847-336-9340

www.SWALCO.com

Household Chemical Waste (HCW) is a term used to describe a variety of chemical products found in a household that have toxic or hazardous characteristics. Common HCW products include, but are not limited to, cleaning products, oil based paints/varnishes, flammable liquids, automotive products, garden chemicals, personal care products, and medications. When disposed of improperly (pouring them down the drain, disposing in the garbage) *these products can contaminate the groundwater and harm the environment.*

SWALCO's HCW collection program diverts HCW from the municipal waste stream by sending it to IEPA approved recycling and reuse facilities thereby reducing the volume and toxicity of our municipal waste stream.

Our HCW program is a hybrid program consisting of year round public drop-off events (at our Gurnee facility) and mobile collection events (various locations throughout Lake County). This hybrid program was the first of its kind in the State of Illinois providing residents increased accessibility and year round "disposal" opportunities.

www.swalco.org
for more information

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 www.swalco.org

A LIMIT OF UP TO SEVEN ELECTRONIC ITEMS MAY BE DROPPED OFF PER VISIT (excluding miscellaneous cords and cables)

Clothing and Textile Collection Program

Collection bin located in the parking lot at the Round Lake Village Hall, 442 N Cedar Dr., Round Lake, IL

Shoe Reuse Program

Every year, across the globe, millions of pairs of shoes end up in landfills or disposed of in some way, creating a lot of waste. It is estimated that 85% or more of these unwanted items end up in our landfills, which here in the U.S. and around the world, are filling up fast. Collection is at the Village Hall, 442 N Cedar Dr.

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.

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 Lucia Matlock,
CMCA Licensed Property Manager
Email: customercare@acmweb.com



Paying your Assessment.
ALLOW 7-10 days when mailing

Assessment payments should be made payable to and mailed to:

Remington Trails II Townhome Association
PO Box 4748
Oak Brook, IL 60522

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.