

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
MANAGEMENT REPORT
January 18, 2022

Enclosed for Board Review

Minutes from 1/18/22

Financial statements as of 2/28/22

Violation Report

Work Order Report

Landscape/Grounds Items

- Landscape Concepts will be doing plow damage turf repairs mid-April. Reports/pictures have been forwarded to the rep.
- Spring Landscape Walk – although spring work has been approved, a walk will be scheduled early May to see if any new issues need to be addressed. Schedule is pending.
- 2020 & 2021 sidewalk & stoop replacements by K&M Concrete will be scheduled in early spring. We are on the list to be done as soon as the weather breaks.
- 2021 and 2022 Seal coating and asphalt replacements by DuBois will be scheduled for 2022.
- Entrance sign painting proposals have been requested. Received 1 for replacement with aluminum options. One for painting is still pending. Requested one for wood replacement.
- Tennis Court refurbishing project-Revised proposals have been requested. Due to delay in pricing on asphalt until the end of March, proposals & presentation was not an option for March 15. Does the Board want to schedule the April 19th meeting that is currently pending “if needed”?
- Update on dumpster replacements was pending at meeting prep time. Management will advise when a response is received.

General/Building Maintenance

- Attic insulation communication to owners offering assessment & review of work done is to be reviewed by Board.
- Separate communications to owners in dispute over the insulation charges are being drafted by Inside Out Company, to be reviewed by Board and Management before sending.
- Proposal for balcony replacements for 2021 and 2022 phases from Straight Line Contractors is on the agenda for Board approval. If approved a total of 27 will be completed this year, leaving 15 to be done in 2023.
- A total of four (4) electric meter socket replacements are yet to be scheduled by Haynes Electric for 2022 due to parts delays and ComEd inspections.

Pool & Clubhouse

- Twelve new lounge chairs have been ordered and are estimated to be delivered 3/14/22 at a cost of \$2,180.60.
- Clubhouse remodel project-draft of items proposed to be done is on the agenda for Board review.
- HVAC annual maintenance proposal for new equipment from Borter Heating & Air is on the agenda for Board review.

Miscellaneous

- Year-end financial report to owners is on the agenda for Board review.
- Rentals Count: 37 - no change since October report.
- Two Chase Bank accounts are still open. Management continues to try to reach an officer to get details of how to close them.
- Storm Door Rule Compliance walk by Management was not completed due to excess roof project issues. Management will complete soon.

Respectfully submitted,
Association Partners, Inc.