

# **HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION**

## **MANAGEMENT REPORT**

**January 17, 2023**

### **Enclosed for Board Review**

Minutes from 10/18/22

Financial statements as of 12/31/2022

Violation Report

Work Order Report

### **Landscape/Grounds Items**

- A request had been sent to Landscape Concepts to clean up the proposal for the outstanding spring walkthrough work
- Entrance signs by Acclaim Signs are being made. Installations have been delayed until early 2023
- Tennis Courts-City of Wheaton Provided an update, and the sewer lines are fully in-tact. I sent the signed proposal for the tennis/pickleball courts to PermSeal. However, they informed me that the proposal that they provided was for budgeting purposes only. I am awaiting the actual proposal from them
- City of Wheaton – tentative 2024 for spot curb replacements and ADA corners for sidewalks.

### **General/Building Maintenance**

- Paint & Wood Replacement, as well as Balcony Replacements 2022 phases have been 99% completed by Straight Line Contractors.
- 1105 Mt Vernon A Pipe Burst into and was leaking into C. Unit A called the emergency line, but never left a message. They called their own plumber, as well as removed the door to the meter room. Besides them not being able to take care of the frozen pipe, the meter room door then had to be replaced by MPS. Butienr was called out ultimately to make the repair, and the door is on order. The homeowner will be charged back.
- Sewer repairs and foundation crack repairs were needed at 1697D Farragut. An A/C unit had to be moved for the work to be done. Management coordinated Borter Heating & Air, Beutjer Plumbing and Midwest Property Services to get the work completed. Turf restoration proposal has been requested from Landscape Concepts. These repairs have been made and the landscape proposal is in this Board Packet.

### **Pool & Clubhouse**

- Chicagoland Pool has been sent the signed pool management contract. They are also going to let us know once the Coping Stone project is under way.

### **Miscellaneous**

- Storm Door Rule Compliance walk has been half completed by Management. Due to the change in crossbuck and rectangle storm doors, walk must be redone. There is an attorney opinion s to having no storm door, and that we cannot enforce not having a door.
- Electric Vehicle stations was brought up by a prospective buyer. Electrician recommends not allowing due to the age of the buildings and they would be a huge draw, diminishing supply to the rest of the building. If more than one per building, the meter sockets would have to be replaced, which would be a huge cost to the Association.

Respectfully submitted,  
Association Partners, Inc.