

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
MANAGEMENT REPORT
August 17, 2021

Enclosed for Board Review

Minutes from 6/15/21
Financial statements as of 7/31/21

Violation Report
Work Order Report

Landscape/Grounds Items

- A landscape spending plan was compiled and includes the Spring landscape walk proposal items to be done after the roof replacements are completed, tree removals and stump grinding, additional drainage issues (proposal requested-affects 9 units/6 bldgs), and items from this spring to be budgeted for and done in Spring 2022, all outlined and on the agenda for Board review.
- No change. Balance of concrete walks & stoops replacements that were not completed in 2020 is pending scheduling by K&M Concrete. These will be done after the roofs are replaced.
- No change. Entrance sign painting was delayed to the Fall due to all else being done in the Spring/Summer.
- No change. Tennis Court refurbishing presentation has been put on hold until State/Governor relaxes gathering restrictions and Board decides to reopen the clubhouse and have in-person Board meetings.

General/Building Maintenance

- The Roof Replacement Project is scheduled to begin Tuesday, 9/7. A final letter is being mailed to owners 8/16 with details and progressive map. Insulation payment plan options were reviewed with legal and information is on the agenda for Board review.
- Straight Line Contractors is moving forward with the 18 balcony replacements. Due to the delays in getting the roof replacements started, SL decided to try to complete more during the month of August if K&M Concrete can get the piers poured during this time.
- 1171 Bunker Hill foundation repairs by Atlas Restoration has been completed. There is one item pending. The downspout that was moved had an underground drain which was left open. It has been temporarily capped with plastic, but needs to be filled, cut off at or below grade and capped. Management has requested Atlas return to complete the work.
- 1697 Farragut foundation crack was inspected and scheduled for repair. Discovered it was an extensive crack and 2 A/C units needed to be temporarily removed for the extensive repairs to be performed. It was a 3-day process and much landscape restoration will be required. Proposal is pending.
- 1200 & 1201 Bunker Hill electric meter socket replacements are yet to be scheduled by Haynes Electric. ComEd says October. Roofs must be done at those addresses when the work gets done. Management is coordinating with Inside Out Company and Haynes Electric.

Pool & Clubhouse

- Pool is set to close September 6th. While lifeguards were hard to find, Chicagoland Pool was able to provide them for the most part. Hunter Zielinski, PA Supervisor will be

working on rewriting PA guidelines over the winter months. New lounge chairs are needed for 2022.

- Clubhouse was deep cleaned in preparation for parties. One party on 8/7 so far. Proposal was requested for the Clubhouse Deck boards to be replaced and deck to be inspected for other needed repairs.
- No change. Clubhouse steps and pool deck resurfacing quotes are being updated to be reviewed in the Fall.

Miscellaneous

- Rentals Count: 39
- 2020 tax returns have been completed and signatures are to be obtained for on time filing by October 15th (extension was filed).
- Storm Door Rule Compliance walk by Management was not completed due to excess roof project issues. Management will attempt to complete the walk in August.

Respectfully submitted,
Association Partners, Inc.