

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
MANAGEMENT REPORT
May 18, 2021

Enclosed for Board Review

Minutes from 4/20/21

Financial statements as of 4/30/21

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.
- Spring landscape walk was partially completed on 5/7. The balance will be done on 5/20. We found no urgency since we don't want to plant things before the roofers are onsite as they will not be careful. We also discussed that perhaps next year we plan only to remove declining bushes around the garbage corrals (no replacements) and closing up the planting beds and get more grass back.
- Garbage contractor questions to Wastemaster caused concerns. The topic is on the agenda for re-evaluation.
- 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 is being coordinated. Inside Out is working on getting the permits. The Engineer got involved when owners expressed concerns that the City of Wheaton website does not indicate that increased insulation R factors are required. The engineer confirmed with the City of Wheaton that effective May 1, 2021 they are enforcing the 2018 International Residential Energy Code which requires the insulation measures be implemented for all residential roofing projects. We have obtained somewhat of a letter indicating this and is included in the meeting packet for Board review which includes a statement that if there are any questions regarding this requirement, feel free to contact the Director of Building & Code, Bill Schultz at 630-260-2171. The Engineer will also provide a letter, upon Board request, to further explain to owners. The Energy Code was adopted by the State of Illinois in 2018, however, the State has not taken action to enforce it until now. They are fining municipalities that are not enforcing the code. be on track. Still 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. While the initial communication went out to all owners, we intend to draft a second communication giving details from the City of Wheaton as well as insulation and venting costs. Information regarding costs is on the agenda for Board review.
- The gutters, downspouts and gutter guard contractor, Bott Exteriors has been paid the down payment and is ready to coordinate schedules with Inside Out once permits have been obtained.

- Balcony replacements project by Straight Line Contractors is moving forward. Straight Line is working toward getting the new piers poured by K&M Concrete for the 12 scheduled for 2021 and are hoping to be done by the time the roofing project begins. Balcony finish decision has been put on hold until end of summer for the Board to see how the first 6 done last year weather.
- 1171 Bunker Hill foundation repairs by Atlas Restoration is scheduled for Monday, May 24th.
- 1200 & 1201 Bunker Hill electric meter socket replacements are yet to be scheduled by Haynes Electric.

Pool & Clubhouse

- Pool equipment replacement is done, follow up heater repairs are completed. Chicagoland Pool Management has provided information regarding opening the pool under COVID restrictions. Topic is on the agenda for Board discussion/review.
- Lisa Storment has begun scheduling Pool Attendants. Management continues to fine-tune the Pool Process, which includes an initial Pool Attendant Meeting that Lisa is coordinating.
- Clubhouse opening for parties and meetings is on the agenda for Board discussion.

Miscellaneous

- 2020 Year End Financial Statement was emailed/mailed to all owners on 4/22/21.
- Storm Door Rule Compliance walk by Management was not completed due to excess roof project issues. Management will attempt to complete the walk in June.

Respectfully submitted,
Association Partners, Inc.