

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

June 21, 2022

Enclosed for Board Review

Minutes from 5/17/22

Financial statements as of 5/31/22

Violation Report

Work Order Report

Landscape/Grounds Items

- Spring Landscape Walk to evaluate new needs is scheduled for June 20th. Update will be provided at the meeting.
- 2021 and 2022 Seal coating and asphalt replacements by DuBois schedule is pending but expect to start first phase by the end of June. The phases will be staggered to reduce parking problems.
- Entrance Signs – Questions were asked of vendors that provided quotes. Samples of HD and Aluminum by Parvin-Clauss could not be obtained. Acclaim Signs is a new sign vendor that is providing a quote for cedar signs that will be available at the time of the meeting. Shipping costs are being obtained and should be available at the time of the meeting. Quote for installation by Midwest Property Services was not obtained as they would need to know what signs were being installed. They are at \$71.00/hour. May need concrete, may not. Etc.
- Tennis Courts-City of Wheaton Storm Water Engineer, Chris Dunn has not returned my calls to set up an appointment to meet onsite to evaluate the erosion around the storm drain between the pond and the tennis court. Until we determine no future erosion will cause the asphalt to sink, Perma-Seal will hold a place for us on the schedule to be done as soon as possible, but probably not until 2023 unless something opens up in their 2022 schedule.
- City of Wheaton – tentative 2024 for spot curb replacements and ADA corners for sidewalks.

General/Building Maintenance

- Attic insulation inspections were completed June 10th. At time of meeting preparation, I had not received the report. It will be shared at the meeting. We had 19 people questioning the insulation charges. Only 8 people scheduled the follow up inspections. Only one owner requested a hearing. Management is following up on the others as well as any owner that has not set up a payment plan and has put in a dispute.
- 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

- Clubhouse remodel committee communication has not yet been sent. Management will send by end of June.
- Pool opened without any problems this year. All seems to be going along well.

Miscellaneous

- Year-end financial report to owners has been sent.
- Rentals Count: 35 – two less since March 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 rained out. Management plans to walk June 23rd.
- Angie Kenny will remain as Hollybrook's Resident Services Manager.

Respectfully submitted,
Association Partners, Inc.