

NEUHAVEN HOMEOWNERS ASSOCIATION

Homeowners Maintenance Memo

Upcoming HOA Meetings

September 26, 2018
November 28, 2018

All meetings begin at 7:00 pm and are held at the Township Building located at:

1625 Deep Lake Rd,
Lake Villa, IL 60046

Proper maintenance of individual properties is essential to maintaining the look and character of the community. To restore and maintain the look, the Association is asking for your cooperation.

Many fences, mailboxes, and exterior of homes need repair, painting, and/or power washing. The Board has decided to implement a three-phase approach to enforcement of the Association rules as they relate to the items mentioned.

Phase 1

The first phase is self-compliance. We ask that homeowners evaluate their existing fences, mailboxes, and exteriors to determine if maintenance or replacement is required. If so, we ask that you please make those repairs within 30 days of receiving this letter.

Phase 2

Beginning in August, Associa will begin to identify violations related to these maintenance items, in addition to those typically identified. An initial notice will be mailed to your home identifying the specific violation and providing you with 30 days to remedy the situation by making the specified repairs.

Phase 3

Beginning in September, residents who have failed to comply with the requests will begin receiving fines for improperly maintained fences, mailboxes, and/or exteriors, in accordance with the governing documents of the Association.

Mailboxes

The Architectural Review Committee has approved the following mailbox for installation within NeuHaven Homeowners Association:

White Gibraltar Mailbox on a Gibraltar Whitley Plastic Post. These mailboxes are manufactured by Gibraltar Mailboxes and support either 1 or 2 mailboxes. They are available for purchase at The Home Depot. For additional information, please visit the manufacturers site at <https://www.gibraltarmailboxes.com/all-products/whitley-universal-post-white/>

We recognize that many residents share a mailbox with their neighbor. If this is the case, please work directly with your neighbor to coordinate the replacement. Violations letters and fine will be sent to both addresses.

HOA Board Members:

Dan Yost, President
Kirk Hitchel, Secretary
Danny Delgado, Treasurer
Mark Tarkowski, Member

Associa Chicagoland, Inc.
An Associa Member Company
Phone: 847-490-3833
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Preston Payne, CMCA
Community Association Manager
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Association Website:
<http://www.neuhavenhoa.com/>



MAINTENANCE

REMINDER

Mailboxes

The respective Owner shall be responsible for maintaining, in good condition and repair, the mailbox provided and to replace, if necessary, said mailbox with a mailbox of exactly the same weight, material and styling as originally installed, or a mailbox as approved by the Architectural Control Committee, as such term is defined in this Declaration.



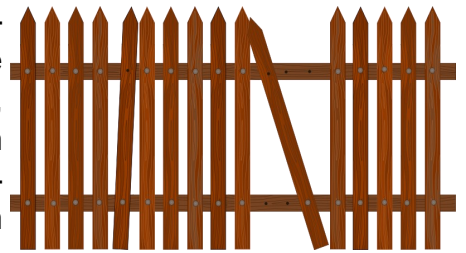
Power Washing Exterior of Home



There are many homes with stains, mildew, and dirt build up on the siding and exterior. This must be maintained properly by being power washed and/or cleaned off.

Fence Repairs/Painting

There are many fences in need of repair and paint/stain. Please make the necessary repairs to fence boards, gates, and posts. Also, the paint/stain should be maintained in good condition. Fences that can be viewed from Deercrest Drive must be white. The addresses with fences that can be viewed from Deercrest Drive and need to be painted white will be sent individual letters as a reminder.



Removing Business Advertisement Signs



No advertising signs, billboards, unsightly objects, or nuisances shall be erected, placed or permitted to remain on any Lot except "For Sale" signs and political signs during elections.