



## Red Wing View News

### Preparing for Spring

#### *Alterations and Additions approval*

With spring time right around the corner, the appearance control committee would like to remind everyone that any structure, improvement, or addition on any lot cannot proceed without prior written consent from the committee and board. Some examples are decks, patios, in-ground pools, any exterior change on the homes including color, storm doors, and landscaping.

To ensure your project is not delayed please allow up to 4 weeks for approval. The turn around time is dependent on the number of requests received.

### HOA Declarations

#### *FOR SALE Signage*

One of the governing documents of our HOA is the Red Wing View "Declaration of Covenants, Conditions and Restrictions." Every homeowner received a copy of this document and agreed to abide by these covenants at closing. [Additional copies can be found on our website at [www.redwingview.com](http://www.redwingview.com) and click on "Forms/Documents".] The primary purpose of these covenants is to preserve and protect the value of our property and our neighborhood.

At the January homeowners' meeting, a question was raised concerning "For Sale" signs. Although the board hates to see any of our homeowners leave, we recognize the necessity and stress involved in selling a home. The board agrees that tools which help homeowners sell their house are in the best interests of our community.

As an interim measure, until a formal amendment can be processed, the HOA board of directors unanimously

passed a board resolution permitting "For Sale" signage. The exact wording of the change is contained in the attachment to this newsletter.

To keep costs to a minimum, the board will gather all other suggested changes to our declarations and submit them to our attorney. This topic will be on the agenda for the homeowners' meeting in June. If you have any other topics of concern please make sure they are discussed at this open board meeting or contact Property Specialties Inc. to have them presented on your behalf.

### Call for Committee Members

Thank you to those who have volunteered to become committee members!! Your help is much appreciated! For those who have not yet volunteered, IT'S NOT TOO LATE!! The board is still accepting volunteers for any of the following committees:

**Appearance Control** – reviews alterations and additions applications and follows up on work upon completion.

**Community Relations** – helps solicit information for the newsletter and provides recommendations on association events.

**Landscape Committee** – ensures proper maintenance of common areas and provides recommendations to the board on improvement projects.

**Rules and Regulations Committee** – develops suggestions on potential rules and regulations for the community. Committee may also be called upon to research violation notifications.

These committees help collect information and make recommendations to the board. If you have background or interest in one of these areas, this is a great way to become involved in your subdivision. Please visit our website at [www.redwingview.com](http://www.redwingview.com) or contact the respective board member if you are interested in joining a committee.

Appearance Control - Brian Skotnicki @ [my90gt50@hotmail.com](mailto:my90gt50@hotmail.com)

Community Relations - Lynn Laskiewicz @ [llynnlop@aol.com](mailto:llynnlop@aol.com)

Landscape – Alex Correa @ [alex@scoobie.com](mailto:alex@scoobie.com)

Rules and Regulations - Jon Best @ [airiowa@yahoo.com](mailto:airiowa@yahoo.com)

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## CALENDAR OF EVENTS

APRIL – MAY – SPRING LANDSCAPING WALK

APRIL – MAY – ENCAP PRESCRIBED BURN

JUNE 19, 2007 (TUE) – OPEN BOARD MEETING

ANTIOCH COMMUNITY CENTER  
7PM

Open to all Red Wing View homeowners.

JUNE 23, 2007 (SAT) – NEIGHBORHOOD SPRING CLEAN-UP

### ENCAP, Inc. Prescribed Burn

All homeowners with lots who back to a pond should have received a letter dated March 9, 2007, from ENCAP, Inc., Environmental Consultants and Planners. The letter briefly explains the prescribed burn for Red Wing View to control non-native vegetation and enhance the growth of native plant life. The burn is scheduled during the April to May time period, weather permitting. If you would like more information, have any specific questions, or health concerns please contact ENCAP, INC. at (815) 899-1621.

**Only 1 more lot to sell, including the models!**



### Next Open Board meeting

The next open board meeting will be held on:

**Tuesday - June 19, 2007**  
**7PM**

**At the Antioch Community Center**

Located at: 874 Main Street, Antioch, IL 60002.  
Phone: 847-395-6342

### Periodic Updates:

Future newsletters will be published approximately once a quarter. For more frequent updates on subdivision information, visit our website

## Neighborhood Spring Clean-up

With the snow melted and the arctic winds calming it's the perfect time to have a community clean-up day! What a great way to meet some of your neighbors and restore our community back to its desired splendor. Saturday, June 23<sup>rd</sup>, from 10AM – 12 noon has been the date and time selected. If you are interested we will meet at the benches at the front of the neighborhood and will have garbage bags and name tags available to help in the effort. Can't make the date? No need to wait for the designated clean-up day.

### For your safety

#### *Summer Outdoor Safety tips*

Ah spring fever is in the air! Time to dust off the bicycles, baseballs, and oil up the catcher's mitt. The HOA and Antioch police department would like to encourage all parents to please take a few minutes to remind your children of some tips for playing outdoors. We love to see everyone out exercising and enjoying the weather but want to keep our children and drivers safe.

1. Stop and Look both ways before crossing or entering the street.
2. Use caution at dusk or dawn when visibility is low.
3. Always wear a bike helmet. Helmets should sit evenly between the ears and low on the forehead.
4. Ride your bike in a way cars know you are there. Wear bright colors or clothes that reflect light at night so cars, buses, and trucks can see you. Also, get a headlight for the front of your bike and "reflectors" on the front and back of your bike if you ride at night. Please ride bicycles on the side of the road or on sidewalks.
5. Follow bike traffic rules. Bikes have to follow the same traffic rules and signs as cars. You must ride in the same direction as the cars are going, ride your bike single-file, and signal when you want to stop or turn.

For additional information, contact the *United States National Highway Traffic Safety Administration hotline* at: 1-888-327-4236.

## Spring Landscaping Walk

The spring landscaping walk will occur on between April and May, weather dependent. This walk is with the Pulte consultant who is responsible for ensuring the neighborhood landscaping is completed per the original plan submitted by Pulte. At our open board meeting June 19, after the landscapers have two to three weeks to compile their written report, the board will review these results and comments.

Redwing View Homeowners Association Declaration Review  
Antioch, IL - Pulte Homes

The following is a brief overview of some of the responsibilities and restrictions set forth the Declaration for the Redwing View Homeowners Association. Please be sure to review your entire Declaration so that you are familiar with ALL provisions set forth in the document.

**APPEARANCE CONTROL COMMITTEE** - No structure, improvement or addition (including but not limited to) placement of decks, patios, and in ground pools; any exterior change on the homes, including color; storm doors, shall be erected, placed or altered on any Lot within the Property without prior written consent from the appearance control committee.

**ASSESSMENT PAYMENTS** – The annual assessment is due on the first day of January of each year. A late fee of \$15.00 will be charged 15 days after the due date.

**COMMERCIAL ACTIVITIES** - An owner may operate a home based business IF (i) the existence or operating of the commercial activity is not apparent or detectable by sight, sound or smell from outside the Owner's residence (ii) the commercial activity is not in violation of local/county ordinance (iii) no motor vehicle with business markings is stored or parked on the Lot, except within the garage, with the garage door shut and (iv) the commercial activity does not, in the Board's reasonable judgment, generate a level of vehicular or pedestrian traffic or a number of vehicles being parked in the Property which is noticeable greater than that which is typical of residences within the Property in which no such activity is being conducted.

**FENCES** - Only "wrought-iron" style aluminum fences shall be installed. Please refer to Exhibit D of your Declaration for approved styles of fencing.

**GARAGES** - Garage doors shall be shut at all times when not in use.

**HOT TUBS** - Installation of outdoor hot tubs shall be subject to the review and approval of the Appearance Control Committee to ensure that they are screened from view from public streets or neighboring Lots through installation of appropriate and sufficient fencing or landscaping.

**PROHIBITED ITEMS** - There shall be no awnings, clotheslines, service sheds, storage sheds, doghouses, dog runs, above ground swimming pools, window air conditioners or window fans permitted in any homes or on any Lot within the Property.

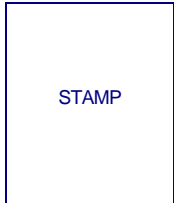
**TRASH** - All rubbish, trash and garbage shall be stored within the garage or on the rear of the lot in trash cans with sealed lids.

**TURNOVER** - Turnover of control of the Board of Directors from a developer appointed board, to a board of homeowners, elected by homeowners, shall take place 120 days after the date by which 75% of the lots have been closed. A notice of the date, time and place of the meeting will be sent to all owners approximately 30 days prior to the meeting date.

**PROHIBITED VEHICLES** - No commercial vehicles, buses, trucks (except personal pick up trucks used as principal personal vehicle by the Owners), limousines, boats, trailers or recreational vehicles shall be parked or stored on the Lots, except within a garage with the garage door shut.

**New wording for Section 8.6 Limitations on Signs** - A "For Sale" sign or realtor sign is permitted and may be erected or placed in the owner's yard provided the dimensions of any such sign are not more than five (5) square feet. No advertising signs, billboards, or objects of unsightly appearance or nuisances shall be erected, placed or permitted to remain on any portion of any Lot.

Property Specialties INC.  
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ADDRESS CORRECTION REQUESTED