HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
MANAGEMENT REPORT
May 18, 2020

Enclosed for the Board's Review

Minutes from 4/21/20 when available
Financial statements as of 3/31/2020
Violation Report
Work Order Report

Landscape/Grounds Items

- Spring Landscape Walk is scheduled for May 14. Proposal will be forwarded for Board review upon receipt.
- Concrete walk will be done in May/June to evaluate next batch of replacements to be quoted and replaced in the Fall.
- Clubhouse steps and pool deck resurfacing quotes are being updated for a Fall Board Meeting.
- Entrance sign painting/replacement comparison proposals and samples are still pending.

General/Building Maintenance

- Gutter Guard presentation has been put on hold until State Regulations on gathering have been relaxed/removed.
- Preventive Maintenance Plan for sump pump inspections is being formulated by management. 4 garages have yet to be inspected by the electrician.

Miscellaneous

- The pool resurfacing project and new tile line has been completed. The pool has been filled to help the resurface adhere properly. Chicagoland Pool Management has been performing pool upkeep and sending weekly updates for Board review with regard to State regulations and requirements. DuPage County has put all pool permits on "hold" until further notice. The pool cannot open until the permits are issued.
- COVID-29 State Regulations continue to change and the logistics for Pool Opening & Operations for 2020 are on the agenda for Board discussion.
- Spring Newsletter was in process of being delivered week of 5/11.
- Tennis Court refurbishing presentation has been put on hold until State Regulations on gathering have been relaxed/removed.
- Management has begun requesting proposals for 2021 budget preparation. While vendors are busy performing this year's work, it takes time to get proposals for next year. First draft of budget is slated to be ready for first Board review at August 18 meeting.
- Management is investigating alternative refuse removal companies and pricing, as well as cancellation process to be discussed during the budget process.
- Tax Appeal Progress – nothing new to report. Expect an update from legal in May/June.

Respectfully submitted,
Association Partners, Inc.