

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

April 20, 2021

Enclosed for Board Review

Minutes from 3/16/21

Financial statements as of 3/31/21

Violation Report

Work Order Report-electronically only

Landscape/Grounds Items

- Balance of concrete walks & stoops replacements that were not completed in 2020 is pending scheduling by K&M Concrete. This is being coordinated with the Roof Replacement Project.
- Grub Control proposal from Landscape Concepts is on the agenda for Board review.
- Spring landscape walk is being scheduled.
- Management has reached out to WasteMaster to market the trash removal services currently under contract with Waste Management until 8/31/21. Proposals from both vendors is on the agenda for Board review.
- Clubhouse steps and pool deck resurfacing quotes are being updated to be reviewed in the Fall.
- Entrance sign painting was delayed to the Fall due to all else being done in the Spring.
- 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 continues to be on track. Management coordinated the pre-construction meeting with the contractor, engineer and gutter guard contractor was held onsite on April 7th. No definite start date has been set, but they expect it to be in June or July. The project is expected to last 8-12 weeks. Draft of letter to owners is included on the agenda for Board review.
- The engineer pointed out some concerns with the gutters and gutter guards which were discussed during the pre-construction meeting. Resolution recommended was to move forward with the gutter guard contractor to be closely involved by replacing all the gutters, downspouts, and installing new gutter guards at a savings to the Association. This topic and the proposal are on the agenda for Board review.
- Balcony replacements project by Straight Line Contractors is moving forward. They are finishing the 6 balconies from the 2020 phase that were not completed last year and will do the next 12 after the roof replacement project is completed. Communication to owners is pending. Balcony finish options are on the agenda for follow up and further Board review.
- 1171 Bunker Hill foundation repairs is on the agenda for review and decision by the Board.
- 1123 Bunker Hill experienced severe siding damage due to ice; Proposal for siding replacement in the area of damage from Straight Line Contractors is on the agenda for Board review.
- As in the past, two buildings will be scheduled for electric meter socket replacements. 1200 and 1201 Bunker Hill are next. Proposal from Haynes Electric is on the agenda for Board review.

Pool & Clubhouse

- Pool filter system replacement has been completed as contracted by Chicagoland Pool Management.
- Pool opening procedure is being scheduled by Chicagoland Pool Management.
- Clubhouse opening for parties and meetings is on the agenda for Board discussion.

Miscellaneous

- 2020 Year End Financial Statement to all owners is on the agenda for Board approval.
- Storm Door Rule Compliance walk by Management is scheduled to be done in April/May. Management apologizes for the delay on this project.

Respectfully submitted,
Association Partners, Inc.