

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
MANAGEMENT REPORT
October 19, 2021

Enclosed for Board Review

Minutes from 9/21/21-not available at prep time
Financial statements as of 9/30/21

Violation Report
Work Order Report

Landscape/Grounds Items

- Landscape Concepts completed Spring Walk proposal work the week of October 11th.
- No change. Due to delayed start of the roof replacement project, K&M Concrete was not able to schedule the balance of concrete walks & stoops replacements that were not completed in 2020. The work will be scheduled for spring/summer of 2022.
- No change. Due to delayed start of the roof replacement project, seal coating by DuBois will be scheduled for 2022. Both 2021 and 2022 phases will be done in 2022.
- No change. Entrance sign painting will be delayed to 2022.
- No change. Tennis Court refurbishing presentation has been put on hold until State/Governor relaxes gathering restrictions. We will schedule for early 2022.

General/Building Maintenance

- The Roof Replacement Project is almost complete. Roofs are all replaced, however gutters, downspouts and gutter guards had 10 left buildings and the Clubhouse as of 10/12. Additionally, the final punch list by engineer and roof crew was 50% complete as of 10/12. Management met with engineer and crew onsite 10/12. A final report from the engineer will give recommendations for some residual issues regarding siding. Insulation reports and chargebacks are pending final review by project manager at Inside Out Company. The shed roof and some clubhouse dormer work was needed and approved. Management is awaiting final billing. Inside Out Company agreed to keep labor to minimum and most materials were leftover from the job.
- Straight Line Contractors has finished the 2021 painting phase.
- Balconies are awaiting City of Wheaton permit inspections. Straight Line is still hoping to be able to complete all or part of them this year. Last year's balconies have been painted to match the building trim and look good.
- 1171 Bunker Hill foundation repairs by Atlas Restoration has been completed. There is one item pending. The downspout that was moved had an underground drain which was left open. It has been temporarily capped with plastic, but needs to be filled, cut off at or below grade and capped. Management has requested Atlas return to complete the work. This work has not been completed. Management checked with Atlas for status. Status was pending in September. Management contacted owner of Atlas on 10/12. Status is still pending. Management hopes to have an update at the October 19 meeting.
- No change. 1200 & 1201 Bunker Hill electric meter socket replacements are yet to be scheduled by Haynes Electric. Haynes advised parts store is backordered on the meter sockets. ComEd was cancelled for October and will order 4 to be done in 2022, 2 from 2021 and the next 2 for 2022. List of buildings left to be done is pending.

Pool & Clubhouse

- No change. Twenty new lounge chairs are scheduled to be ordered in January 2022.
- No change. Clubhouse steps and pool deck resurfacing quotes are being updated to be reviewed.

Miscellaneous

- Rentals Count: 37 - no change since September.
- Storm Door Rule Compliance walk by Management was not completed due to excess roof project issues. Management will attempt to complete the walk in October.

Respectfully submitted,
Association Partners, Inc.