

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
MANAGEMENT REPORT

August 16, 2022

Enclosed for Board Review

Minutes from 6/21/22

Financial statements as of 7/31/22

Violation Report

Work Order Report

Landscape/Grounds Items

- Spring Landscape Walk to evaluate new needs since last year was completed by Carrie Gaul & Amy McConnell of Landscape Concepts. 3 proposals are on the agenda for Board review: new items, owner requests, and trash corral bushes.
- 2021 and 2022 crack fill/seal coating by DuBois have been completed for less than budget as they did not do drive that are slated to be replaced this year.
- Asphalt replacements schedule is pending by DuBois Paving. Expect it to be done end of August/early September.
- Entrance signs by Acclaim Signs are being made. Installations by Midwest Property Services will be done as soon as possible after signs are received, expected in early September.
- Tennis Courts-City of Wheaton Storm Water Engineer, Chris Dunn met with Management. Sewers definitely need to be dug up and replaced. Sewer Department is working on the plan and are expected to have repairs completed within 1-2 months. 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 are being completed now by Straight Line Contractors. Balcony permits for this year's phase are being obtained, concrete vendor is being scheduled to pour the piers, then balconies will be replaced.
- Ceiling cave in happened on Thursday night, 8/11 at 1677 Trowbridge, Unit D. Engineer has determined that the cause was most likely the builder-installed ceilings fail over time and the added weight of extra insulation as required by City of Wheaton code. This is an owner expense now that the Association has done their due diligence to advise owners and repair as concerns have come up over the last 4 years. Communication to owners should be drafted to let them know to watch for stress cracks and sagging and have the ceilings repaired.
- 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.
- Clubhouse usage rule has not yet been written.

Miscellaneous

- Garage Sale was organized by Gary Ireland and scheduled for August 13th. Ads were placed on social media by Gary and in Daily Herald by Management. Thank you, Gary!
- First draft of 2023 Proposed Budget is on the agenda for Board review. Final touches were still needed at time of meeting preparation. Once completed it will be emailed to the Board and hard copies will be brought to the meeting.
- 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.
- Two Chase Bank accounts have been closed, thanks to Joe Bonomo for doing the legwork.
- Storm Door Rule Compliance walk has been half completed by Management. Violations are being sent. The other half will be done in August/September.

Respectfully submitted,
Association Partners, Inc.