



## **COVES OF HARBOR SPRINGS 2016 NEWSLETTER**

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### **The Coves of Harbor Springs “Member Portal” Access**

All unit owners can have 24/7 web access to their assessment records, contact information and work order status via the “Member Portal” at [www.covesofharborsprings.org](http://www.covesofharborsprings.org). Select the Member Portal tab and follow the online instructions to complete a one-time registration. Please note: in order to access your account through the “Member Portal”, you must have a current census card on file with EPI Management Company, LLC. Make sure you add your email address to the census card to receive email updates from your homeowners association.

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### **The Coves of Harbor Springs Calendar**

- April 19, 2016 (Annual Meeting – 4 Board Vacancies)
- May 17, 2016
- June 21, 2016
- August 16, 2016
- September 20, 2016
- November 15, 2016

All homeowners should attend to stay informed and be aware of issues and upcoming projects. The meeting begins at 7:00 pm at the Aurora Fire Department located at 3770 McCoy Avenue. In the event the meeting needs to be rescheduled or moved to a different location, all homeowners will be notified.

Interested in running for the Board of Directors or volunteering for a Committee or in some other capacity? Maybe you have some ideas for our newsletters. Please contact EPI Management Company at 708-396-1800, extension 15.

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### **Neighborhood Notes and News**

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#### ***Garbage Collection***

1. All trash shall be placed in heavy duty plastic bags sealed at the top, or garbage containers with lids. Items that do not fit in such bags must be neatly stacked and secured so they do not blow away during windy conditions. All trash must be placed on your driveway apron, and not on lawn areas. All trash bags must be placed in the provided garbage bins. Other containers are not allowed, but extra garbage cans be place out with purchased stickers.
2. Trash shall not be placed out for collection before 7:00 p.m. the night before the scheduled collection day. All containers and trash not picked-up shall be stored inside the dwelling unit no later than midnight the day of pick-up.
3. Regular collection and recycling is performed by Republic Waste Services, at or after 6:00 a.m. on Thursdays. Collection may be delayed one day due to holidays as listed on the back-side of the trash sticker. If you have very large items, you may need a special pick-up. Republic Waste Services at 630-892-6294.

A handwritten signature or set of initials in the bottom right corner of the page, possibly reading "JBO".

## ***Coyotes in the neighborhood***

With warm weather approaching coyote sightings will begin to occur. Please follow the below guidelines which will help make our neighborhood less inviting to coyotes.

### **Coyote Deterrent Techniques**

- Do not approach wildlife.
- Do not feed wildlife, causing them to become habituated to humans and their homes. Avoid overflowing bird feeders.
- Keep all garbage containers closed and inaccessible. Adding ammonia or pepper spray to trash can discourage rummaging.
- Be sure grills and barbecues are kept clean to avoid attracting animals. Clean up after fruit bearing trees.
- Obey leash laws. Small dogs on the loose are attractive prey for coyotes, especially at night. Cats should be kept indoors, along with pet food and water bowls.
- Coyotes are creatures of habit and can learn our routines. To avoid encounters, vary the time of day or route used for walking your pet.
- Be sure to keep your garages closed when not in use.
- Use motion sensor lights for front, back or side yards.
- Provide supervision at all times for small children.
- ***Encourage neighbors to follow these techniques.***



### **If a coyote encounter occurs, do the following:**

- Make loud noises, shout, clap your hands
- Blow a whistle
- Bang 2 pots together
- Wave your arms
- Carry a walking stick
- Stand your ground, have a bold front, and DON'T RUN
- Spray it with the garden hose
- Report bold behavior, sick or injured wildlife to Aurora Animal Control (630) 256-3630

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## ***FHA Certification***

The Coves of Harbor Springs Condominium Association has renewed its FHA Certification through December 2, 2017. The following information regarding FHA Certification is as follows:

Condo Name – The Coves of Harbor Springs  
Approval Method – HRAP  
FHA Concentration – 15.67%  
Composition of Project - 33 Buildings, 185 Units,  
Doc # R97-062631, 07/27/1997

Condo ID/Submission – A005395001  
County – Will  
Document Status – Recorded/Not Uploaded  
Status - Approved  
Expiration – 12/02/2017

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## ***Exterior Coach Lights***

With the spring and summer months upon us please be sure that all exterior coach lights have proper working light bulbs. The recommended light bulbs to be used are the standard 60W incandescent light bulbs. Making sure lights in the neighborhood are working properly will ensure the safety of our homes and help deter wildlife. If the coach lights and/or light bulbs are out, it is the responsibility of the owner to replace the light bulb. This is a fineable offense should the light bulbs not be replaced.



Drew's Lawn & Snow will begin spring cleanup on the property in early April.

With the arrival of the spring season, the Board of Directors would like to remind all unit owners and residents that keeping the appearance of the The Coves of Harbor Springs property is a community effort. Please remember to keep common areas free of debris at all times and store recreational items properly when not in use. Please also remember that all exterior modifications, including plantings must be approved by the Board of Directors.

**PLEASE BE COURTEOUS TO YOUR NEIGHBORS! ALWAYS PICK UP AFTER YOUR PETS AND KEEP NOISE LEVELS DOWN.**

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### ***Pending 2016 Projects***

The following are some of the planned projects for the year (pending the availability of funds):

- Tree pruning throughout 1/3 of the association.
- Continued replacement of rotted wood and exterior painting of 1/3 of the association.
- Treatment of all lawn areas for grubs in June/July.
- Continued removal of dead trees as necessary.
- Re-seeding of selected areas of the lawn.

If you have any questions regarding these projects or any other maintenance/repair issues, please contact EPI Management at (708) 396-1800 extension 19 or email at [sandy@epimanagement.com](mailto:sandy@epimanagement.com).

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To avoid the transmission of West Nile Virus and Zika Virus we have provided you with some information to help rid mosquitoes.

- Mosquitoes lay eggs in still water, which hatch in 7 to 10 days. If standing water is eliminated weekly, many mosquitoes will be kept from breeding in the first place.
- **#1** Remove standing water in ponds, ditches, clogged rain gutters, flower pots, plant saucers, puddles, buckets, garden equipment and cans. Check for items that might hold water including barbecues, toys, pool covers, tarps, plastic sheeting, boats, canoes and trash.
- Apply insect repellent that contains DEET. Use only 10% DEET on children, and make sure everyone washes their hands well so that they do not get any cream in their eyes or mouth. Follow directions carefully.

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Please be advised that the Harbor Springs Property Owners' Association (POA) has retained a new management company, Legacy Association Managers; however, the condominiums remain under the management of EPI. All owners should contact EPI regarding concerns with their units or the condominium association. The contact information for Legacy Association Managers is listed below for any concerns that pertain to POA property or your POA assessment account:

Eva Drabek  
Legacy Association Managers  
P.O. Box 1805  
Bolingbrook, Illinois 60440  
[HarborSprings@IAMyourCAM.com](mailto:HarborSprings@IAMyourCAM.com)  
Phone: (630) 783-1541  
Fax: (630) 904-2211

*Board of Directors, The Coves of Harbor Springs*

**Maintenance and Repair Areas of Responsibility:**

<u>Item:</u>	<u>Association</u>	<u>Owner</u>
Siding/Veneer	X	
Fascia/soffit/trim/shutters	X	
Gutter/downspout/roof	X	
Windows		X
Storm window, if any		X
Garage overhead door and all hardware and components		X
All other doors, hardware and components		X
Cement walks/stoops	X	
Balcony	X	
Foundation walls, if they contribute to support of the building	X	
Foundation floor	X	
Utility lines & pipes, etc. serving more than one Unit	X	
Sump pumps and sump pits	X	
Exterior coach light (Excluding bulbs & electricity)	X	
Address numbers	X	
Mailboxes (U.S. Postal Service)	X	
Mailbox key and lock		X
Interior structural members (Limited Common Elements)	X	
Lawn	X	
Shrubs/trees (Excluding those on Limited Common Elements or Owner additions)	X	
Appliances		X
Common plumbing and exterior electrical fixtures	X	
Interior decorating		X
Perimeter walls, floors, ceilings	X	
Snowplowing: (To degree Board deems reasonable)		
Parking areas	X	
Common Elements	X	
Cluster Mailboxes	X	
Driveways unless otherwise designated by Board	X	
Service walks unless otherwise designated by Board	X	
Front Stoop unless otherwise designated by Board	X	
Dedicated Streets		City

Coves of Harbor Springs is managed by:  
 EPI Management Company, LLC  
 14032 S. Kostner Avenue, Suite M  
 Crestwood, Illinois, 60445  
 Telephone 708-396-1800  
 Fax 708-396-9831  
[epi@epimanagement.com](mailto:epi@epimanagement.com)