



Community Association II

Your Homeowners association

**Valley Lakes
Community Association II**

Master
Association for:

- Coventry Glen
- Remington Trails 2
- Heron Bay
- Fairfield Lakes

In January 2006 Valley Lakes 2 was turned over to the homeowners. Turn-over is the normal process of the developer “turning over” the association to the homeowners. Homeowners met and elect directors to govern the association. This happened at the January 06 meeting and a Board of Directors is now in place to serve

the membership. Three directors were elected and they are.

Tom Gancarz – President
Debbie Roeder - Secretary
Scott Motisi - Treasurer

Our association is incorporated in the State of Illinois as a not-for-profit corporation, for the sole purpose of managing the

property in and around the communities of Coventry Glen, Remington Trails 2, Heron Bay and Fairfield Lakes.

If you live in one of these four communities then you’re a member of Valley Lakes Community Association II as well as your individual homeowner association.

Millennium Trail – Coming to Our Neighborhood

The Millennium Trail is a project of the Lake County Forest Preserve; it will eventually run from east to west across Lake County.

The Trail is a walking, biking and equine trail that will run from Singing Hills Preserve (near Fish Lake) in the west and connect to the existing trail in eastern Lake County.

The Trail is slated to run

through Valley Lakes 2 along the ComEd right-of-way, crossing Fox Trail and will exit VL2 at Fairfield Road. Residents of Valley Lakes 2 that live along the ComEd property may see activity in coming months, the first activities will be easement marking, followed by actual trail construction.

Originally construction of the trail through our

neighborhood was to be completed in the next two years but construction has hit a snag. Safely navigating the Trail crossings at Wilson Rd, Fairfield Rd and over the train tracks has put Trail construction on hold.

At this time no completion date is known but its construction thru VL2 is still planned for the near future.

Keep our Common Area Clean

Within our Valley Lakes 2 property boundaries, we have magnificent resources, wetlands, streams and open areas. All Members must remain diligent to protect the open areas in our community. In the past, our common area was a

dumping ground for trash, stolen vehicles and abuse. Many members have stepped up to help clean-up the common areas. We’d like to thank all of you who have gone that extra mile to pick up old pop bottles, aluminum cans, used tires and old

appliances. We still have a long way to go, anytime you see any dumping in the common areas or on ComEd property report it to the Round Lake Police Department (847-270-9111). Together we’ll keep junk out of our common areas.



Common Area Abuse

Speaking of the common areas, a major abuse is the use of motorized and off road vehicles in the common area. Many members have complained about motor bikes, 4x4s, ATVs and snowmobiles, just to name a few.

Our Association by-laws strictly prohibit any motorized vehicles in the common area.

Furthermore, Round Lake ordinance prohibits motorized vehicle use anywhere off Village streets. I have been told by long time Round Lake residents, that before the homes were

built here, Valley Lakes was a primo off-road area. Today the common area is surrounded by homes, wetlands and bird nesting areas that are not compatible with motorized vehicle use.

RLPD has stepped up patrols around our common areas and the ComEd property (it's a misconception that ComEd allows dirt bikes on their property).

In the past, violators were let go with a warning, RLPD is now issuing citations. Recently one of-fender got 3 tickets when they were caught, so don't

put yourself at risk and help keep the common area free of vehicles and the damage they are doing to our wetlands.

If you see vehicles in the common area, call the **RLPD's non-emergency number 847-270-9111** and let them know that we have motorized vehicles in the common space.

Round Lake is working with us to elevate this problem; they are very willing to come out when we call. Everyone's help in this matter is greatly appreciated.



Hunting Near Valley Lakes Property

Even though we live in an urban setting, there are still areas around our Association that are rural.

No hunting is allowed on Valley Lakes 2 property; both by VL2 convent and under Round Lake Village ordinance, but our neighbor to the south is located in unincorporated Lake County and is legally able to hunt on his property, only during legal hunting seasons.

This neighbor is located just south of Fairfield Lakes Townhomes. His property extends from

Fairfield Rd west under the ComEd power lines and ends in the wetlands.

This neighbor has made it known that no one is allowed on his property. VL2 Members cannot use his property, cross it to gain access to our wetland or to access the Disc Park to the south.

Unfortunately the property boundary between VL2 and this neighbor is not clearly marked. No fence delineates his property so it's very difficult to know where his property begins and our property ends.

The Association is working with the Village, the Park District and ComEd to see if we can't get some kind of delineation so we can tell where the property boundary is and stay clear of his property.

Coyotes in Valley Lakes

Coyotes have been seen and heard in and around the Valley Lakes common areas. The Illinois Department of Natural Resources is warning parents to watch their small children when playing outside, coyotes have been known to be rabid and might bite a child if the coyote feels threatened. More likely at risk are our pets, small and medium sized dogs and cats that the coyote sees as food.

At least four coyotes have been spotted in the area near Mud Lake. One is fairly large for an urban

coyote, the size of a full grown German Shepard, and the others are smaller but still good sized.

Although coyotes help to control the deer and geese population, its best to follow these DNR guidelines with regards to keeping your pets safe.

Steps for keeping pets safe, if your home is near coyote habitat, include:

? Don't feed any wild animals such as raccoons or deer, which encourages coyotes as well.

? Keep cats indoors at all times.

? Keep your dog on a leash.

? Don't leave cat or dog food outside.

? Secure garbage in areas where coyotes can't access it; keep yards clean of refuse and brush.

? Do not let pets out at night unless accompanied by a person.



Coyote on the hunt.

Should you encounter any animal of a threaten nature, don't hesitate call 911.

Association Rules for Pet Owners

The top complaint against pet owners is not picking up after your dog. The vast majority of pet owners are responsible neighbors but a few irresponsible owners are causing a big problem for the Association and other pet owners.

It's the law. Just like littering, it's unlawful NOT to pick up after your dog, and your violation is subject to fines of up to \$150.00 by the Homeowners Association, Village of Round Lake or Park District Police.

It's common courtesy. Cleaning up after your dogs shows respect for others in our community. Only irresponsible dog owners leave their dog's poop where it falls for others to have to look at, step

in or clean up. Leaving dog poop also encourages other dogs to mark that spot, so one poop can often turn into two or more in the same spot! There are a lot of dogs in Valley Lakes; each one does its business once or twice a day... You do the math!

Dog Poop tops the list of complaints against dogs. More than dog aggression, nuisance barking or unsupervised dogs, most complaints against dogs are about people not cleaning up after their dogs. This is true for Village parkways, sidewalks, common areas, parks and your neighbors' lawns.

Your actions set an example for others. When you pick up after your dog, you are part of the solution, rather than part of the

problem. And your actions will help foster the sentiment that it's the right thing to do.

Many people even carry extra bags to offer others as a subtle and neighborly hint to others who might otherwise leave the poop unpicked up.

Always carry a bag. Not having a bag with you is a violation so make sure you have one and it's visible by RLPD when they drive by.

It's up to each of us to do our part in keeping Valley Lakes clean and poop free.

Spread the word that **Poop Kills Our Good Reputation as Responsible Dog Owners!**

More About Our Community Organization...

It's hard to find the history of Valley Lakes, nearly all of the original developers have moved on and most of us have only recently moved in to the area. Our history has mostly been passed along by word of mouth.

So you might not have been aware that there was a master association beyond your homeowners association and that you are a part of that association. But as it turns out, the property in the north-east corner of Rt 134 and Fairfield roads is governed

by Valley Lakes Community Association II.

As the story goes, the Pritzker Realty Group (of Hyatt Hotel fame) bought the land that runs roughly from Route 134 in the north to Fairfield Road in the east, to Wilson Road in the west and as far south as Route 120. Pritzker developed the area creating and enhancing the ponds within the property, thus making the area suitable for building. They further created the neighborhoods we see today by selling parcels to

various builders to develop each neighborhood.

In the beginning the entire area was one master association but was split into two after talks of donating the lake and wetlands to the Lake County Forest Preserve fell apart. So the area became Valley Lakes and Valley Lakes 2. The lake and streams went to Valley Lakes and the wetlands went to Valley Lakes 2.

The boundary of Valley Lakes 2 is roughly from Rt 134 on the north, to the

streams & lake on the south and west. Our eastern border is Fairfield road.

Valley Lakes 2 encompasses the wetlands and the communities of Coventry Glen, Remington Trails 2, Heron Bay and Fairfield Lakes.

Attention all Residents.....

Carbon monoxide is a silent, odorless killer that can permeate your house from your furnace or hot water heater without your knowledge.

Frequent headaches and nausea can be symptoms of carbon monoxide poisoning. The best way to avoid these potentially fatal doses of carbon monoxide is by using a detector.

Effective January 1, 2007 it is Illinois State Law that Carbon Monoxide Detectors be installed in every home.

They can be plugged into a wall outlet or can be wired into the fire system and should be in every dwelling along with a smoke detector.

Each carbon monoxide detector should be in-

stalled with 15 feet of all bedrooms. The devices should be checked regularly by activating the test button. If they fail to operate under test conditions the batteries may need to be replaced. If fresh batteries do not solve the problem it may be time to replace the detector. See www.ilsafetycouncil.org

Don't fall victim to this silent killer.

Association Information on the WEB

Our association has a site located on the World Wide Web, the address is www.ValleyLakes2.org.

Hosting has been donated to the Association to allow us to circulate news and information to the Members.

It is our hope that we can use the WEB site to post information and get feedback on Association proceedings.

Please feel free to use the Contact Us page at the WEB site to communicate with us. Send us your

comments and suggestions on what would make the site better.

We look forward to hearing your comments.

Valley Lakes Community Association II

Officers

Tom Gancarz
President

Debbie Roeder
Secretary

Scott Motisi
Treasurer

E-MAIL:
mailbox@valleylakes2.org

Property Management by
Foster Premier, Inc.
Christy Petty
Manager
750 W Lake Cook Rd.
Suite 190
Buffalo Grove, IL 60089
847-459-1222

We're on the Web!

See us at:
www.ValleyLakes2.org