

**HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION**

**MANAGEMENT REPORT**

**September 21, 2021**

**Enclosed for Board Review**

Minutes from 8/17/21

Financial statements as of 8/31/21

Violation Report

Work Order Report

**Landscape/Grounds Items**

- Due to roof replacement progress, Management has asked Landscape Concepts to schedule Spring Walk proposal work to begin the week of October 10<sup>th</sup>.
- Due to delayed start of the roof replacement project, K&M Concrete was not able to schedule the balance of concrete walks & stoops replacements that were not completed in 2020. The work will be scheduled for spring/summer of 2022.
- Due to delayed start of the roof replacement project, seal coating by DuBois will be scheduled for 2022. Both 2021 and 2022 phases will be done in 2022.
- Entrance sign painting will be delayed to 2022.
- No change. Tennis Court refurbishing presentation has been put on hold until State/Governor relaxes gathering restrictions. We will schedule for early 2022.

**General/Building Maintenance**

- The Roof Replacement Project has begun! As of 9/17, there were 21 buildings completed (roofs). The gutters, downspouts and gutter guards were a little behind, but they are working to get caught up and avoid problems with predicted incoming rainstorms. Insulation installations are being done in front of the roofers and are 21 buildings complete as well.
- Straight Line Contractors is finishing up the 2021 painting phase.
- Due to K&M Concrete inability to schedule pouring of the piers for the new balconies, Straight Line has sub-contracted to AJD Concrete for slightly cheaper and the balcony replacements will continue. Piers will cost \$392/pier, (13 balconies, 26 piers) total of \$10,192. Clubhouse balcony repairs came in at \$2,050, not the original quote of \$3,000.
- 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. This work has not been completed. Management checked with Atlas for status. Status pending.
- 1200 & 1201 Bunker Hill electric meter socket replacements are yet to be scheduled by Haynes Electric. Haynes advised parts store is backordered on the meter sockets. ComEd was cancelled for October and will order 4 to be done in 2022, 2 from 2021 and the next 2 for 2022. List of buildings left to be done is pending.

**Pool & Clubhouse**

- Pool has been winterized by Chicagoland Pool.
- Twenty new lounge chairs are scheduled to be ordered in January 2022.
- Clubhouse steps and pool deck resurfacing quotes are being updated to be reviewed.

**Miscellaneous**

- Rentals Count: 37
- Storm Door Rule Compliance walk by Management was not completed due to excess roof project issues. Management will attempt to complete the walk in October.

Respectfully submitted,  
Association Partners, Inc.