

RT2 Newsletter

December 2021

Winter Edition

Your Board of Directors and Manager would like to wish all RT2 homeowners a Merry Christmas and a Happy 2022 New Year. Our community is going on 17 years old and there's plenty more great years ahead.

Looking forward to 2022, 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 that removed during pruning.

We look forward to a great 2022 and wish all a healthy and prosperous New Year.



Coming up in 2022, we are continuing the asphalt replacement project we started in 2021. The next phase will likely be scheduled for this summer but it is dependent on the weather. Notices will go out to the homeowners once the schedule is set. This is only the second phase of a multi-year project.

Also we are looking at landscape replace projects. Some of the trees and bushes have become overgrown and will either need significant trimming or replacement. The first step we hope to take this year will be a Landscape Reserve Study. This study will give us a direction and cost estimates going forward with this effort.

Important notice regarding feeding wildlife

Please do not put out food, of any kind, to feed deer, squirrels, sandhill cranes or any other animals. There's more than enough food in the wetlands surrounding the community to keep them feed. There is a problem with Chronic Wasting Disease CWD that is transmitted among the deer population. It's passed by an infected deer leaving the disease on partially eaten food and thus infecting other animals drawn to the remaining food. CWD is a devastating disease to the deer population, we don't want to add to the problem. Furthermore, Illinois law (IDNR) prohibits the feeding of deer via salt licks. Village and RT2 Rules prohibit feeding of wildlife. Violations will be sent to the homeowner when feeding is noted.

The only outdoor feeding allowed are small bird feeders. They must not be setup in the common area. Be aware, uneaten bird seed that drops to the ground, attracts small rodents and they attract coyotes that see the grazing chipmunks as a buffet lunch. The coyotes get used to coming near the buildings and that puts our pets at risk. Lets all try to keep our pets and wildlife safe, and our community clean.

More information can be found at www.RT2web.com web site.

- ◆ Association Documents, Declarations, Rules and Forms
- ◆ Calendar for upcoming meetings
- ◆ Contact information
- ◆ Link to the ACM management site

Remington Trails II

Next Meeting

2022 Board meetings
are scheduled for

February 7th

May 2nd

August 1st

November 7th

All of the above meetings are currently scheduled as virtual and will begin at 6:00 PM

Instructions to gain access to the virtual meeting will be mailed prior to each meeting.

Meeting start at 6:00PM

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

2022 RT2 Assessment

The 2022 Remington Trails 2 budget was adopted at the last Board Meeting. As our community ages, we are continuing to fund our Reserve Account for future repairs. Having funds in reserve helps us to pay for repairs without having to do special assessments for each repair.

The 2022 monthly assessment for homeowners is \$242.

Please make sure you update your records and adjust the monthly amount that you send to the management company. For payment options, see below.

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 a maintenance issue that you would like addressed, please take advantage of 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**.

New Rule for Exterior Modifications

We have had a rash of exterior modifications, by homeowners, without the homeowner submitting the Alteration Form to the Board for prior approval. **All exterior changes, to the outside of your building, including landscaping, requires prior written approval by the Board.**

Exterior modifications include but are not limited to, installation of satellite dish, storm doors, radon meditation systems, as well as removing or adding landscaping or replacing existing landscaping. Needless to say, these modifications to the exterior of the building can cause problems and expense that affect the entire community.

ANY CHANGE TO THE EXTERIOR OF THE BUILDING OR THE ADDITION OR REMOVAL OF LANDSCAPE REQUIRES A PRE-APPROVED ALTERATION REQUEST BEFORE MAKING ANY CHANGES.

Alteration Requests require full board approval at the next scheduled Board Meeting, so you may need to plan ahead. Some alterations can be fast tracked, such as Radon Mitigation, storm doors and satellite dish installation. So contact ACM as soon as you decide you need a modification and management will walk you through the process.

As a result of these unapproved modifications, the Board will look to adopt the attached rule. This Rule imposes a \$250 fine, per occurrence, no warning notice, for any exterior modification. Additionally, if repairs are needed to correct the modification, all costs of such repairs will also be charged to the homeowner. It's expensive to make a modification without approval, it costs RT2 and the management company time and money to resolve the situation. It's best to plan ahead and submit the Alteration Form and avoid the fine. Alteration Form can be found on the RT2web.com site, under Association Documents.

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

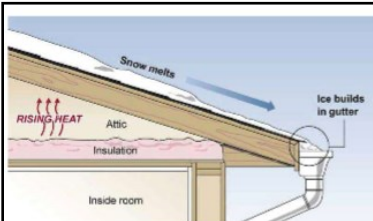
Dog Lovers—Don't let our community go to the Dogs!

Ours is a dog friendly community. Having said that, each pet owner in the community has a responsibility to ensure that all members in the community have a safe and clean environment to live in. Our rules and village code requires homeowners to always keep their dogs on a leash and clean up after their pets. Your association manager and HOA board receives numerous complaints every year about homeowners allowing their dogs to run free and do their business on neighbors front and back lawns. If any dog owner is caught not picking up after their dog, they will receive a fine as well as a bill for clean up. Additionally, because it's a Village violation as well, pet owners can be ticketed by Round Lake Police. Do yourself and your neighbors a favor and clean-up after your pet.



Association rules for pets and wildlife

- 6.1 Only dogs, cats and other common household pets shall be allowed. (Round Lake Village Ordinance Chapter 5.20) Only two pets are permitted in a Townhome.
- 6.2 No household pet shall exceed 80 lbs. in weight. All pets in residence at the time of adoption of this regulation (5/4/2015) are "grandfathered in" and are not subject to this regulation. Any replacement pet must comply with this regulation.
- 6.3 Pet owners shall immediately remove any animal waste from the Common Areas or outside their residence. Failure to comply will result in a violation of the Association rules, and is also a violation of Round Lake Village Ordinances (Chapter 6.08.015).
- 6.4 Any pet causing or creating a nuisance or unreasonable disturbance, deemed dangerous, or causing or creating damage to the Common Areas, including landscaping, upon three (3) days written notice to the pet owners, must be removed from the Property. If an owner fails to comply with a removal request, the Board will arrange for the removal of the animal(s).
- 6.5 Residents are responsible for any damage caused by their pets or the pets of a guest in their Townhome.
- 6.6 All dogs walked in the Development must be controlled by a leash capable of controlling the animal and held by a person capable of controlling the animal. No pet is allowed to run unattended or uncontrolled. When owners are absent all pets must be kept inside a residence and must not be accessible to any person or other animal outside the Residences. Pets must not be left in a courtyard.
- 6.7 No pet shall be tethered to any part of a Townhome, Garage, or any structure outside the Townhome. No pet shall be tethered or placed in a cage or other structure in a Common Area.
- 6.8 All pet owners must be aware of the pet ordinances of Lake County and the Village of Round Lake. All pets must be inoculated as required by the law and registered with the Lake County Animal Warden
- 6.9 All feeding of wild animals is prohibited, except small bird feeders.



What is an ice dam? How do they form? And what to do about them
By CHICAGO TRIBUNE STAFF
CHICAGO TRIBUNE | FEB 17, 2021 AT 10:28

ICE DAMS!

According to NBC 5 Chicago, back in February 2021, there were nine straight days of snow that created a record amount recorded at O'Hare airport. This was as much snow as we typically see in an entire winter, in just a few weeks. This caused a number of ice dams, some causing water leaks inside the unit. What to do about it? First of all, DO NOT TRY to fix the problem yourself. Going up on the roof is not allowed for insurance purposes. Also, most homeowners are not equipped to safely remove the ice dam

without damaging the roof. Damage that will only cause more problems/leaking. Call ACM management and they will send a contractor to resolve the problem. If you experienced an Ice Dam last winter, consider calling an insulation contractor to see if additional insulation is needed. Most ice dams are caused by lack of proper installation and repairs are your responsibility. Plus, proper insulation will also help with heating/cooling bills.

Attention Homeowners:

There are parking rules in effect for the auto courts. Parking is prohibited at the end of the auto courts, these are turnaround areas and parking here blocks entrance and exit of the homeowners on either side. Violators will be fined.

The Association has a contract with a landscaping company to maintain the property. Homeowners who carelessly drive over grassy areas in between driveways or on the sides of driveways are causing considerable damage that we must repair each year. It seems to be the same units each year so we are going to charge back to the homeowners the cost of these repairs.

News

TRASH and RECYCLING containers

Please note that trash and recycling bins must not be brought to the curb before 5PM the night before trash pickup day. And the bins must be returned to inside your garage no later than 5PM the day after pickup. This usually means, no bins out before 5PM on Sunday and back in your garage by 5PM Tuesday. Bins left out either before or after are subject to violation notice and fine.

Often holidays fall on a Monday. In this case the trash and recycling pickup is the following day and the bins cannot be brought to the curb before 5PM on Monday and must be returned to your garage by 5PM Wednesday. Groot is the trash and recycling company for our community. See their website www.Groot.com for Holiday schedule and collection information.

Also, bins must have your address clearly marked on your them.

The Property Manager makes frequent inspections on the community as part of our contract with the company. If the Manager sees your trash and/or recycling bins at the street or in front of your garage after the cutoff time, they will issue a violation.

Christmas Decorations. All exterior decorations must be removed 30 days after the holiday. Any decorations still on display after January 25th will be subject to a violation notice. Get frosty in before it's too late.



OUTDOOR FAUCETS

Please disconnect your hoses from your outdoor faucets for the winter season.

Failure to do so can cause ice blockages. And burst pipes. A Styrofoam faucet cover can be purchased at Walmart or Ace or any other hardware store. For added protection. They usually run about 5 to \$10 each.

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.

More News

Homeowners Insurance

It is a requirement that every homeowner have a valid Homeowners Insurance Policy in effect at all times and that a copy of the policy must be sent to the Management Company so it can be kept on file.

Every year management spends a lot of time and money following up with homeowners who's insurance policy's documents have expired. When a homeowner gets a new insurance policy, new or renewal, a copy must be sent to ACM in a timely manner. Otherwise, a violation with a fine will be issued.

In most cases you merely have to tell your insurance agent that a copy is to be sent to the address below. Furthermore, tell them to add RT2 to the policy so we will automatically get notice of renewal every year. Easy and convent.

ACM Community Management, AAMC®

3041 Woodcreek Dr, Suite 100

Downers Grove, IL 60515

Customercare@acmweb.com

Landlords

You have additional documentation that must be submitted to management regarding your lease and tenants.

Contact ACM for a list or see RT2web.com under Association Documents

Social Media

We're always looking for ways to better communicate with homeowners. We have a website and we have a Facebook page. Let us know how we can use these platforms to better support RT2 homeowners. Your comments are always appreciated.

Security in the Neighborhood

From time to time we hear of break-ins and vehicle thefts in Round Lake. Thankfully we have not experienced these problems in RT2. Doesn't mean it can't happen here but there are things we can do to stop bad guys before they strike.

- Lock your doors. Car doors, house doors and your garage door. Don't make it easy for a thief to get in.
- Know who's at your front door before you open the door. There have been reports of "push in" break-ins. A push in is when someone comes to your door and after you open it to see/talk to them, they strong arm their way past you and get inside. If someone comes to your door that you don't know, don't open the door, talk through the door. A video doorbell is a good option. If they say they can't hear you, tell them to come back later, if they're bad guys they won't come back.
- Another scam is two or more "work men" show up at your door, they say they need to check your water meter. After they're inside, one goes to the meter and the other goes to "run some water" instead he's picking up anything of value that they find. All public works personnel have picture ID's. Do not let more than one person into your house. If someone insist they come in, maybe they say there's a gas leak, if you think it's a scam, call 911 they'll help.
- Lock your car. Don't leave valuables, i.e. cell phone, radar detectors, game units in view. Cover them up. If a thief can't see something of value in your car, they'll likely move on.
- Catalytic converter thefts. We have not had any stolen in our neighborhood but there have been reports in the adjacent communities. If you must park your vehicle outside, consider putting your garage door light on a timer and park up close to the building. Also add a car alarm.
- Let Round Lake Police know when you're going to be out-of-town. The RLPD website has a place where you can notify them if you're going to be out-of-town and they will check up on your property from time to time.
- Install a security bar for your sliding glass door.

Lake County Recorder of Deeds

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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. Common requests.

- ⇒ **Satellite Dish** must be approved BEFORE installation.
- ⇒ Adding or replacing a **storm door** also requires an Alteration
- ⇒ **Radon Mitigation** System, Must be approved prior to installation.

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 TOWNHOME ASSOCIATION
ROUND LAKE, IL**

RESOLUTION REGARDING EXTERIOR MODIFICATIONS

WHEREAS, Remington Trails II Townhome Association, an Illinois not-for-profit corporation (“Association”), is administered by a duly elected Board of Directors (“Board”) in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for Remington Trails II Townhome Association (“Declaration”) and the By-Laws of the Remington Trails II Townhome Association (“By-Laws”); and

WHEREAS, the Board is vested with the obligation and responsibility for the maintenance, repair, replacement, alteration, addition and improvement of the Common Areas and certain exterior improvements; and

WHEREAS, Article 9, Section 9.1 of the Declaration provides that no exterior addition, change or alteration to the exterior shall be made by owners until written plans and specifications showing the nature, kind, shape, height, materials, color scheme and location of same and the approximate cost shall have been submitted to and approved in writing by the Board or by an architectural control committee; and

WHEREAS, pursuant to Article II, Section 6(k) of the By-Laws, the Board has the power to adopt reasonable rules and regulations as it may deem advisable for the maintenance, administration, management, operation, use, conservation and beautification of the property; and

WHEREAS, Article 12, Section 12.1 of the Declaration authorizes the Board to charge a fine against any owner that violates any provision of the Declaration, By-Laws or rules and regulations of the Association; and

WHEREAS, the Board owes a fiduciary duty to the owners of the Association to enforce the provisions of the Association’s governing documents; and

WHEREAS, to more efficiently and effectively administer the Association, the Board has determined that a fine should be imposed against those owners that violate Article 9, Section 9.1 of the Declaration.

NOW, THEREFORE, BE IT RESOLVED, that in an effort to efficiently and effectively enforce the Association’s governing documents, the Board has determined that failure of an owner to comply with Article 9, Section 9.1 of the Declaration may, after notice and an opportunity for a hearing, result in a \$250.00 fine, and if applicable, all associated costs, including attorney’s fees.

I, _____, do hereby certify that I am the duly elected and qualified Secretary of Remington Trails II Townhome Association, an Illinois not-for-profit corporation. I further certify that the above-stated Resolution was approved and adopted by not less than a majority of a quorum of the Association's Board of Directors at a duly called and held meeting held on the _____ day of _____, 202____.

REMINGTON TRAILS II TOWNHOME
ASSOCIATION, an Illinois not-for-profit
corporation

By: _____
Its Secretary

Dated on the _____ day of _____, 202____.