

**HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION**  
**MANAGEMENT REPORT**  
**January 18, 2022**

**Enclosed for Board Review**

Minutes from 10/19/21-not available at prep time  
Financial statements as of 12/31/21

Violation Report  
Work Order Report

**Landscape/Grounds Items**

- Tree care proposals for Removal/Replacements, Pruning, and Treatments from Bartlett Tree Experts is on the agenda for Board review.2074
- Landscape Concepts proposal for 2022 Spring Work as approved at a previous meeting and budgeted is being scheduled for early spring.
- 2020 & 2021 sidewalk & stoop replacements by K&M Concrete will be scheduled for early spring. We are on the list to be done as soon as the weather breaks.
- 2021 and 2022 Seal coating by DuBois will be scheduled for 2022.
- Asphalt replacements proposal from DuBois is on the agenda for Board review.
- Entrance sign painting proposals have been requested.
- Tennis Court refurbishing project-Revised proposals have been requested and requested a presentation of the options be scheduled for the March 15 Board meeting.
- Management followed up with Waste Management on decrepit dumpsters in November, December and on 1/13. They will be taking a count on containers needing with broken lids and wheels and get them replaced. Driver is checking this week. Emailed Lisa to advise if they don't get done in a couple of weeks.

**General/Building Maintenance**

- Insulation Chargebacks Update: There was a total of \$336,003.43, \$149,559.08 has been received as of 12/31/21. There is \$186,444.35 left to be paid via payment plans. The number of owners paid in full and on payment plans is pending. I hope to have those numbers by the meeting.
- 10 of the 15 owners in dispute over the insulation charges have been visited and we are awaiting outcomes from Inside Out Company. The remaining 5 have been contacted but have not yet connected. Updates to owners and the Board will be sent in the coming days.
- Two (2) buildings on Williamsburg had heaters installed in the meter rooms. These were not originally installed because meters are in crawlspaces.
- Garage concrete was replaced at 1676 Valley Forge due to sewer repairs and bad stoop at 1670A Monticello was replaced by AJD Concrete.
- Balconies had to be put on hold due to weather while awaiting City of Wheaton permit inspections. Straight Line is prepared to do 2021 and 2022 balcony replacements within 6 months of the City permit approvals.
- 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**

- Twenty new lounge chairs are scheduled to be ordered in January 2022.

- Clubhouse steps and pool deck resurfacing has been delayed to 2023 due to catching up needed from pandemic and roof project delays to other projects.

**Miscellaneous**

- Rentals Count: 37 - no change since October report.
- One of three reserve accounts to be closed is completed. Chase Bank is causing some difficulties which Management is attempting to navigate.
- 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.