

**HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION**

**MANAGEMENT REPORT**

**October 18, 2022**

**Enclosed for Board Review**

Minutes from 9/20/22

Financial statements as of 9/30/22

Violation Report

Work Order Report

**Landscape/Grounds Items**

- Landscape Concepts has completed work approved from 2021 & 2022 Spring Landscape Walks as approved by the Board.
- Spigots have been turned off and hoses stored in expectation of early overnight freezing temperatures.
- Entrance signs by Acclaim Signs are being made. Installations have been delayed until end of October.
- Tennis Courts-City of Wheaton Sewer Department Superintendent, Sean Walsh is providing updated plan week of 10/17/22. Once completed, PermaSeal will be advised to get us on the schedule for new tennis/pickleball courts.
- City of Wheaton – tentative 2024 for spot curb replacements and ADA corners for sidewalks.

**General/Building Maintenance**

- Paint & Wood Replacement, as well as Balcony Replacements 2022 phases have been 99% completed by Straight Line Contractors.
- Another ceiling cave in happened 1694 Valley Forge, Unit A. Notices went to all owners with the 2<sup>nd</sup> Annual Meeting Notice with proxies.
- A total of four (4) electric meter socket replacements are yet to be scheduled by Haynes Electric for 2021 and 2022 due to parts delays.
- Another sewer backup occurred at 1200E Bunker Hill. AIC was sent to perform mitigation. Restoration proposals are being obtained.
- Sewer repairs and foundation crack repairs were needed at 1697D Farragut. An A/C unit had to be moved for the work to be done. Management coordinated Borter Heating & Air, Beutjer Plumbing and Midwest Property Services to get the work completed. Turf restoration proposal has been requested from Landscape Concepts.

**Pool & Clubhouse**

- Clubhouse remodel committee communication is included in Winter newsletter to be sent/delivered week of 10/17/22.

**Miscellaneous**

- Work order to remove satellite dish on tree at 1687E Williamsburg, Unit E has been sent and will be charged back to owner.
- 2023 Proposed Budget is on the agenda for Board adoption.
- CAIS and Farmers were both paid for workers compensation insurance policies for 2021-2022. CAIS is cheaper. Management cancelled the Farmers policy and awaiting \$650 refund. Follow up email was sent 10/13/22.
- Storm Door Rule Compliance walk has been half completed by Management. Due to the change in crossbuck and rectangle storm doors, walk must be redone. Entire walk is expected to be completed week of 10/17 and violations will be sent.
- Insulation Chargebacks & Disputes were inspected and resolution is pending on 5 delinquents and 10 disputes.

Respectfully submitted,  
Association Partners, Inc.