MEETING AGENDA
HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION
HERITAGE LAKES CLUBHOUSE
January 21, 2020

1.	Call to Order and Announce Quorum	J. Bonomo	
2.	Additions/Changes to Agenda	J. Bonomo	
3.	Approval of Minutes – 11/19/19	A. Finn	Page 1
4.	President's Report	J. Bonomo	
5.	Financial Report	S. Taylor	Page 2-26
6.	Homeowner Forum-One Minute Concerns	J. Bonomo	
7.	Management Report	API	Page 27
8.	Old Business	J. Bonomo	
	Topic	Outcome	
	None		
9.	New Business	J. Bonomo	
	Topic	Outcome	
	A. Winter Reminders	Approve	Page 28-29
	B. 2020 Lifeguard & Pool Maintenance Proposal	Approve	Page 30-48
	C. Architectural Modification Requests		
	1675D Valley Forge-Storm Door Replacement	Ratify	Page 49-50
10.	Work Order Report Review 6 pgs OPEN, 3 pgs CLOSED	Board	Page 51-59
11.	Adjourn to Executive Session- (Necessary-4 items)	J. Bonomo	Page 66-76
12.	Reconvene Regular Meeting	J. Bonomo	
13.	Adjourn	J. Bonomo	

NEXT MEETING
March 17, 2020

MINUTES

Heritage Lake Estates Condominium Association

Meeting Minutes

Minutes for November 19, 2019 were not available at the time of meeting preparation. When available, they will be emailed to you and/or hard copies will be brought to the meeting.

Financial Report Package

November 2019

Prepared for

Heritage Lake Estate Condominium Association

By

Association Partners, Inc.

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Assets			
Current Assets			
10-1010-00	MB Operating	$10,677.58	
10-1013-00	HLE Contingency - Comcast 4023	12,490.19	
Total Current Assets:			$23,167.77
Reserves			
11-2020-00	BB MaxSafe 3811	710,516.92	
11-2021-00	Chase Business Select 2669	3,274.71	
11-2022-00	Chase Business Savings 0023	20,663.86	
11-2023-00	Wheaton Bank & Trust MM 0512	153,019.72	
11-2030-00	MBFin Bk CD 5163 2.75% 9/26/20	45,486.24	
11-2031-00	MBFin Bk CD 1886 2.50% 01/03/20	78,693.18	
11-2032-00	MBFin Bk CD 1712 .15% 12/22/19	83,183.55	
11-2033-00	Chase CD 3911 2.00% 05/02/20	101,822.98	
Total Reserves:			$1,196,661.16
Other Assets			
14-2060-00	Accounts Receivable	13,018.25	
Total Other Assets:			$13,018.25
Total Assets:			**$1,232,847.18**
Liabilities & Equity			
Liabilities			
20-3310-00	Prepaid Assessments	10,412.86	
Total Liabilities:			$10,412.86
Equity			
30-5500-00	Retained Earnings	1,220,740.53	
Total Equity:			$1,220,740.53
	Net Income Gain / Loss	1,693.79	
			$1,693.79
Total Liabilities & Equity:			**$1,232,847.18**

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AssociationPartners, Inc. Association Managers

Income Statement - Operating

Heritage Lake Estate Condominium Association

11/30/2019

Date: 12/10/2019
Time: 11:51 pm
Page: 1

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME								
Income								
6101-00	Owner Assessment	$54,558.98	$54,583.33	($24.35)	$600,148.78	$600,416.63	($267.85)	$655,000.00
6105-00	Parking Assessments	175.00	25.00	150.00	425.00	275.00	150.00	300.00
6110-00	Late Fees	360.00	125.00	235.00	2,610.00	1,375.00	1,235.00	1,500.00
6120-00	Returned Check Charge	-	-	-	45.00	-	45.00	-
6130-00	Administration Fee	600.00	-	600.00	2,400.00	-	2,400.00	-
6140-00	Legal Chargeback	231.40	-	231.40	4,734.67	-	4,734.67	-
6150-00	Fines	830.00	-	830.00	3,375.00	-	3,375.00	-
6160-00	Repair & Maint Chargeback	270.00	-	270.00	2,440.86	-	2,440.86	-
Total Income		57,025.38	54,733.33	2,292.05	616,179.31	602,066.63	14,112.68	656,800.00
Other Income								
6570-00	Clubhouse Rental	(100.00)	-	(100.00)	1,287.50	-	1,287.50	-
Total Other Income		(100.00)	-	(100.00)	1,287.50	-	1,287.50	-
Total OPERATING INCOME		56,925.38	54,733.33	2,192.05	617,466.81	602,066.63	15,400.18	656,800.00
OPERATING EXPENSE								
Administrative								
7020-00	Miscellaneous Administrative	246.78	83.33	(163.45)	246.78	916.63	669.85	1,000.00
7030-01	Tax Preparation	-	-	-	2,100.00	2,100.00	-	2,100.00
7030-03	Annual Report/Taxes Paid	-	-	-	156.00	170.00	14.00	170.00
7080-00	Management Contract	3,727.00	3,726.00	(1.00)	40,422.48	40,414.00	(8.48)	44,140.00
7090-00	Mailings, Printing, Copy Cost	2,850.05	791.67	(2,058.38)	13,373.25	8,708.37	(4,664.88)	9,500.00
7100-01	Legal Fees - Corporate	-	166.00	166.00	2,136.75	1,826.00	(310.75)	2,000.00
7100-03	Legal Fees - Owner	231.40	-	(231.40)	4,734.67	-	(4,734.67)	-
7150-01	Insurance Premiums	-	4,339.00	4,339.00	144,396.17	52,729.00	(91,667.17)	57,072.00
7250-01	Bank Fees/Check Stock	15.00	16.67	1.67	40.00	183.37	143.37	200.00
7280-00	Website	-	-	-	134.95	-	(134.95)	-
7330-00	Bad Debt Expense	-	-	-	2,082.29	-	(2,082.29)	3,000.00
7410-00	Payroll	-	-	-	4,810.80	5,800.00	989.20	5,800.00
7460-01	Payroll - Employee Taxes	8.61	-	(8.61)	745.48	550.00	(195.48)	550.00
7460-02	Payroll - Employer Taxes	9.82	-	(9.82)	495.60	800.00	304.40	800.00
7490-00	Payroll Services	35.00	-	(35.00)	797.22	850.00	52.78	850.00
Total Administrative		7,123.66	9,122.67	1,999.01	216,672.44	115,047.37	(101,625.07)	127,182.00
Building								
7610-03	Lighting/Electric	-	416.67	416.67	2,676.16	4,583.37	1,907.21	5,000.00
7610-04	Plumbing	181.69	1,250.00	1,068.31	21,503.30	13,750.00	(7,753.30)	15,000.00
7610-15	General Repair/Maintenance	1,570.75	1,666.67	95.92	18,197.69	18,333.37	135.68	20,000.00
7740-01	Siding/Soffit/Fascia	2,085.00	83.33	(2,001.67)	5,807.32	916.63	(4,890.69)	1,000.00
7740-02	Roofs	-	41.67	41.67	4,270.10	458.37	(3,811.73)	500.00
7740-03	Gutters/Downspout	537.25	341.67	(195.58)	8,021.16	3,758.37	(4,262.79)	4,100.00
7740-05	Concrete	-	-	-	4,707.82	4,000.00	(707.82)	4,000.00
7740-11	Exterior Repair - Other	-	41.67	41.67	2,323.62	458.37	(1,865.25)	500.00
7870-00	Painting	-	-	-	17,140.00	20,000.00	2,860.00	20,000.00
7900-00	Owner Bill Back	420.00	-	(420.00)	2,440.86	-	(2,440.86)	-
7980-00	Pest Control	417.00	-	(417.00)	576.00	250.00	(326.00)	250.00
Total Building		5,211.69	3,841.68	(1,370.01)	87,664.03	66,508.48	(21,155.55)	70,350.00
Grounds								
8110-00	Landscape Contract	9,390.00	4,695.00	(4,695.00)	37,560.00	37,560.00	-	37,560.00
8120-06	Landscape - Other	14,690.00	-	(14,690.00)	16,666.25	13,000.00	(3,666.25)	13,000.00
8180-01	Tree Care - Pruning	490.00	-	(490.00)	14,554.00	12,000.00	(2,554.00)	12,000.00

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Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
8180-02	Tree Care - Treatment	$-	$-	$-	$2,964.00	$3,500.00	$536.00	$3,500.00
8280-01	Lake/Pond Treatments	-	-	-	3,559.50	3,600.00	40.50	3,600.00
8350-01	Snow Contract & Salting	6,960.00	6,740.00	(220.00)	30,062.40	26,960.00	(3,102.40)	33,700.00
8350-02	Extra Snow Removal	-	1,000.00	1,000.00	10,275.00	4,000.00	(6,275.00)	5,000.00
8380-02	Sealcoating/Striping	4,866.00	-	(4,866.00)	9,589.42	3,482.00	(6,107.42)	3,482.00
8460-00	Sewer/Water Main/Drain Repair	5,073.82	1,125.00	(3,948.82)	5,648.82	4,500.00	(1,148.82)	4,500.00
8600-03	Clubhouse - Supplies	-	-	-	54.16	500.00	445.84	500.00
8600-04	Clubhouse - Repairs	-	-	-	2,504.46	5,500.00	2,995.54	5,500.00
8700-01	Pool - Cleaning/Maintenance	42.14	-	(42.14)	19,929.64	13,500.00	(6,429.64)	13,500.00
8700-03	Pool - Open/Close	-	-	-	690.00	1,400.00	710.00	1,400.00
8700-05	Pool - Repairs	-	-	-	1,445.58	1,200.00	(245.58)	1,200.00
Total Grounds		41,511.96	13,560.00	(27,951.96)	155,503.23	130,702.00	(24,801.23)	138,442.00
Utilities								
8810-00	Electric	1,229.30	2,046.67	817.37	19,297.76	22,513.37	3,215.61	24,560.00
8840-00	Gas	151.28	269.17	117.89	2,603.03	2,960.87	357.84	3,230.00
8870-00	Water/Sewer	1,179.94	2,000.00	820.06	15,578.87	22,000.00	6,421.13	24,000.00
8900-00	Telephone/Communications	242.08	125.00	(117.08)	2,488.65	1,375.00	(1,113.65)	1,500.00
8910-00	Refuse Removal	5,123.39	3,666.67	(1,456.72)	47,070.93	40,333.37	(6,737.56)	44,000.00
8911-00	Corral Cleanup	103.89	500.00	396.11	9,011.34	5,500.00	(3,511.34)	6,000.00
Total Utilities		8,029.88	8,607.51	577.63	96,050.58	94,682.61	(1,367.97)	103,290.00
Reserve Contribution								
9010-01	Reserve Contribution Monthly	-	17,244.67	17,244.67	172,446.66	189,691.33	17,244.67	206,936.00
9010-16	Reserve - Meter Valve Replacement 2015-Year 3 of 6	-	884.00	884.00	8,832.00	9,716.00	884.00	10,600.00
Total Reserve Contribution		-	18,128.67	18,128.67	181,278.66	199,407.33	18,128.67	217,536.00
Total OPERATING EXPENSE		61,877.19	53,260.53	(8,616.66)	737,168.94	606,347.79	(130,821.15)	656,800.00
		($4,951.81)	**$1,472.80**	**($6,424.61)**	**($119,702.13)**	**($4,281.16)**	**($115,420.97)**	**$0.00**
RESERVE INCOME								
Reserve Funding								
9021-05	Reserve Funding Monthly	-	17,244.67	(17,244.67)	172,446.66	189,691.33	(17,244.67)	206,936.00
9030-01	Reserve Interest Income	714.27	166.67	547.60	10,248.77	1,833.37	8,415.40	2,000.00
9033-05	Reserve - Meter Valve Replacement 2015-Year 3 of 6	-	884.00	(884.00)	8,832.00	9,716.00	(884.00)	10,600.00
Total Reserve Funding		714.27	18,295.34	(17,581.07)	191,527.43	201,240.70	(9,713.27)	219,536.00
Total RESERVE INCOME		714.27	18,295.34	(17,581.07)	191,527.43	201,240.70	(9,713.27)	219,536.00
RESERVE EXPENSE								
Reserve Expenses								
9100-05	Reserve - Wood Replacement	-	-	-	1,828.00	10,316.00	8,488.00	10,316.00
9100-07	Reserve - Lake/Pond	-	-	-	-	21,357.00	21,357.00	21,357.00
9100-18	Reserve - Tree Replacement	-	-	-	-	8,000.00	8,000.00	8,000.00
9100-26	Reserve - Asphalt	-	-	-	34,145.00	-	(34,145.00)	-
9100-28	Reserve - Siding	-	-	-	5,800.00	25,101.00	19,301.00	25,101.00
9100-60	Reserve - Pool Equipment	-	-	-	-	9,747.00	9,747.00	9,747.00
9100-64	Reserve - Light/ Electric	-	-	-	2,116.36	11,462.00	9,345.64	11,462.00
9100-65	Reserve - Gutter Guards	-	-	-	-	8,000.00	8,000.00	8,000.00
9100-66	Reserve - Tennis Court	-	-	-	-	7,060.00	7,060.00	7,060.00
9100-67	Reserve - Pool Decks	-	-	-	-	5,900.00	5,900.00	5,900.00
9100-72	Reserve - Sewer	-	-	-	15,872.50	-	(15,872.50)	-
9100-75	Reserve - Capital Electric	10,070.00	-	(10,070.00)	10,070.00	-	(10,070.00)	-

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Description		Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
9100-92	Reserve - Signage	$-	$-	$-	$299.65	$-	($299.65)	$-
9240-00	Reserve - Reserve Study	-	-	-	-	4,400.00	4,400.00	4,400.00
Total Reserve Expenses		10,070.00	-	(10,070.00)	70,131.51	111,343.00	41,211.49	111,343.00
Total RESERVE EXPENSE		10,070.00	-	(10,070.00)	70,131.51	111,343.00	41,211.49	111,343.00
		($9,355.73)	**$18,295.34**	**($27,651.07)**	**$121,395.92**	**$89,897.70**	**$31,498.22**	**$108,193.00**
COMBINED NET INCOME		($14,307.54)	$19,768.14	($34,075.68)	$1,693.79	$85,616.54	($83,922.75)	$108,193.00

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AssociationPartners, Inc.
Association Managers

Cash Disbursement

Heritage Lake Estate Condominium Association

11/1/2019 - 11/30/2019

Date: 12/10/2019
Time: 11:51 pm
Page: 1

Date	Check #	Payee		Amount
10-1010-00 MB Operating				
11/01/2019	10148	ASSOCIATION PARTNERS, INC.		$6,577.05
		Invoice #: 57910		
		50-7080-00 MANAGEMENT/HO COMMUNICATIONS: November 2019	$3,727.00	
		50-7090-00 MANAGEMENT/HO COMMUNICATIONS: November 2019	$2,850.05	
11/18/2019	0	AT&T		$242.08
		Invoice #: HLEATT9714-19		
		65-8900-00 10/22/19-11/21/19	$242.08	
11/18/2019	0	CITY OF WHEATON		$38.29
		Invoice #: HLECTYWH063162-1		
		65-8870-00 09/06/19-10/08/19	$38.29	
11/18/2019	0	CITY OF WHEATON		$34.48
		Invoice #: HLECTYWH6318603		
		65-8870-00 09/06/19-10/08/19	$34.48	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063006-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063293-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063288-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063282-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063275-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063270-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063263-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063258-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063252-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063240-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063229-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063228-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063217-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063211-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063205-1		
		65-8870-00 09/06/19-10/08/19	$20.89	

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Date	Check #	Payee	Amount
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063193-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063187-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063185-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063180-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063174-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063168-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063156-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063150-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063143-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063138-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063131-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063124-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063117-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063113-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063105-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063102-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063091-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063090-1	
		65-8870-00 09/06/19-10/08/19	$20.89
11/18/2019	0	CITY OF WHEATON	$20.89
		Invoice #: HLECTYWH063084-1	
		65-8870-00 09/06/19-10/08/19	$20.89

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Date	Check #	Payee		Amount
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063078-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063072-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063065-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063058-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063052-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063046-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063040-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063034-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063028-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063022-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063016-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH6301101-		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063337-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063331-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063325-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063317-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063312-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063306-1		
		65-8870-00 09/06/19-10/08/19	$20.89	
11/18/2019	0	CITY OF WHEATON		$20.89
		Invoice #: HLECTYWH063300-1		
		65-8870-00 09/06/19-10/08/19	$20.89	

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Date	Check #	Payee		Amount
11/18/2019	0	COMED		$1,229.30
		Invoice #: HLECOMED8227013		
		65-8810-00 09/26/19-10/25/19	$1,229.30	
11/18/2019	0	NICOR		$151.28
		Invoice #: HLENICOR10006-191		
		65-8840-00 10/10/19-11/07/19	$151.28	
11/18/2019	0	WASTE MANAGEMENT		$4,416.41
		Invoice #: HLEWM33007-1911		
		65-8910-00 11/01/19-11/30/19	$4,416.41	
11/18/2019	10149	ACR		$5,073.82
		Invoice #: 1530		
		60-8460-00 Water Mitigation	$5,073.82	
11/18/2019	10150	BARTLETT TREE EXPERTS, INC.		$490.00
		Invoice #: 38518407-0		
		60-8180-01 1200 BH #A - Possible Dead Tree - Improved Appearance	$490.00	
11/18/2019	10151	BEUTJER PLUMBING, INC.		$210.00
		Invoice #: 42549		
		55-7900-00 1676 VF - Water Heat Leak	$210.00	
11/18/2019	10152	COLLEEN PIRAINO		$246.78
		Invoice #: REIMB 1119		
		50-7020-00 Reimbursement: Annual Pizza Party	$246.78	
11/18/2019	10153	D&H PEST CONTROL INC		$417.00
		Invoice #: 789554		
		55-7980-00 Various Locations: Sprayed for Fire Ants	$417.00	
11/18/2019	10154	DUBOIS PAVING INC.		$4,866.00
		Invoice #: 7792		
		60-8380-02 Various Locations: Crackfilling Driveways/Guest Parking - Sealcoating	$4,866.00	
11/18/2019	10155	HAYNES ELECTRIC, INC.		$10,070.00
		Invoice #: 15930/6604		
		99-9100-75-1670 Monticello 1682 Monticello & Permit Fee	$10,070.00	
11/18/2019	10156	KEAY & COSTELLO, P.C		$231.40
		Invoice #: 109800		
		50-7100-03 1679 WC #B - Prep of 30 Day/Review Acct/Bankrupt-Foreclosure Search/Correspondences	$231.40	
11/18/2019	10157	LANDSCAPE CONCEPTS MGNT INC		$24,270.00
		Invoice #: 167581		
		60-8110-00 Landscaping: 7 of 8	$4,695.00	
		Invoice #: 168602		
		60-8120-06 Various Locations: Landscape Enhancements	$14,690.00	
		Invoice #: 168603		
		55-7740-03 1663 MC #E - Unclogged Downspout	$190.00	
		Invoice #: 169095		
		60-8110-00 Landscaping: 8 of 8	$4,695.00	
11/18/2019	10158	MIDWEST PROPERTY SERVICES, INC		$3,016.67

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Date	Check #	Payee		Amount
		Invoice #: 90474		
		55-7740-03 1660 VF #C - Cleaned Clogged Gutters	$91.25	
		Invoice #: 90475		
		55-7900-00 1671 WC #A - Inspection of Vents From HVAC System Installation	$60.00	
		Invoice #: 90492		
		55-7610-04 1681 AC #B - Emergency Call - Sump Pump Flooding in Garage	$181.69	
		Invoice #: 90826		
		55-7900-00 1675 Monticello #C - Futon Disposal From Common Area	$150.00	
		Invoice #: 91070		
		55-7610-15 1687 WC - Large Gap & Rotted Wood near Crawl Space Vent	$295.25	
		Invoice #: 91180		
		65-8910-00 1661 Farragut - Mattress Removal from Corral 9	$145.00	
		Invoice #: 91253		
		55-7740-03 1676 VF #C - Cleaned Clogged Gutters/Downspouts	$151.00	
		Invoice #: 91257		
		65-8910-00 1120 MV - Removal of Mattresses, Box Springs, Dress, TV and Stand from Corral #1	$561.98	
		Invoice #: 91279		
		55-7740-03 1662 MC #E - Downspout Extension Repair	$105.00	
		Invoice #: 91298		
		55-7610-15 1683 MC #B - Bathroom Drywall Repair/New Kitchen Drywall/Water Test Sump Pump	$1,275.50	
11/18/2019	10159	PRO SNO, INC.		$6,960.00
		Invoice #: 12595		
		60-8350-01 SNOW CONTRACT: 1 OF 5	$6,960.00	
11/18/2019	10160	STRAIGHT LINE CONTRACTORS, INC		$2,085.00
		Invoice #: 1049		
		55-7740-01 Wood Replacement - 1105 MV #'s A, C & D - 1135 MV #D	$1,230.00	
		Invoice #: 1055		
		55-7740-01 1662 MC #B - Remove Brick/Install Siding	$800.00	
		Invoice #: 1061		
		55-7740-01 1682 MC #E - Paint Siding Around New Electrical Box	$55.00	
11/18/2019	10161	CHICAGOLAND POOL MANAGEMENT INC		$42.14
		Invoice #: 1925601MIS		
		60-8700-01 Leaf Rake	$42.14	
11/18/2019	10162	Alma Gudino		$100.00
		Invoice #: 115 MTV #A		
		42-6570-00 Clubhouse partial refund - Withholding $25	$100.00	
11/08/2019	0	ADP Payroll Services		$35.00
		50-7490-00 EFT - Period from 9.5.19-10.27.19- Corral clean-up; Payroll Services	$35.00	
11/01/2019	0	Lisa Storment		$103.89
		65-8911-00 EFT - Pay period 9.05.19-10.27.19/check#10460; Corral Cleanup	$103.89	
11/01/2019	0	ADP Payroll Services		$18.43
		50-7460-01 EFT - Payroll liability 09.05.19-10.27.19 Payroll - Employee Taxes	$8.61	
		50-7460-02 EFT - Payroll liability 09.05.19-10.27.19 Payroll - Employer Taxes	$9.82	
11/13/2019	0	Fifth Third Bank		$15.00
		50-7250-01 Bank Adjustment - Nov'19 Bank Fee ; Bank Fees/Check Stock	$15.00	
		Account Totals	**# Checks:** 78	**$72,047.19**

11-2020-00 BB MaxSafe 3811

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Date	Check #	Payee			Amount
11/25/2019					$2,266.50
		10-1010-00 Transfer to MB Operating - 4127. TRF to operatin - Straight line & MPS		$2,266.50	
			Account Totals	**# Checks: 0**	**$2,266.50**
			Association Totals	**# Checks: 78**	**$74,313.69**

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AssociationPartners, Inc. Association Managers

Homeowner Aging Report

Heritage Lake Estate Condominium Association
End Date: 11/30/2019

Date: 12/10/2019
Time: 11:51 pm
Page: 1

Description		Current	Over 30	Over 60	Over 90	Balance
072F1697A - Donald R. Ladesic Current Owner					**Last Payment:** $2,714.82 on 07/24/2019	
1697 Farragut Unit A					**Collection Status:** Foreclosure/Legal Collection	
					Collection Attorney: KEAY & COSTELLO, P.C	
Administration Fee (Extra Fee) 2019		$50.00	$0.00	$0.00	$100.00	$150.00
Fine (Extra Fee) 2019		$100.00	$0.00	$0.00	$200.00	$300.00
Legal Chargeback (Collection Fee) 2019		$0.00	$0.00	$100.00	$0.00	$100.00
Owner Assessment (Delinquent Fee) 2019		$15.00	$15.00	$15.00	$45.00	$90.00
Owner Assessment 2019		$187.00	$187.00	$187.00	$561.00	$1,122.00
	Total:	**$352.00**	**$202.00**	**$302.00**	**$906.00**	**$1,762.00**
072V1664B - Rebecca A Kurtis * Current Owner**					**Last Payment:** $220.00 on 11/08/2019	
1664 Valley Forge Ct. Unit B					**Collection Status:** Attorney Payment Plan	
					Collection Attorney: KEAY & COSTELLO, P.C	
Legal Chargeback (Collection Fee) 2019		$0.00	$0.00	$0.00	$231.40	$231.40
Owner Assessment (Delinquent Fee) 2018		$0.00	$0.00	$0.00	$30.00	$30.00
Owner Assessment (Delinquent Fee) 2019		$0.00	$0.00	$0.00	$75.00	$75.00
Owner Assessment 2019		$221.64	$221.64	$221.64	$187.84	$852.76
	Total:	**$221.64**	**$221.64**	**$221.64**	**$524.24**	**$1,189.16**
072V1694C - Roman Courtney * Current Owner**					**Last Payment:** $675.00 on 07/25/2019	
1694 Valley Forge Ct. Unit C					**Collection Status:** Legal Collections	
Owner Assessment (Delinquent Fee) 2019		$15.00	$15.00	$15.00	$15.00	$60.00
Owner Assessment 2019		$207.78	$207.78	$207.78	$162.58	$785.92
	Total:	**$222.78**	**$222.78**	**$222.78**	**$177.58**	**$845.92**
072M1120E - Irma & Donny Younan * Current Owner**					**Last Payment:** $200.00 on 11/11/2019	
1120 Mt Vernon Unit E					**Collection Status:** Final Notice	
Administration Fee (Extra Fee) 2019		$0.00	$0.00	$0.00	$50.00	$50.00
Fine (Extra Fee) 2019		$0.00	$0.00	$0.00	$25.00	$25.00
Owner Assessment (Delinquent Fee) 2018		$0.00	$0.00	$0.00	$42.78	$42.78
Owner Assessment (Delinquent Fee) 2019		$15.00	$15.00	$15.00	$45.00	$90.00
Owner Assessment 2019		$207.78	$207.78	$207.78	$8.76	$632.10
	Total:	**$222.78**	**$222.78**	**$222.78**	**$171.54**	**$839.88**
072W1682CP - Lisette Bermudez DeLeon * Pre-bankruptcy**					**Last Payment:** $979.84 on 10/22/2019	
1682 Williamsburg Ct. Unit C					**Collection Status:** Foreclosure/Legal Collection	
					Collection Attorney: KEAY & COSTELLO, P.C	
Owner Assessment (Collection Fee) 2019		$0.00	$0.00	$0.00	$710.37	$710.37
	Total:	**$0.00**	**$0.00**	**$0.00**	**$710.37**	**$710.37**
072V1664E - Jessica & Brandon Sobieray * Current Owner**					**Last Payment:** $430.00 on 10/01/2019	
1664 Valley Forge Ct. Unit E					**Collection Status:** Final Notice	
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$15.00	$0.00	$30.00
Owner Assessment 2019		$207.78	$207.78	$207.78	$0.34	$623.68
	Total:	**$222.78**	**$207.78**	**$222.78**	**$0.34**	**$653.68**
072B1171C - Jason R. Mallo Current Owner					**Last Payment:** $1,483.48 on 10/15/2019	
1171 Bunker Hill Ct. Unit C					**Collection Status:** Legal Collections	
Owner Assessment (Delinquent Fee) 2019		$15.00	$15.00	$15.00	$0.00	$45.00
Owner Assessment 2019		$193.92	$193.92	$193.92	$0.00	$581.76
	Total:	**$208.92**	**$208.92**	**$208.92**	**$0.00**	**$626.76**

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Description		Current	Over 30	Over 60	Over 90	Balance
072W1679B - Tracy L Bush Current Owner					Last Payment: $1,049.79 on 10/31/2019	
1679 Williamsburg Ct Unit B					Collection Status: Late Notice	
Administration Fee (Extra Fee) 2019		$50.00	$0.00	$0.00	$50.00	$100.00
Fine (Extra Fee) 2019		$100.00	$0.00	$0.00	$100.00	$200.00
Legal Chargeback (Collection Fee) 2019		$231.40	$0.00	$0.00	$0.00	$231.40
Owner Assessment (Delinquent Fee) 2019		$0.00	$15.00	$15.00	$19.11	$49.11
	Total:	$381.40	$15.00	$15.00	$169.11	$580.51
072M1663A - Beth Drake Long Current Owner					Last Payment: $212.00 on 11/08/2019	
1663 Monticello Ct Unit A					Collection Status: Late Notice	
Repair & Maintenance Chargeback (Extra Fee) 2019		$0.00	$0.00	$0.00	$560.00	$560.00
	Total:	$0.00	$0.00	$0.00	$560.00	$560.00
072M1180D - Christie Graczyk & Stanley Jason Graczyk Current Owner / Tenant Occ					Last Payment: $242.43 on 11/05/2019	
1180 Mt Vernon Unit D					Collection Status: Late Notice	
Administration Fee (Extra Fee) 2019		$100.00	$100.00	$0.00	$0.00	$200.00
Fine (Extra Fee) 2019		$175.00	$65.00	$0.00	$0.00	$240.00
	Total:	$275.00	$165.00	$0.00	$0.00	$440.00
072V1667D - Sharon Calderone & Barbara Calderone Current Owner					Last Payment: $225.07 on 11/05/2019	
1667 Valley Forge Ct Unit D					Collection Status: Late Notice	
Administration Fee (Extra Fee) 2019		$0.00	$0.00	$0.00	$150.00	$150.00
Fine (Extra Fee) 2019		$0.00	$0.00	$0.00	$140.00	$140.00
Owner Assessment (Extra Fee) 2018		$0.00	$0.00	$0.00	$150.00	$150.00
	Total:	$0.00	$0.00	$0.00	$440.00	$440.00
072B1101A - Elaine Brooks Current Owner					Last Payment: $202.00 on 09/04/2019	
1101 Bunker Hill Ct Unit A					Collection Status: Late Notice	
Owner Assessment (Delinquent Fee) 2019		$15.00	$15.00	$0.00	$0.00	$30.00
Owner Assessment 2019		$187.00	$187.00	$0.00	$0.00	$374.00
	Total:	$202.00	$202.00	$0.00	$0.00	$404.00
072T1678C - Cesar & Danielle Garza * Current Owner**					Last Payment: $200.00 on 11/08/2019	
1678 Trowbridge Unit C					Collection Status: Late Notice	
Owner Assessment (Delinquent Fee) 2019		$0.00	$15.00	$15.00	$60.00	$90.00
Owner Assessment (Extra Fee) 2018		$0.00	$0.00	$0.00	$25.00	$25.00
Owner Assessment 2019		$68.90	$0.00	$0.00	$0.00	$68.90
Parking (Garage) Assessment 2019		$25.00	$25.00	$25.00	$87.68	$162.68
	Total:	$93.90	$40.00	$40.00	$172.68	$346.58
072M1682A - Robert J. Stroh Current Owner / Tenant Occupied					Last Payment: $187.00 on 11/12/2019	
1682 Monticello Ct Unit A					Collection Status: Late Notice	
Administration Fee (Extra Fee) 2019		$100.00	$0.00	$0.00	$0.00	$100.00
Fine (Extra Fee) 2019		$175.00	$0.00	$0.00	$0.00	$175.00
Owner Assessment (Delinquent Fee) 2019		$0.00	$0.00	$0.00	$10.00	$10.00
Owner Assessment 2019		$49.38	$0.00	$0.00	$0.00	$49.38
	Total:	$324.38	$0.00	$0.00	$10.00	$334.38
072M1669E - Jaganmohan Bukkaruju Current Owner / Tenant Occupied					Last Payment: $228.57 on 11/05/2019	
1669 Monticello Ct Unit E					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$50.00	$100.00	$0.00	$0.00	$150.00
Fine (Extra Fee) 2019		$75.00	$65.00	$0.00	$0.00	$140.00
	Total:	$125.00	$165.00	$0.00	$0.00	$290.00

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Description		Current	Over 30	Over 60	Over 90	Balance
072M1662E - Susan Grant Current Owner					Last Payment: $236.64 on 11/14/2019	
1662 Monticello Ct Unit #E					Collection Status: Late Notice	
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$30.00	$45.00
Owner Assessment 2019		$206.64	$0.00	$0.00	$0.00	$206.64
	Total:	$221.64	$0.00	$0.00	$30.00	$251.64
072M1150A - Alma Gudino Current Owner					Last Payment: $187.00 on 11/11/2019	
1150 Mt Vernon Unit A					Collection Status: Late Notice	
Owner Assessment (Delinquent Fee) 2018		$0.00	$0.00	$0.00	$97.54	$97.54
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$30.00	$45.00
Owner Assessment 2019		$87.67	$0.00	$0.00	$0.00	$87.67
	Total:	$102.67	$0.00	$0.00	$127.54	$230.21
072T1677C - Robert Kubycheck * Current Owner**					Last Payment: $225.07 on 11/05/2019	
1677 Trowbridge Unit C						
Repair & Maintenance Chargeback (Extra Fee) 2019		$0.00	$0.00	$225.07	$0.00	$225.07
	Total:	$0.00	$0.00	$225.07	$0.00	$225.07
072B1231E - Jeffrey D Priest * Current Owner**					Last Payment: $207.78 on 10/11/2019	
1231 Bunker Hill Ct Unit E					Collection Status: Late Notice	
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$0.00	$15.00
Owner Assessment 2019		$207.78	$0.00	$0.00	$0.00	$207.78
	Total:	$222.78	$0.00	$0.00	$0.00	$222.78
072V1691B - Paul Czajka * Current Owner / Tenant Occupied**					Last Payment: $210.00 on 11/10/2019	
1691 Valley Forge Ct Unit B					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$0.00	$50.00	$0.00	$0.00	$50.00
Fine (Extra Fee) 2019		$0.00	$25.00	$0.00	$0.00	$25.00
Owner Assessment (Delinquent Fee) 2018		$0.00	$0.00	$0.00	$5.16	$5.16
Owner Assessment (Delinquent Fee) 2019		$0.00	$0.00	$0.00	$15.00	$15.00
Owner Assessment (Extra Fee) 2018		$0.00	$0.00	$0.00	$113.93	$113.93
Owner Assessment 2019		$3.69	$0.00	$0.00	$0.00	$3.69
	Total:	$3.69	$75.00	$0.00	$134.09	$212.78
072V1676A - Kathleen Sichrovsky * Current Owner / Tenant Occupied**					Last Payment: $187.00 on 10/30/2019	
1676 Valley Forge Ct Unit A					Collection Status: Statement	
Repair & Maintenance Chargeback (Extra Fee) 2019		$210.00	$0.00	$0.00	$0.00	$210.00
	Total:	$210.00	$0.00	$0.00	$0.00	$210.00
072W1682E - Ziya Kizilarmut * Current Owner**					Last Payment: $193.92 on 10/26/2019	
1682 Williamsburg Ct Unit E						
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$0.00	$15.00
Owner Assessment 2019		$193.92	$0.00	$0.00	$0.00	$193.92
	Total:	$208.92	$0.00	$0.00	$0.00	$208.92
072V1653A - Phoebe Van Ham Current Owner					Last Payment: $187.00 on 11/13/2019	
1653 Valley Forge Ct Unit A					Collection Status: Late Notice	
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$0.00	$15.00
Owner Assessment 2019		$187.00	$0.00	$0.00	$0.00	$187.00
	Total:	$202.00	$0.00	$0.00	$0.00	$202.00
072V1675A - Karen Navarro Current Owner					Last Payment: $187.00 on 10/11/2019	
1675 Valley Forge Ct Unit A					Collection Status: Late Notice	
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$0.00	$15.00
Owner Assessment 2019		$187.00	$0.00	$0.00	$0.00	$187.00
	Total:	$202.00	$0.00	$0.00	$0.00	$202.00

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Description		Current	Over 30	Over 60	Over 90	Balance
072W1671CP - Dawn M. DeLong Johnson Pre-bankruptcy						
1671 Williamsburg Ct. Unit C						
Legal Chargeback (Collection Fee) 2019		$0.00	$200.00	$0.00	$0.00	$200.00
	Total:	$0.00	$200.00	$0.00	$0.00	$200.00
072B1101D - Muoi Van Nguyen Current Owner					Last Payment: $228.57 on 11/05/2019	
1101 Bunker Hill Ct. Unit D					Collection Status: Statement	
Parking (Garage) Assessment 2019		$150.00	$0.00	$0.00	$0.00	$150.00
	Total:	$150.00	$0.00	$0.00	$0.00	$150.00
072A1681B - Samantha C. Walsh * Current Owner**					Last Payment: $50.00 on 11/06/2019	
1681 Ashburn Ct. Unit B					Collection Status: Statement	
Owner Assessment 2019		$127.58	$0.00	$0.00	$0.00	$127.58
	Total:	$127.58	$0.00	$0.00	$0.00	$127.58
072B1100D - David Runyan & Paul Barclay Current Owner					Last Payment: $207.78 on 11/08/2019	
1100 Bunker Hill Ct. Unit D					Collection Status: Statement	
Owner Assessment (Extra Fee) 2018		$0.00	$0.00	$0.00	$90.00	$90.00
	Total:	$0.00	$0.00	$0.00	$90.00	$90.00
072W1668C - Mary Patricia Larue * Current Owner / Tenant Occupied**					Last Payment: $207.78 on 11/05/2019	
1668 Williamsburg Ct. Unit C					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$50.00	$0.00	$0.00	$0.00	$50.00
Fine (Extra Fee) 2019		$40.00	$0.00	$0.00	$0.00	$40.00
	Total:	$90.00	$0.00	$0.00	$0.00	$90.00
072V1691D - John & Carie Holzl Current Owner / Tenant Occupied					Last Payment: $207.78 on 11/26/2019	
1691 Valley Forge Ct. #D					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$50.00	$0.00	$0.00	$0.00	$50.00
Fine (Extra Fee) 2019		$32.22	$0.00	$0.00	$0.00	$32.22
	Total:	$82.22	$0.00	$0.00	$0.00	$82.22
072B1200C - Judith Scholten * & Peter C. Scholten Current Owner / Tenant Occup**					Last Payment: $207.78 on 11/04/2019	
1200 Bunker Hill Ct. Unit C					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$0.00	$50.00	$0.00	$0.00	$50.00
Fine (Extra Fee) 2019		$0.00	$25.00	$0.00	$0.00	$25.00
	Total:	$0.00	$75.00	$0.00	$0.00	$75.00
072M1675D - Michael Mores Current Owner					Last Payment: $242.43 on 11/05/2019	
1675 Monticello Ct. Unit D					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$0.00	$0.00	$50.00	$0.00	$50.00
Fine (Extra Fee) 2019		$0.00	$0.00	$25.00	$0.00	$25.00
	Total:	$0.00	$0.00	$75.00	$0.00	$75.00
072V1660A - Darci & Eric Thordarson Current Owner / Tenant Occupied					Last Payment: $187.00 on 10/22/2019	
1660 Valley Forge Ct. Unit A					Collection Status: Statement	
Owner Assessment 2019		$75.00	$0.00	$0.00	$0.00	$75.00
	Total:	$75.00	$0.00	$0.00	$0.00	$75.00
072V1667C - Katie & Mark Decker Current Owner / Tenant Occupied					Last Payment: $225.07 on 11/05/2019	
1667 Valley Forge Ct. Unit C					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$0.00	$50.00	$0.00	$0.00	$50.00
Fine (Extra Fee) 2019		$0.00	$25.00	$0.00	$0.00	$25.00
	Total:	$0.00	$75.00	$0.00	$0.00	$75.00

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Description		Current	Over 30	Over 60	Over 90	Balance
072V1676E - Community Housing Advocacy & Development Current Owner / Tenant					Last Payment: $228.57 on 11/05/2019	
1676 Valley Forge Ct Unit E					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$50.00	$0.00	$0.00	$0.00	$50.00
Fine (Extra Fee) 2019		$25.00	$0.00	$0.00	$0.00	$25.00
	Total:	$75.00	$0.00	$0.00	$0.00	$75.00
072W1665B - Paul Czajka * Current Owner / Tenant Occupied**					Last Payment: $210.00 on 11/10/2019	
1665 Williamsburg Ct Unit B					Collection Status: Statement	
Administration Fee (Extra Fee) 2019		$0.00	$50.00	$0.00	$0.00	$50.00
Fine (Extra Fee) 2019		$0.00	$22.78	$0.00	$0.00	$22.78
	Total:	$0.00	$72.78	$0.00	$0.00	$72.78
072B1101E - Mao & Mana Sem * Current Owner**					Last Payment: $228.57 on 11/05/2019	
1101 Bunker Hill Ct Unit E					Collection Status: Statement	
Legal Chargeback (Collection Fee) 2019		$0.00	$63.00	$0.00	$0.00	$63.00
	Total:	$0.00	$63.00	$0.00	$0.00	$63.00
072W1671A - April Dyson * Current Owner**					Last Payment: $187.00 on 11/05/2019	
1671 Williamsburg Ct Unit A					Collection Status: Statement	
Repair & Maintenance Chargeback (Extra Fee) 2019		$60.00	$0.00	$0.00	$0.00	$60.00
	Total:	$60.00	$0.00	$0.00	$0.00	$60.00
072W1671D - Patricia Donahue Current Owner					Last Payment: $207.78 on 11/04/2019	
1671 Williamsburg Ct Unit D					Collection Status: Statement	
Owner Assessment 2019		$45.00	$0.00	$0.00	$0.00	$45.00
	Total:	$45.00	$0.00	$0.00	$0.00	$45.00
072W1674B - Adam Dalton Thacker & Amanda Nicole Costa Current Owner					Last Payment: $207.78 on 11/05/2019	
1674 Williamsburg Ct Unit B					Collection Status: Statement	
Owner Assessment (Delinquent Fee) 2018		$0.00	$0.00	$0.00	$15.00	$15.00
Owner Assessment (Delinquent Fee) 2019		$0.00	$0.00	$0.00	$15.00	$15.00
	Total:	$0.00	$0.00	$0.00	$30.00	$30.00
072B1123C - Salvador & Sonia Aberilla Current Owner					Last Payment: $193.92 on 11/13/2019	
1123 Bunker Hill Ct Unit C					Collection Status: Statement	
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$0.00	$15.00
	Total:	$15.00	$0.00	$0.00	$0.00	$15.00
072B1170A - Russell Iwami Current Owner					Last Payment: $187.00 on 11/12/2019	
1170 Bunker Hill Ct Unit A						
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$0.00	$15.00
	Total:	$15.00	$0.00	$0.00	$0.00	$15.00
072M1669D - Nicole Jasien * Current Owner**					Last Payment: $207.78 on 11/27/2019	
1669 Monticello Ct Unit D					Collection Status: Statement	
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$0.00	$15.00
	Total:	$15.00	$0.00	$0.00	$0.00	$15.00
072V1660E - Brian J. & Laura Raney Current Owner					Last Payment: $242.43 on 11/19/2019	
1660 Valley Forge Ct Unit E					Collection Status: Late Notice	
Owner Assessment 2019		$15.00	$0.00	$0.00	$0.00	$15.00
	Total:	$15.00	$0.00	$0.00	$0.00	$15.00
072V1661D - Rosemary Young Current Owner					Last Payment: $225.07 on 11/12/2019	
1661 Valley Forge Ct Unit D						
Owner Assessment (Delinquent Fee) 2019		$15.00	$0.00	$0.00	$0.00	$15.00
	Total:	$15.00	$0.00	$0.00	$0.00	$15.00

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Description		Current	Over 30	Over 60	Over 90	Balance
072V1684C - Joanna R. Hoder * Current Owner**					**Last Payment:** $210.00 on 11/15/2019	
1684 Valley Forge Ct. Unit C						
Owner Assessment (Delinquent Fee) 2019		$12.56	$0.00	$0.00	$0.00	$12.56
	Total:	$12.56	$0.00	$0.00	$0.00	$12.56
072B1124A - Ronald Rankin * Current Owner**					**Last Payment:** $180.00 on 11/08/2019	
1124 Bunker Hill Ct. Unit A						
PrePaid		($0.17)	$0.00	$0.00	$0.00	($0.17)
	Total:	($0.17)	$0.00	$0.00	$0.00	($0.17)
072F1697B - Kristin E. Tuten * Current Owner**					**Last Payment:** $221.64 on 11/04/2019	
1697 Farragut Unit B						
Owner Assessment (Delinquent Fee) 2019		($0.56)	$0.00	$0.00	$0.00	($0.56)
	Total:	($0.56)	$0.00	$0.00	$0.00	($0.56)
072M1682E - Martha & Mary Adair Current Owner					**Last Payment:** $262.92 on 11/11/2019	
1682 Monticello Ct. Unit E						
PrePaid		($0.63)	$0.00	$0.00	$0.00	($0.63)
	Total:	($0.63)	$0.00	$0.00	$0.00	($0.63)
072M1682C - Miquel & Maria Lopez Current Owner					**Last Payment:** $207.78 on 11/08/2019	
1682 Monticello Ct. Unit C						
PrePaid		($1.00)	$0.00	$0.00	$0.00	($1.00)
	Total:	($1.00)	$0.00	$0.00	$0.00	($1.00)
072T1678A - Phyllis Zloch * Current Owner**					**Last Payment:** $187.00 on 10/31/2019	
1678 Trowbridge Unit A						
PrePaid		($1.76)	$0.00	$0.00	$0.00	($1.76)
	Total:	($1.76)	$0.00	$0.00	$0.00	($1.76)
072V1667E - Ben & Michelle Zielinski * Current Owner**					**Last Payment:** $210.00 on 11/05/2019	
1667 Valley Forge Ct. Unit E						
PrePaid		($9.00)	$0.00	$0.00	$0.00	($9.00)
	Total:	($9.00)	$0.00	$0.00	$0.00	($9.00)
072A1681C - Jonathan Sokolis Current Owner / Tenant Occupied					**Last Payment:** $207.78 on 01/03/2019	
1681 Ashburn Ct. Unit C						
PrePaid		($9.52)	$0.00	$0.00	$0.00	($9.52)
	Total:	($9.52)	$0.00	$0.00	$0.00	($9.52)
072B1230D - Eulonda L. Lacy-Banks * Current Owner**					**Last Payment:** $240.07 on 11/15/2019	
1230 Bunker Hill Ct. Unit D						
PrePaid		($15.00)	$0.00	$0.00	$0.00	($15.00)
	Total:	($15.00)	$0.00	$0.00	$0.00	($15.00)
072B1231CP - Kelly Mahoney Previous Owner					**Last Payment:** $15.00 on 12/31/2018	
1231 Bunker Hill Court						
PrePaid		($15.00)	$0.00	$0.00	$0.00	($15.00)
	Total:	($15.00)	$0.00	$0.00	$0.00	($15.00)
072V1694D - Gary Alexander Tyack * Current Owner**					**Last Payment:** $15.00 on 11/22/2019	
1694 Valley Forge Ct. Unit D						
PrePaid		($15.00)	$0.00	$0.00	$0.00	($15.00)
	Total:	($15.00)	$0.00	$0.00	$0.00	($15.00)
072V1653E - Guy Schmidt Current Owner					**Last Payment:** $325.00 on 11/01/2019	
1653 Valley Forge Ct. Unit E						
PrePaid		($16.82)	$0.00	$0.00	$0.00	($16.82)
	Total:	($16.82)	$0.00	$0.00	$0.00	($16.82)

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Description		Current	Over 30	Over 60	Over 90	Balance
072M1180B - Susan Balazs * Current Owner**					**Last Payment:** $221.64 on 11/05/2019	
1180 Mt Vernon Unit B						
Owner Assessment 2019		($30.00)	$0.00	$0.00	$0.00	($30.00)
	Total:	($30.00)	$0.00	$0.00	$0.00	($30.00)
072V1667AP - Joan C Sajawich-Quiroz Previous Owner					**Last Payment:** $30.00 on 12/31/2018	
1667 Valley Forge Ct. Unit #A						
PrePaid		($30.00)	$0.00	$0.00	$0.00	($30.00)
	Total:	($30.00)	$0.00	$0.00	$0.00	($30.00)
072W1687D - Jennifer M. Thomas-Kee Current Owner					**Last Payment:** $207.78 on 10/02/2019	
1687 Williamsburg Ct. Unit #D						
Owner Assessment 2019		($40.19)	$0.00	$0.00	$0.00	($40.19)
	Total:	($40.19)	$0.00	$0.00	$0.00	($40.19)
072V1684D - Robert Rusteberg * Current Owner / Tenant Occupied**					**Last Payment:** $207.78 on 10/24/2019	
1684 Valley Forge Ct. Unit D						
PrePaid		($40.66)	$0.00	$0.00	$0.00	($40.66)
	Total:	($40.66)	$0.00	$0.00	$0.00	($40.66)
072W1687DP - Timothy Muzzey Previous Owner					**Last Payment:** $49.57 on 12/31/2018	
1687 Williamsburg Court Unit #D						
PrePaid		($49.57)	$0.00	$0.00	$0.00	($49.57)
	Total:	($49.57)	$0.00	$0.00	$0.00	($49.57)
072W1657B - Estate of Ann Donohue-Morgan * & John K. Morgan Current Owner**					**Last Payment:** $236.64 on 11/05/2019	
1657 Williamsburg Ct. Unit B						
PrePaid		($75.00)	$0.00	$0.00	$0.00	($75.00)
	Total:	($75.00)	$0.00	$0.00	$0.00	($75.00)
072B1231A - Carie A. Sadkowski-Holzl Current Owner / Tenant Occupied					**Last Payment:** $187.00 on 11/26/2019	
1231 Bunker Hill Ct. Unit A						
PrePaid		($112.00)	$0.00	$0.00	$0.00	($112.00)
	Total:	($112.00)	$0.00	$0.00	$0.00	($112.00)
072V1679D - Kerri Arndt Roselli * Current Owner / Tenant Occupied**					**Last Payment:** $207.78 on 11/01/2019	
1679 Valley Forge Ct. Unit D						
Administration Fee (Extra Fee) 2019		($100.00)	$0.00	$0.00	$0.00	($100.00)
Fine (Extra Fee) 2019		($190.00)	$0.00	$0.00	$0.00	($190.00)
Owner Assessment 2019		$125.00	$0.00	$0.00	$0.00	$125.00
	Total:	($165.00)	$0.00	$0.00	$0.00	($165.00)
072W1668E - Heih Nawl Current Owner					**Last Payment:** $193.92 on 11/08/2019	
1668 Williamsburg Ct. Unit E						
PrePaid		($170.03)	$0.00	$0.00	$0.00	($170.03)
	Total:	($170.03)	$0.00	$0.00	$0.00	($170.03)
072M1150CP - JP Morgan Chase Previous Owner					**Last Payment:** $172.13 on 12/31/2018	
1150 Mt Vernon Unit #C						
PrePaid		($172.13)	$0.00	$0.00	$0.00	($172.13)
	Total:	($172.13)	$0.00	$0.00	$0.00	($172.13)
072A1690A - Vance Hallmann * Current Owner**					**Last Payment:** $187.00 on 11/15/2019	
1690 Ashburn Ct. Unit A						
PrePaid		($187.00)	$0.00	$0.00	$0.00	($187.00)
	Total:	($187.00)	$0.00	$0.00	$0.00	($187.00)

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Description		Current	Over 30	Over 60	Over 90	Balance
072M1130A - Jean W. Larsen *** Current Owner					Last Payment: $187.00 on 11/18/2019	
1130 Mt Vernon Unit A						
PrePaid		($187.00)	$0.00	$0.00	$0.00	($187.00)
	Total:	($187.00)	$0.00	$0.00	$0.00	($187.00)
072M1662A - Denise Doubet *** Current Owner					Last Payment: $187.00 on 11/27/2019	
1662 Monticello Ct Unit A						
PrePaid		($187.00)	$0.00	$0.00	$0.00	($187.00)
	Total:	($187.00)	$0.00	$0.00	$0.00	($187.00)
072V1684A - Susan Masterson Current Owner					Last Payment: $187.00 on 11/27/2019	
1684 Valley Forge Ct Unit A						
PrePaid		($187.00)	$0.00	$0.00	$0.00	($187.00)
	Total:	($187.00)	$0.00	$0.00	$0.00	($187.00)
072W1662A - Cassandra Williams Current Owner					Last Payment: $561.00 on 10/10/2019	
1662 Williamsburg Ct Unit A						
PrePaid		($187.00)	$0.00	$0.00	$0.00	($187.00)
	Total:	($187.00)	$0.00	$0.00	$0.00	($187.00)
072W1668A - Joseph M. Darlington Current Owner					Last Payment: $187.00 on 11/06/2019	
1668 Williamsburg Ct Unit A						
PrePaid		($187.00)	$0.00	$0.00	$0.00	($187.00)
	Total:	($187.00)	$0.00	$0.00	$0.00	($187.00)
072W1665A - Elizabeth J. Anuskiewicz Current Owner					Last Payment: $189.00 on 11/24/2019	
1665 Williamsburg Ct Unit A						
PrePaid		($189.00)	$0.00	$0.00	$0.00	($189.00)
	Total:	($189.00)	$0.00	$0.00	$0.00	($189.00)
072F1697D - George & Megan Hagemaster Current Owner / Tenant Occupied					Last Payment: $250.00 on 11/06/2019	
1697 Farragut Unit D						
PrePaid		($190.16)	$0.00	$0.00	$0.00	($190.16)
	Total:	($190.16)	$0.00	$0.00	$0.00	($190.16)
072W1674E - Kristin Cvek Current Owner					Last Payment: $193.92 on 11/27/2019	
1674 Williamsburg Ct Unit E						
PrePaid		($193.92)	$0.00	$0.00	$0.00	($193.92)
	Total:	($193.92)	$0.00	$0.00	$0.00	($193.92)
072B1123D - Iran Littman *** Current Owner					Last Payment: $207.78 on 11/26/2019	
1123 Bunker Hill Ct Unit D						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072B1124C - Todd & Camille Brainerd Current Owner / Tenant Occupied					Last Payment: $207.78 on 11/18/2019	
1124 Bunker Hill Ct Unit #C						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072B1170C - Janice M. Ceresa *** Current Owner					Last Payment: $207.78 on 11/26/2019	
1170 Bunker Hill Ct Unit C						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072B1171D - Shawn McCormac (Murphy) Current Owner / Tenant Occupied					Last Payment: $207.78 on 11/26/2019	
1171 Bunker Hill Ct Unit D						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)

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Description		Current	Over 30	Over 60	Over 90	Balance
072F1661E - Patrick Martin Current Owner					Last Payment: $207.78 on 11/22/2019	
1661 Farragut Unit E						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072M1675C - Tuan H. Nguyen * & Uyen Vo Current Owner**					Last Payment: $207.78 on 11/05/2019	
1675 Monticello Ct. Unit #C						
Owner Assessment 2019		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072V1660C - John Nguyen * & An Le Current Owner**					Last Payment: $207.78 on 11/27/2019	
1660 Valley Forge Ct. Unit C						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072V1691E - Gjergji &Anila Jakova Current Owner					Last Payment: $207.78 on 11/26/2019	
1691 Valley Forge Ct. Unit E						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072V1694B - Kelsey Bodine Current Owner					Last Payment: $207.78 on 11/22/2019	
1694 Valley Forge Ct. Unit B						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072W1682B - Janice Mittelstadt * Current Owner**					Last Payment: $207.78 on 11/27/2019	
1682 Williamsburg Ct. Unit B						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072W1682C - Lisette Bermudez DeLeon Current Owner					Last Payment: $207.78 on 11/26/2019	
1682 Williamsburg Ct. Unit C						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072W1687C - Gerald & Betty Alsvig * Current Owner / Tenant Occupied**					Last Payment: $207.78 on 11/12/2019	
1687 Williamsburg Ct. Unit C						
PrePaid		($207.78)	$0.00	$0.00	$0.00	($207.78)
	Total:	($207.78)	$0.00	$0.00	$0.00	($207.78)
072M1662C - Margarita Poromanska Current Owner					Last Payment: $211.21 on 11/27/2019	
1662 Monticello Ct. Unit C						
PrePaid		($211.21)	$0.00	$0.00	$0.00	($211.21)
	Total:	($211.21)	$0.00	$0.00	$0.00	($211.21)
072W1662D - Arnold Deluca Current Owner / Tenant Occupied					Last Payment: $228.57 on 10/30/2019	
1662 Williamsburg Ct. Unit D						
PrePaid		($218.09)	$0.00	$0.00	$0.00	($218.09)
	Total:	($218.09)	$0.00	$0.00	$0.00	($218.09)
072A1678B - Faith Devine * Current Owner**					Last Payment: $221.64 on 11/05/2019	
1678 Ashburn Ct. Unit B						
PrePaid		($221.64)	$0.00	$0.00	$0.00	($221.64)
	Total:	($221.64)	$0.00	$0.00	$0.00	($221.64)
072F1661D - Diane Rogel Current Owner					Last Payment: $221.64 on 11/23/2019	
1661 Farragut Unit #D						
PrePaid		($221.64)	$0.00	$0.00	$0.00	($221.64)
	Total:	($221.64)	$0.00	$0.00	$0.00	($221.64)

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Description		Current	Over 30	Over 60	Over 90	Balance
072M1120B - Richard Ericson Current Owner					**Last Payment:** $221.64 on 11/25/2019	
1120 Mt Vernon Unit B						
PrePaid		($221.64)	$0.00	$0.00	$0.00	($221.64)
	Total:	($221.64)	$0.00	$0.00	$0.00	($221.64)
072V1668E - Carrie Gaul * Current Owner**					**Last Payment:** $221.64 on 11/19/2019	
1668 Valley Forge Ct. Unit E						
PrePaid		($221.64)	$0.00	$0.00	$0.00	($221.64)
	Total:	($221.64)	$0.00	$0.00	$0.00	($221.64)
072V1675B - Amy Kruis * Current Owner**					**Last Payment:** $221.64 on 11/04/2019	
1675 Valley Forge Ct. Unit B						
PrePaid		($221.64)	$0.00	$0.00	$0.00	($221.64)
	Total:	($221.64)	$0.00	$0.00	$0.00	($221.64)
072B1231B - Thomas Middendorf Current Owner					**Last Payment:** $225.07 on 11/18/2019	
1231 Bunker Hill Ct. Unit B						
PrePaid		($225.07)	$0.00	$0.00	$0.00	($225.07)
	Total:	($225.07)	$0.00	$0.00	$0.00	($225.07)
072V1676D - Barbara A. Parker Current Owner					**Last Payment:** $228.57 on 11/08/2019	
1676 Valley Forge Ct. Unit D						
PrePaid		($228.56)	$0.00	$0.00	$0.00	($228.56)
	Total:	($228.56)	$0.00	$0.00	$0.00	($228.56)
072M1675E - John Skinner Current Owner					**Last Payment:** $242.43 on 11/19/2019	
1675 Monticello Ct. Unit E						
PrePaid		($242.43)	$0.00	$0.00	$0.00	($242.43)
	Total:	($242.43)	$0.00	$0.00	$0.00	($242.43)
072M1682D - Vitaliy & Nataliya Skochylis Current Owner					**Last Payment:** $242.43 on 11/18/2019	
1682 Monticello Ct. Unit D						
PrePaid		($242.43)	$0.00	$0.00	$0.00	($242.43)
	Total:	($242.43)	$0.00	$0.00	$0.00	($242.43)
072W1657C - Scott & Anna Sinks * Current Owner**					**Last Payment:** $236.64 on 11/12/2019	
1657 Williamsburg Ct. Unit C						
PrePaid		($254.82)	$0.00	$0.00	$0.00	($254.82)
	Total:	($254.82)	$0.00	$0.00	$0.00	($254.82)
072W1657D - Jordan & Holly Stevens * Previous Owner**					**Last Payment:** $221.64 on 11/21/2019	
1657 Williamsburg Ct. Unit D						
PrePaid		($281.64)	$0.00	$0.00	$0.00	($281.64)
	Total:	($281.64)	$0.00	$0.00	$0.00	($281.64)
072T1677D - Wendy Geinosky Current Owner					**Last Payment:** $236.65 on 11/15/2019	
1677 Trowbridge Unit D						
PrePaid		($282.81)	$0.00	$0.00	$0.00	($282.81)
	Total:	($282.81)	$0.00	$0.00	$0.00	($282.81)
072V1679C - Joseph Sipari * Current Owner**					**Last Payment:** $225.00 on 11/19/2019	
1679 Valley Forge Ct. Unit C						
PrePaid		($293.69)	$0.00	$0.00	$0.00	($293.69)
	Total:	($293.69)	$0.00	$0.00	$0.00	($293.69)
072V1676C - Denise A. Parker Current Owner					**Last Payment:** $200.00 on 11/15/2019	
1676 Valley Forge Ct. Unit C						
PrePaid		($470.32)	$0.00	$0.00	$0.00	($470.32)
	Total:	($470.32)	$0.00	$0.00	$0.00	($470.32)

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Description		Current	Over 30	Over 60	Over 90	Balance
072M1150B - Duane Polen Current Owner 1150 Mt Vernon Unit B				Last Payment: $900.28 on 09/05/2019		
PrePaid		($1,639.64)	$0.00	$0.00	$0.00	($1,639.64)
	Total:	($1,639.64)	$0.00	$0.00	$0.00	($1,639.64)

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Heritage Lake Estate Condominium Association	($5,837.75)	$2,433.68	$1,755.97	$4,253.49	$2,605.39

Description	Total
Administration Fee (Extra Fee) 2019	$1,200.00
Fine (Extra Fee) 2019	$1,250.00
Legal Chargeback (Collection Fee) 2019	$825.80
Owner Assessment (Collection Fee) 2019	$710.37
Owner Assessment (Delinquent Fee) 2018	$190.48
Owner Assessment (Delinquent Fee) 2019	$821.11
Owner Assessment (Extra Fee) 2018	$378.93
Owner Assessment 2019	$6,273.81
Parking (Garage) Assessment 2019	$312.68
PrePaid	($10,412.86)
Repair & Maintenance Chargeback (Extra Fee) 2019	$1,055.07
AR Total:	**$13,018.25**

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KEAY &
COSTELLO, P.C.
ATTORNEYS AT LAW

128 S. COUNTY FARM ROAD
WHEATON, ILLINOIS 60187
TELE: (630) 690-6446
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1605 W. WILSON STREET, STE. 106
BATAVIA, ILLINOIS 60510
TELE: (630) 454-4270
FAX: (630) 454-4276

LISA A. CARBY, REAL ESTATE ASSISTANT
lisa@keaycostello.com

PLEASE DIRECT ALL COMMUNICATIONS TO WHEATON OFFICE

December 2, 2019

Association Partners, Inc.
25W560 Geneva Road
Carol Stream, Illinois 60188
Attention: Marina

Re: Status Letter / Heritage Lake Estates Condominium Association

Dear Marina:

The below is a status on the active accounts with our office for the above Association.

Jesus and Lisette DeLeon/1682 Williamsburg Court, Unit C
RECENT UPDATE

BANKRUPTCY:

FORECLOSURE:

HISTORY

ASSESSMENT COLLECTION: A demand letter was forwarded to the owners on March 21, 2016. A suit was prepared and filed and this matter was scheduled for court on June 2, 2016 at 9:00 a.m. Lisette Bermudez DeLeon was served prior to court on June 2nd. Mr. Jesus DeLeon, Jr. was not served. Our process server found an alternate address for Mr. DeLeon in Chicago. We have continued this matter to June 23rd for service on Jesus DeLeon, Jr. Mr. DeLeon was not served. Our office has placed this matter with the sheriff for posting and this is now scheduled for July 14, 2016 at 1:30 p.m. A judgment was entered in court on July 21st in favor of the Association in the amount of $1,550.96. The order of possession was stayed through September 21, 2016. The owner requested a payment plan. The Association accepted same. The owner returned the signed agreement and made the first payment of $300.00. Payments were scheduled to be made on the 15th of each month in the amount of $300.00. The final payment was due on April 15, 2017. We have been directed to hold on an eviction due to the foreclosure pending. The owner forwarded a proposal which was forwarded to the Association for review. The Association agreed to the owner's proposal. On June 19th our office forwarded a payment agreement to the owners. The signed agreement and first payment of $300.00 were due back at our office on July

1, 2017. The agreement was not returned and payment was not made. We have been asked to hold off on the eviction until checking the status of the foreclosure sale in August.

BANKRUPTCY: Lisette Bermudez DeLeon filed for chapter 13 (reorganization) bankruptcy protection on September 27, 2017. Our office filed a proof of claim on October 5, 2017 in the amount of $4,005.64 on behalf of the Association. We filed an objection to confirmation on behalf of the Association on November 10, 2017. The owner's repayment plan was modified to include the full amount filed in the proof of claim. The repayment plan was confirmed on January 19, 2018. The Association instructed our office to proceed with collection for the post-petition delinquency. Our office filed a motion for relief from the stay and this case was scheduled for court on September 7, 2018. We received a partial payment in court on September 7, 2018 and the debtor's attorney requested additional time to pay the remaining balance on the account. This matter was continued to October 5, 2018 for status on payment. We received the remaining payment for the post-petition delinquency and our lift stay motion was withdrawn on October 5, 2018. We reviewed the file and determined the case is still pending. We will check this file again in December.

FORECLOSURE: We found information regarding a pending foreclosure action filed on December 18, 2015. Judgment was entered on December 20, 2016 in the amount of $176,085.09. A public auction of the property was scheduled for July 25, 2017. An early September review of the file revealed no activity. We will check this file again in early December.

Dawn DeLong a/k/a Dawn Johnson/1671 Williamsburg Court, Unit C
RECENT UPDATE

BANKRUPTCY: We reviewed the file and determined the case is still pending. We will check this file again in February.

HISTORY

BANKRUPTCY: This owner filed for chapter 13 (reorganization) protection on January 16, 2019. The balance was current at the time the petition was filed. The owner's repayment plan was confirmed on May 24, 2019. We will monitor the bankruptcy for payments, discharge or dismissal.

Rebecca Kurtis/1664 Valley Forge Court, Unit B
RECENT UPDATE

ASSESSMENT COLLECTION:

HISTORY

ASSESSMENT COLLECTION: A demand letter was forwarded on May 22, 2019. A payment agreement was sent to the owner. The owner returned the signed agreement and made the first

payment. Payments are now scheduled to be made on the 1st of each month in the amount of $116.00. These payments are in addition to the monthly assessments which must be paid on time as well.

Donald Ladesic/1697 Farragut, Unit A
RECENT UPDATE

ASSESSMENT COLLECTION:

FORECLOSURE:

HISTORY

ASSESSMENT COLLECTION: A demand letter was forwarded to the owner on February 8, 2019. A suit was prepared and filed and this matter was scheduled for court on April 11, 2019 at 1:30 p.m. The owner was not served prior to court on April 11th. The owner is refusing to answer the door pursuant to our process server's report. We have placed this matter with the sheriff for posting and this was scheduled for court on May 9, 2019 at 1:30 p.m. An in rem default judgment was entered in court on May 22nd in favor of the Association in the amount of $2,714.82. The order of possession was stayed through July 22, 2019. The owner paid the judgment amount of $2,714.82 (balance through May only) on July 22nd. Our office corresponded with the owner regarding his balance.

FORECLOSURE: A mortgage foreclosure action was filed against this owner on January 28, 2019. Judgment was entered on July 30, 2019 in the amount of $99,408.51. The public auction of the property is scheduled on December 10, 2019. We will check this file in early January to determine if the sale has been completed and confirmed by the court.

Should you have any questions please do not hesitate to contact me.

Sincerely,
Lisa A. Carby
KEAY & COSTELLO, P.C.
LAC:ms

2019 ASSOCIATION CLOSINGS				
Updated:	11/30/2019			
Association	Homeowners: From - To	Address	Sale Price	Closing Date
Heritage Lakes Estates				
	Jeffrey Lewandowski to Nelinfe Peterson	1671 Williamsburg Ct Unit B	$134,000	2/28/2019
	Saing Thavann to Kelsey Bodine	1694 Valley Forge Ct Unit B	$129,900	3/13/2019
	Dhillon Bhupinder to Brittany Malatt	1135 Mt. Vernon Ct Unit B	$170,000	3/28/2019
	Christopher/Nicole Doyle to Lorene Halpin	1230 Bunker Hill Ct UnitC	$170,000	4/30/2019
	Christine Lubke to Joanna Hoder	1684 Valley Forge Unit C	$140,000	5/24/2019
	Victor/Hilda Sotelo to Elizabeth Patterson	1171 Bunker Hill Ct A	$138,500	5/28/2019
	John/Marcia Diehl to Erin Field	1661 Farrgut Ct Unit A	$151,000	5/31/2019
	Melissa Principe to Hye Won Kwon	1120 M Vernon Ct Unit C	$165,000	5/24/2019
	Mcquillen Pille to Nadar Kawash	1230 Bunker Hill Ct Unit E	$160,000	6/19/2019
	Donna Iozzo to Autumn Cultone	1662 Monticello Ct Unit D	$170,000	6/20/2019
	Patrica Lake to Anthony J. Girardi	1678 Trowbridge Ct Unit B	$170,000	6/27/2019
	Joan Guderian to Gjergji & Anita Jakova	1691 Valley Forge Ct Unit E	$142,000	7/3/2019
	Daniel Kronstad to Bella DeGuzman	1653 Valley Forge Ct Unit D	$172,000	7/10/2019
	James Berken to Adrian & Alexandra Scurtu	1693 Ashburn Ct Unit B	$166,000	7/19/2019
	Sandra Muratore to John Lee	1694 Farragut Ct Unit B	$95,000	8/15/2019
	Kiet Nguyen to Tuan Nguyen & Uyan Vo	1675 Monticello Ct Unit C	$150,000	8/23/2019
	Louis & Sharon Banner to Ziya Kizilarmut	1682 Williamsburg Ct Unit E	$132,000	9/30/2019
	Ann Leonavich to Aryan Avant	1120 Mt. Vernon Ct Unit A	$126,500	9/30/2019
	Jose Hernandez to Siang Kam	1662 Williamsbur Ct Unit B	$141,000	10/4/2019
	Cory & Debra Kammer to Zachary J. Eiden	1679 Williamsburg Ct Unit C	$142,900	10/25/2019
	Nicholas Schmitz to Gary Tyack	1694 Valley Forge Ct Unit D	$133,000	11/22/2019
	Jordan & Holly Stevens to Meghan Saada	1657 Williamsburg Ct Unit D	$173,000	12/2/2019
	Total number of renters 43			
% Change 2018 to 2019		Year 2018		
3%		$3,599,716	$3,271,800	22
	total	$143,989	$148,718	

MANAGEMENT REPORT

HERITAGE LAKE ESTATES CONDOMINIUM ASSOCIATION

MANAGEMENT REPORT

January 21, 2020

Enclosed for the Board's Review

Minutes from 11/19/19
Financial statements as of 11/30/19
Violation Report
Work Order Report

Landscape/Grounds Items

- Ten (10) replacement and new signs have been ordered & received. All are awaiting weather to permit installation.
- Entrance sign painting/replacement comparison proposals and samples are pending for March Board Meeting.
- Concrete walk will be done in Spring 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 March Board Meeting.

General/Building Maintenance

- Clubhouse sign holder for front door has been ordered & received; installation awaiting vendor to review adequacy.
- Representative from Perma Seal Tennis Court has been contacted for availability to present at an upcoming Board meeting.
- Bott Exteriors is preparing a proposal for 5 more buildings to get gutter guards this year. Jeff Bott is scheduled to make a presentation to the Board at the March meeting.
- Violation Warning letters were sent to 11 owners that have not complied with requests to gain access to their garages to perform sump pump and electric inspections by Haynes Electric. Electrician is scheduling another visit to attempt to finalize the report. Once reports are complete, management will formulate a plan to get all sump pumps inspected and maintained/replaced as a preventive maintenance process to avoid sump failures and flooding.

Miscellaneous

- The Board has begun the process to file a tax assessment appeal on behalf of every owner. The attorney handling the appeal will only charge if savings is realized. The savings over 3 years will far outweigh the 15% of the savings in legal fees which will only be charged back to the owners if savings is realized. The township is accepting tax appeals beginning January 6th. Expect an update from management in May/June.
- Attorney has been preparing the case for the 2019 assessment appeal on behalf of all owners; however, the County is not yet accepting appeals for Milton Township properties. They anticipate it will open soon.
- Amended and Restated Declaration has been sent to the attorney for recording at DuPage County. Once it has been recorded, notice will go to all owners that it is available if they would like a copy.

Respectfully submitted,
Association Partners, Inc.

NEW BUSINESS

HOLLYBROOK
WINTER REMINDERS
January 2020

WATER PIPES: Remember to keep a thin stream of water running in your kitchen AND bathroom sinks/tubs at all times when the outside temperature is below freezing (32 degrees). This will help to prevent frozen pipes leading underground to your unit. **If your pipes freeze, you will be charged for the cost of opening them and any damage caused.**

TOWNSHIP TAX ASSESSMENT APPEAL: The Board has begun the process to file a tax assessment appeal on behalf of every owner. The attorney handling the appeal will only charge if savings is realized. The savings over 3 years will far outweigh the 15% of the savings in legal fees which will only be charged back to the owners if savings is realized. The township is accepting tax appeals beginning January 6th. Expect an update from management in May/June.

TIME TO REPLACE BATTERIES: For everyone's safety, please don't forget to replace batteries in your smoke alarms and CO2 detectors.

From the current insurance provider: The State of Illinois has a Carbon Monoxide Alarm Detector Act (and I would add the Smoke Detector Act) that requires owners to install detectors in accordance with those statutes, and that owners need to become familiar with and comply with those statutes.

GARBAGE CORRALS: *Boxes must be broken down before putting them in the dumpsters. If not done, they take up room and do not allow others the space for regular garbage.* Please remember to contact management should you need a bulk item picked up. Management will advise where to place the object(s) and will contact Waste Management to arrange for the pickup. This will be done at no charge to the resident.

GARAGE DOORS: Please keep your garage doors closed. Winter is here and pipes will freeze if you do not close the doors. DO NOT warm vehicles in the garages as dangerous fumes go into units. Be courteous to your neighbors.

SALT: Salt bins have been filled and are located by the garbage dumpsters. If you use the last of the salt, please call Angie at Association Partners, Inc. at 630-653-7782, ext. 7023 so she can have them refilled.

COMMON AREAS: Items such as toys, bikes, swings, lawn furniture, grills, etc. should be stored indoors for the winter months. ***SIGNAGE REMINDER***: No signs, advertisements, or other displays are allowed inside or outside any buildings, including school signs.

SNOW REMOVAL: The City of Wheaton is responsible for plowing the streets, and the Association hires a contractor to shovel the sidewalks and stoops, starting November 15th and after 2" snowfall. The courts and parking pads are cleared first. Residents will be responsible for moving any vehicles off parking pads temporarily to assist in the timely clearing of the property.

TOILET REPLACEMENTS: Some severe plumbing problems for neighbors have occurred when toilets are being replaced with pressure-assisted toilets. Please do not replace toilets with this type of product, even residential grade options. Contact management if you have any questions.

Your Board of Directors thanks you for your cooperation.

IMPORTANT INSURANCE INFORMATION

This information is being supplied on behalf and at the request of the Heritage Lake Estates Condominium Association Board of Directors.

The Association has reported several claims to its insurance company during the past few years, including several sewer back-ups, slip & falls, and one for hail damage to the roofs and siding that will exceed $4 million. As a result of these climes the insurance company would not renew coverage.

Several brokers were sked to quote the Association's insurance coverages; however, many insurance companies declined to quote. The Association was able to obtain coverage at a significantly higher premium than what it had been paying with a $10,000 deductible. The insurance company also placed a 2% wind and hail deductible on the policy, with a minimum deductible of $25,000. Finally, there is a $50,000 deductible for sewer back-up coverage. These terms were not negotiable.

It is important that you share this letter with your insurance agent and ask him/her to review your Loss Assessment coverage to determine if it needs to be increased. The cost will be minimal.

In the event a claim would exceed the Association's master policy limits or it could not pay the deductible, homeowners might be asked to make up the difference. Loss Assessment coverage can help you avoid paying out of pocket when a common area claim requires a special assessment.

Questions about Loss Assessment coverage should be directed to your insurance agent.

Colleen Piraino

From: Kurtis Bailey <kurtis.bailey@chicagoland-pmg.com>
Sent: Tuesday, October 29, 2019 3:10 PM
To: Colleen Piraino
Subject: Chicagoland Pool Management 2020 Proposal for Hollybrook
Attachments: SRO16864 HollyBrook Plaster.pdf; 2020 Hollybrook Management Proposal.pdf

Hi Colleen,

It is my pleasure to submit to you the proposal for Hollybrook for the 2020 swim season. Please keep in mind that during 2020 there is an extra week between memorial day and Labor day. The pool season is 108 days versus 101 days. Also the minimum wage is increasing in Illinois as well. Please let me know if you have any questions or would like to see any adjustments to the Proposal.

Also attached is the Proposal for the pool to be re-surfaced in the spring. The pool is in great need to be re-surfaced prior to the start of the pool season. The current surface is rough and cracking. This cause many challenges to keeping the pool clean and algae free as the course surface and cracks give algae a place to grow. Please let me know if you have any questions about the proposal.

Best,

Kurtis

Kurtis Bailey
President and General Manager
Chicagoland Pool Management, Inc.
The Pool Management Group, Inc.

Chicagoland Pool Management
PO Box 3497
Lisle, IL. 60532
Office: 630-689-9999
Cell: 773-617-8999
Fax: 630-493-4417
Email: kurtis.bailey@chicagoland-pmg.com
website: www.chicagoland-pmg.com

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The Pool Management Group
Chicagoland Pool Management

SWIMMING POOL MANAGEMENT AGREEMENT

This Agreement, between **Chicagoland Pool Management**(the "Company") and **HollyBrook** (the "Customer"), is to provide for the staffing, water chemistry maintenance and cleaning by the Company at the Customer's pool located at 1160 Heritage Lakes Drive, Wheaton, IL in accordance with the specifications, conditions, and terms set forth herein. Company has no duties with regard to pool or facilities other than those explicitly stated herein.

1. **EFFECTIVE DATE**. This Agreement, when executed by both parties hereto, shall become effective on January 1, 2020, for the 2020 Pool Year, extending through October 31, 2020.

About Us

We're a local company that is part of The Pool Management Group family of companies. From advanced lifeguard training and testing, to our national back up team for key personnel, to industry thought leadership, our customers receive the rewards of a large national company combined with our local expertise.

As a result, we are able to provide high levels of quality, safety and risk reduction.

2. **PERSONNEL**. Company will provide pool staff, including lifeguards, for operation of Customer's pool. The Company will provide training and testing of the lifeguards working at Customer's facility that significantly exceed the industry norm.

**Please see Section 5 for more details on personnel.*

3. **INSURANCE/LIABILITY**. The company will maintain a comprehensive insurance package including General Liability, Professional Liability & Punitive coverage with $20 million dollar limits. While this is a significant limit, Company asserts it is a requirement and not an extravagance, as pool accident judgments have been awarded for multi-millions.

The company agrees to maintain, at a minimum, $20 million liability insurance coverage for the length of this Agreement.

**Please see section 6 for more information on liability insurance*

4. VALUE ADDED SERVICES. Service components well beyond the standard pool management services are provided as part of this Agreement.

Value Added Services	Description
Advanced Lifeguard Training	Proprietary training is given to our lifeguards and goes beyond the standard lifeguard training. Training focuses on critical risks and dangers that many pool operators are not even aware of. Topics include advanced scanning techniques, lifeguard distractions, bodies disappearing underwater and more.
On-line Lifeguard Training	Through The Pool Management Group, our advanced training is administered on-line with custom video and audio learning. This proprietary on-line system has testing throughout to ensure lifeguards view and are tested on all material.
Summer Safety Campaign	Posters are placed at facilities (and information posted on-line) as part of our annual pool safety campaign aimed at pool patrons. The safety campaign is designed to increase awareness of pool hazards and prevent drowning.
Body on the Bottom Testing	Proprietary testing is completed at pools throughout the season to enhance lifeguards' ability to identify and save bodies underwater.
National Safety Advisors	Collectively, with The Pool Management Group family of companies, we contract with prominent safety advisors to ensure our water safety standards remain at high levels.
National Back Up Team	In the event of a need, we will utilize back up personnel available through The Pool Management Group. From President to pool technician positions, our team is backed up in the event of injury or other emergency.
National Parts Sourcing	When local parts distributors do not carry a part needed to keep your pool up and running, we will utilize the support team at The Pool Management Group for a nationwide search to find the right part and order it promptly.
Up to Date Information	Through The Pool Management Group, important governmental decisions and water safety developments are monitored so we can provide accurate timely information.
Risk Reduction	Our safety and training standards increase safety and reduce risk at your pool. However, even at the safest pools, accidents can happen, so we carry Professional Liability Insurance with $20 million of coverage.

5. **PERSONNEL**.

(a) All Company personnel who will work at the Customer's pool in fulfilling the terms of this Agreement, including all lifeguards, shall be employed solely by the Company and be employees of the Company. No lifeguard shall be engaged by the Company as an "Independent Contractor" to fulfill the terms of this Agreement.

(b) All lifeguards employed by the Company shall have the minimum standard American Red Cross Basic Lifeguarding Certificates or Lifeguard Training Certificates, or the equivalent, as well as Professional Rescuer CPR, and then shall go through Company's proprietary lifeguard training and testing which provides knowledge and awareness well beyond the industry standard.

(c) Company is solely responsible for selecting competent and qualified lifeguards for the safe operation of the Customer's swimming pool.

(d) Personnel will be trained by the Company. Personnel not performing up to the standards of the Customer will be replaced by the Company within ***24 hours***.

(e) Company is responsible for exercising control over the activities performed by the lifeguards. Lifeguards will be supervised by Company management personnel.

(f) The Company agrees to pay the following for Company's employees, including all lifeguards:

Wages

Income tax withholdings

Social Security withholdings

State unemployment insurance

Federal unemployment insurance

Workmen's Compensation insurance

(g) Lifeguards shall have the authority to discipline swimmers and any and all other persons within the pool facility within their best judgment and sole discretion consistent with the published and posted rules of the Customer and minimum safety standards as established herein. Customer agrees to support Company's lifeguards in enforcing the rules with Customer's patrons.

(h) Whereas, Company has responsibility for providing lifeguards, water chemistry maintenance and cleaning of Customer's swimming pool, various Company personnel will be responsible for the following duties:

(1) Lifeguarding main pool.

(2) Checking water chemistry and recording readings every two (2) hours.

(3) Maintaining chemical balance of pool water.

(4) Vacuuming pool frequently enough that the pool is always clean.

(5) Cleaning tiles around pool edge.

(6) Backwashing filter system.

(7) Checking and recording filter pressure gauge readings and flow meter readings daily. Taking corrective measures as indicated.

(8) Cleaning bathhouse throughout the day.

(9) Cleaning swimming pool area.

(10) Emptying trash.

(11) Straightening deck furniture.

(12) Replenishing janitorial supplies in bathhouse.

(13) Enforcing rules of the Customer for safety and convenience of Customer's members.

(14) Assisting Customer in collecting guest fees and monitoring membership, as long as the task does not interfere with lifeguarding.

(i) Whereas, Company will invest substantial resources to train and convey information concerning operational techniques and management procedures to its employees at Customer's facility and Customer acknowledges that such information and investment is a valuable asset of Company's business, Customer agrees not to hire or consult (without the prior written consent of Company) any employee or former employee of the Company for a period of one year from the date of expiration or cancellation of this agreement.

6. **INSURANCE/LIABILITY**. The Company shall maintain and keep in full force the following coverage:

(a) **Professional Liability Insurance and General Liability Insurance** in the amount of **$20,000,000**.

(b) **Worker's Compensation insurance** covering all persons engaged on behalf of the Company in the performance of the terms of this Agreement.

Company agrees to indemnify and hold Customer, its officers, committees, and agents harmless from and against any claims caused by or arising out of the acts, omissions and/or negligence of the Company or its employees. This indemnity does not require Company to indemnify Customer for Customer's own negligence.

Company agrees to supply copies of the certificates of insurance to the Customer verifying the above-mentioned insurance coverage. It is the responsibility of the Customer to provide all other insurance coverage.

Except due to acts of omission or negligence on the part of the Company or its employees, Company assumes no liability for damage or injury to persons or property arising from or caused by Acts of God. Except as to the employees of Company, Company assumes no liability for damage or injury to persons or property arising from or caused by physical or mental incapacity, physical or mental diminution, or intoxication from alcoholic or other substances, whether legal or illegal.

Company shall not be held liable for any damages resulting from faulty equipment, mechanical failure, weather, flooding, or defective workmanship or design by others. Company accepts no responsibility for hydrostatic lifting. Any risks associated with draining the pool shall be solely the Customer's.

The Company shall not be liable or responsible for any injuries or damages that arise at any time that is not within the hours of operation as stated in this Agreement, except for additional hours for which Company is contracted according to the terms of this Agreement.

The Company shall not be held liable for any personal effects of any person or persons utilizing the pool facilities.

The Customer shall maintain and keep in full force and effect the following coverage:

(a) **Premises Liability Insurance.**

(b) **Comprehensive General Liability Insurance** in the amount of $1,000,000.00 each accident and $1,000,000.00 each person.

7. **OPENING**. Customer agrees to make pool "ready to swim" by May 9, 2020

PRE-SEASON STAFF MEETING WITH STAFF. At Customer's request, Company's designated Pool Manager shall meet with Customer's representative prior to opening day. The Pool Manager and all lifeguards, as feasible, will meet with Customer's representative.

PRE-SEASON SWIMMING POOL REVIEW MEETING. At the Customer's request, Company will walk-through with a representative of the Customer prior to opening to develop a list of items needed for operation of the pool and to review items identified by the Health Department as deficient from the previous year. Company shall stand ready, at the Customer's request, to perform repairs needed for compliance with Health Department regulations. The cost for any such repairs shall be additional to the price of this Agreement.

MINIMUM FACILITY STANDARDS. Customer agrees and acknowledges that it is the Customer's responsibility to maintain Customer's pool, equipment and associated facilities within established minimum standards. The rules and codes of the local health department having jurisdiction over Customer's pool, the National Electrical Code, and the Virginia Graeme Baker Pool and Spa Safety Act shall be included as minimum standards.

8. **POOL OPERATION**. Company agrees to furnish certified lifeguards and other personnel as contracted herein to operate the pool on the following schedule:

DATES OF OPERATION:

The pool will be open on the following days:

May 23 through September 7

HOURS OF OPERATION:

The pool to be open during the following hours:

Saturday	11:30 a.m. to 7:30 p.m.
Sunday	11:30 a.m. to 7:30 p.m.
Monday	11:30 a.m. to 7:30 p.m.
Tuesday	11:30 a.m. to 7:30 p.m.
Wednesday	11:30 a.m. to 7:30 p.m.
Thursday	11:30 a.m. to 7:30 p.m.
Friday	11:30 a.m. to 7:30 p.m.

School Days Operation:

May 26 – May 29, June 1 – June 5

August 17 – August 21, August 24 – August 28, August 31 – September 4

Monday Thru Friday	Closed
Saturday, Sunday, Holidays	11:30 a.m. to 7:30 p.m.

STAFFING:

One (1) Lifeguard will be provided during hours of operation specified above.

Customer agrees to indemnify and hold Company harmless for any claims arising from the use of the pool(s) other than during those times specified above, except when such claims are the result of acts of omission or negligence of the Company.

On days when attendance at the pool is very low, Company may reduce the number of lifeguards on duty to as few as one.

SAFETY BREAK or ADULT SWIM. Customer shall notify Company as to whether they will have a Safety Break or an Adult Swim every hour.

Safety Break: Once every hour the pool will be completely cleared for a period of ten minutes. During this break, lifeguards will not be on duty, the pool will be closed, no one may use the pool and the lifeguards shall not be responsible for supervising the pool.

Adult Swim: Once every hour the pool will be cleared of all children for a period of ten minutes. During this break, lifeguards will not be on duty and only patrons who are 18 years old or older may use the pool. During Adult Swim the lifeguards shall not be responsible for supervising the pool or for anyone using the pool.

VANDALISM. Additional reasonable charges for cleanup required as the result of vandalism, and approved by the Customer, shall be paid by the Customer to the Company. Any vandalism shall be reported to the Customer's designated representative immediately upon discovery.

SUPERVISION. Company management personnel will inspect the pool at least two times each week during the full-time operation of the pool. Additional inspections and/or visits to the pool will be made by Company's management personnel as needed in order to assure Customer's satisfaction.

POST CLOSING DAY STAFFING. At the request of the Customer, the Company may, if staff is available, staff and maintain the pool and provide all necessary services to allow swimming with a Lifeguard on duty after the last day of operation specified above (Closing Day). The Customer will notify Company at least two (2) weeks in advance concerning post-Closing Day openings. The cost for post-Closing Day operation shall be billed to the Customer at the prevailing rate, which may change from year to year. The current cost is $29.00 for each day (including days the pool is closed) from Closing Day through the final day the pool is open for swimming, plus $29.00 per Lifeguard hour for time worked on or before September 18. The cost for Lifeguard hours worked after September 18 is currently $34.00 per Lifeguard hour. Amount shall be payable to the Company on the initial day of post-Closing Day operation. This cost is to be extra to the contract in addition to the fees as provided hereinafter.

UNSUITABLE WEATHER. On rainy days, if the weather is still unsuitable for swimming at 6:00 p.m., the pool will be closed for the day. Additionally, if the weather is unsuitable for swimming before 6:00 p.m., the pool will be closed, with no refund due to the Customer. Weather unsuitable for swimming includes:

(a) air temperature at or below 68 degrees Fahrenheit

(b) heavy rain

(c) severe weather

Company will work with Customer to reopen pool if weather becomes suitable for swimming early enough in the day.

AFTER-HOURS EVENTS. The Company will provide lifeguards for after-hours events subject to the following:

Lifeguard hours provided by the Company, other than those specified in this contract, shall be billed to the Customer at the prevailing rate.

Company shall provide no lifeguard beyond the hour of 11:00 PM.

For after-hours events, the Customer is not required to use Company lifeguards; however, Customer assumes full responsibility and liability for the pool in the event any individuals are within the pool area when the Company lifeguards are not scheduled to work. Customer agrees to indemnify and hold Company harmless for any and all claims for damages or injuries, or both

arising from the use of the pool during hours other than those specified in this contract unless Company's lifeguards have been scheduled according to the policies set forth herein.

For after-hours events, for which the Company is to provide lifeguards, the Customer is responsible for giving the Company seven (7) days' prior written notice as to:

(a) The time and date of the event.

(b) The number of people who are scheduled to attend.

(c) The general age group of the people scheduled to attend.

(d) Whether alcoholic beverages will be permitted at the event.

(e) Any special admission instructions.

The following scale shall be used to determine the number of lifeguards required at an after-hours event:

Number of People Expected At Pool	Number of Lifeguards Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 or more	5, plus one (1) more for each additional 25 people or portion thereof. Example: 153 attendees would require 7 lifeguards.

One additional lifeguard shall be required for any teenage event, college age event, or for any event involving alcoholic beverages. Customer agrees to provide one adult chaperone for each ten (10) people at a teenage or college age event. The Company will not schedule lifeguards for any fraternity parties.

Billing shall include any time spent cleaning up after use by any special group or party. The Customer shall make payment of fees to the Company within ten (10) days after billing by Company.

9. **WADING POOL**. Company has no duties with regard to the wading pool or spa other than cleaning, maintaining water chemistry and backwashing filter.

10. **CLOSING**. The pool will be considered closed to swimmers at end of the day on the last day of operation as specified in Section 8 and Customer will close the pool.

11. **WATER QUALITY**. Company will be responsible for maintaining the following chemical levels of the swimming pool water within the tolerances of the local health department while pool is open to swimmers:

Free Chlorine	1.0 to 4.5 PPM
pH	7.2 to 7.8
Total Alkalinity	80 to 120 PPM
Calcium Hardness	200 to 300 PPM
Chlorine Stabilizer	less than 100 PPM

At no time will the water chemistry cause a failure of permission to operate the pool granted by the local health department. In the event the local health department revokes permission to operate the pool due to improper water chemistry, Customer shall be entitled to a partial refund of the contract price set forth herein computed by the following formula:

> Number of days closed times the average daily portion of the contract price (total price divided by number of days pool is to be in operation as determined by this Agreement).

All of the foregoing notwithstanding however, the Company shall be excused from maintaining water quality as established herein and the Customer shall be entitled to no refund in the event of any Act of God, repairs, interference by Customer, together with any and all other reasons beyond the control of Company.

Any work performed by Company shall be subject to the conditions in the "Repair Work" provision of this Agreement.

12. **REPAIR WORK**. During the term of this Agreement, the Company recommends compliance with the Virginia Graeme Baker Pool and Spa Safety Act. The Company also recommends that Customer have its pool inspected annually by a licensed electrician and have all recommended electrical repairs completed by the inspecting electrician. During the term of this Agreement, the Company stands ready to perform any other installations or repairs needed to preserve Customer's pool aesthetics and/or to comply with State, Federal or local regulations, but Customer shall have the option of using its chosen contractor to perform any recommended repairs. The Customer agrees to indemnify, defend, and hold the Company harmless from all claims, injuries, damages, attorney's fees, and defense costs arising out of 1) repairs or renovations performed by any entity other than the Company, or 2) the failure to complete a) repair(s) or installations needed to comply with State, Federal or local regulations, or b) the above-described annual electrical inspection and recommended repair(s).

Work will be billed as follows:

(a) Any repairs required as the result of error or negligence by Company shall be paid for by Company with no cost to Customer. Additionally, Company shall reimburse Customer for volume of water lost as a result of error or negligence.

(b) Company will perform minor repairs to the pool and recirculation system, as part of the service provided; however, the Customer shall pay for parts and/or materials.

(c) For repair work or necessary equipment wherein the cost does not exceed $175.00 , the Company shall bill Customer.

(d) Any work or equipment in excess of $175.00 to be provided by the Company or Company's subcontractors will be provided and billed to Customer. Such work or equipment shall be provided only upon the authorization of the designated representative of Customer, or in the event the Customer elects not to have such work performed or equipment provided, Company may cancel this Agreement if said election interferes with the Company's ability to carry out its responsibilities under this Agreement.

13. CHEMICALS AND SUPPLIES.

Company agrees to supply, at its expense:

(a) Chlorine and pH control chemicals throughout the period of this agreement.

(c) Customer shall be responsible for providing, at no cost to Company, other equipment such as:

Water hoses	Life hooks
Pool vacuum heads	Trash receptacles
Pool poles	Water test kit
Pool vacuum hoses	Test kit reagents
Leaf eater	First Aid Kit
Rescue tubes	First Aid supplies
Ring buoys	Pool rules signs
Soap	Disinfectant
Paper towels	Deodorizer
Toilet tissue	Trash can liners
Glass cleaner	

For Customer's convenience and for the efficient operation of the pool, Company will provide and invoice Customer for any of the items listed above that are not at the pool. Customer agrees to pay invoices for said supplies within thirty (30) days after invoicing.

(d) Additional chemicals or labor. If additional chemicals or labor are required to maintain or correct pool water chemistry due to a failure or breakdown of Customer's equipment, or loss of water due (leak) to a defect in Customer's pool or recirculation system, Company shall notify Customer of such breakdown or defect, and if Customer elects not to remedy problem within seven (7) days of notice, Customer shall pay as an additional charge the reasonable expense of all

said additional chemicals and/or labor. Amount owed for chemicals and/or labor shall be paid by Customer within ten (10) days after invoicing by Company.

14. OFF-SEASON SERVICE. Off-Season Service is not part of this agreement.

15. INSTRUCTIONS. Swimming instruction may be provided by Company for Customer's members only. Instruction shall be given by a qualified individual, while not on duty as a lifeguard. Company shall have rights to swimming lessons at Customer's pool during the term of this Agreement. All Company insurance as described in Section 6 shall apply to Company's swimming instructors.

Arrangements for any instruction shall be made between individual requesting instruction and the Company. Only a member of the Customer's club or homeowner's association in good standing is eligible to receive instruction from Company on Customer's premises. Any resulting agreement shall be considered a contract between that individual and the Company; and Customer shall not be held liable for its enforcement nor for the collection of any fees due Company under the terms of that contract. Company shall be entitled to all fees paid for instruction provided by Company's employee(s).

16. COMPANY'S INDEPENDENT CONTRACTOR STATUS. Company is, and at all times shall be deemed to be, an independent contractor in the performance of services under this agreement. Company and its representatives are not, and shall not be considered or permitted to be, employees, agents, servants, joint venturers or partners of Customer.

17. ACCESS AND UTILITIES. The Customer will permit and maintain free access to the pool site and, upon signing Agreement, Customer will provide six (6) sets of keys to Company to open any and all locks required to operate the pool. Company shall keep and safeguard keys and release keys only to authorized personnel. Keys shall be returned to Customer in the event of termination of this Agreement.

Customer further agrees to furnish without cost to Company:

(a) Water.

(b) Electricity.

(c) 110 volt electrical outlet in pump room.

(d) Garbage pick-up service.

(e) Lifeguard stand(s) and umbrella(s) for lifeguard stand(s).

(f) Telephone.

(g) A secure and cooperative working environment at Customer's pool.

18. TELEPHONE. Customer shall be responsible for providing an operational telephone (not a pay phone) accessible to Company's lifeguards at pool site. Consistent with health department regulations and for the safety of pool patrons the pool will only be open when the pool telephone is operational.

19. **EMERGENCY CLOSING OF POOL**. The Customer and/or Company may close the pool in an emergency situation, whether the emergency be caused by breakdown of equipment, or by other causes outside of the Company's control; this shall not require any change or adjustment in any of the provisions of this Agreement. Should a time lapse of more than five (5) days be necessary to perform repairs and/or restore pool to normal operations, the Company shall refund fifty percent (50%) of the daily operating cost from the fifth day on a pro-rated basis. For purposes of this section, the daily operating cost is to be computed at one percent (1%) of the total contract cost until such time as the pool is reopened for normal operation. If the pool is not reopened for normal operation within thirty (30) days, Customer may cancel this Agreement by written notice to Company.

20. **CANCELLATION**. The Customer shall have the right to cancel this Agreement based on Company's non-performance of duties and responsibilities as follows:

(a) Customer shall notify Company by certified mail of any problem regarding performance as detailed in this Agreement. Company shall have 48 hours following notification to remedy stated violation of contract.

(b) If Company fails to remedy violation and continues to not perform as detailed in this Agreement; Customer may terminate Agreement by providing five (5) days' written notice to Company by certified mail.

(c) In the event that Customer terminates contract by procedure stated above, the Customer shall either be entitled to a refund for money paid in advance or shall be responsible for a balance owed to the Company. Refund to be computed as follows:

A daily portion of the contract price shall be computed by dividing the total contract price by the number of days pool was to be open to members as determined by this Agreement. This daily price shall be multiplied by the number of days pool was operated under this Agreement. That amount shall be subtracted from the total amount of contract price paid to Company by Customer as of termination date. The resulting figures shall either be the refund to which the Customer is entitled or remaining balance owed to Company.

(d) Refund or balance owed shall be paid within five (5) business days after termination.

21. **MISCELLANEOUS**.

(a) The Company may display a sign on the pool premises designating the responsibility to the Company for the quality of the pool and the performance of the pool staff.

22. **PROPOSAL EXPIRATION OPTION**. This contract is voidable at the Company's option if not executed by the Customer and returned to the Company by January 1, 2020.

23. **PAYMENTS**. The Company hereby proposes to perform the work and services set forth above for the price of **$20,560.00**, upon the specifications, conditions and terms as set forth herein. Payments by Customer to Company shall be made in accordance with the following schedule:

(a)	One percent (1%) upon signing of Agreement or the annual renewal date of this Agreement.	$206.00
(b)	Nine percent (9%) on or before February 1 of each year.	$1,850.00
(c)	Fifteen percent (15%) on or before May 1 of each year.	$3,084.00
(d)	Twenty-four percent (24%) on or before June 1 of each year.	$4,934.00
(e)	Twenty-six percent (26%) on or before July 1 of each year.	$5,346.00
(f)	Twenty percent (20%) on or before August 1 of each year.	$4,112.00
(g)	Five percent (5%) on or before September 10 of each year.	$1,028.00
TOTAL:		$20,560.00

Payments are due as indicated above. All payments as specified above, not made on or before ten (10) days after the due date shall be subject to delinquent payment fees of 1 1/2% per month, or any part of a month, of the amount due or any portion thereof. Payments for repairs, equipment or labor, not made on or before thirty (30) days after the due date shall be subject to delinquent payment fees of 1 1/2% per month, or any part of a month, of the amount due or any portion thereof. In the event payments are not received within ten (10) days from the due date for contract payments, and thirty (30) days from the due date for other payments, the Company shall have the right, at its option, and within its sole discretion to suspend, until all overdue payments are received, or terminate its services under this Agreement and in either case to withdraw and remove all personnel from Customer's pool facilities without any further or additional notice to Customer. During a period of suspension or after termination, control of the pool and premises will be surrendered to the Customer and, if operated, it is at the Customer's sole risk and liability. Customer agrees to indemnify and hold Company harmless for any claims arising from the use of the pool(s) during a period of suspension or after termination due to payment(s) not being received on time. Any such suspension or termination notwithstanding, Customer shall be fully responsible for all payments provided herein.

In the event that Company elects to pursue collection of any amounts due under this Agreement, Customer shall pay all said amounts, together with interest at the rate of 12% per annum from the date the same became due, together with any and all cost of collection, including and together with any and all reasonable litigation expenses, including reasonable attorneys fees.

24. **CUSTOMER CONTACTS**:

PRIMARY CONTACT:

Name _____

Title or Position: _____

Street _____

City _____ State _____ Zip _____

Telephone ( ) _____

Email: _____

PRESIDENT:

Name _____

Street _____

City _____ State _____ Zip _____

Telephone ( ) _____

Email: _____

TREASURER:

Name _____

Street _____

City _____ State _____ Zip _____

Telephone ( ) _____

Email: _____

BILLING ADDRESS:

Name _____

Street _____

City _____ State _____ Zip _____

FACILITY INFORMATION:

Name _____

Street _____

City _____ State _____ Zip _____

Telephone ( ) _____

25. **EXTENSION OF CONTRACT.** This Agreement shall automatically renew on the same terms and conditions herein at the contract amount in effect for the immediate preceding year, plus an amount not to exceed 5% thereof, at the sole option of Company. In the event that Customer desires not to renew and extend this Agreement as provided herein, Customer shall provide Company with written notice thereof on or before October 31 of the current year.

26. **GOVERNING LAW**. This Agreement shall be governed by the laws of the State of Illinois.

27. **STRICT COMPLIANCE**. No failure of Company to exercise any power or right granted hereunder or to insist upon strict compliance by Customer with its obligations and duty hereunder shall constitute a waiver of Company's right to demand strict compliance with the provisions hereof at any time.

28. **TIME OF ESSENCE**. Time is of the essence of this Agreement.

29. **ENTIRE AGREEMENT, MODIFICATION, BINDING EFFECT**. This Agreement constitutes the entire agreement of the parties and supersedes any prior agreements, understandings or negotiations, written or oral. This Agreement may not be modified or amended except in writing, signed by both parties hereto. This Agreement shall be binding upon and enure to the benefit of the Customer and Company and to their respective heirs, successors and assigns.

30. **RIGHTS CUMULATIVE**. All rights and powers under this Agreement shall be cumulative and, except as otherwise provided herein, shall be in addition to any and all other provided at law or in equity.

31. **EXTENSIONS**. Unless other agreed to by Customer and Company in writing, the terms of this Agreement shall apply to all extensions and renewals hereof.

32. **SEVERABILITY**. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

33. **ATTORNEYS FEES**. In the event of any legal proceeding or arbitration between the parties, each party shall be responsible for paying its own attorney's fees.

34. **COMPANY'S OPTION IN THE EVENT OF CHANGE IN LAWS**. If there is a change in local, state, or federal law concerning any cost aspect relating to this proposal, the company may present a new contract amount to Customer, which new Contract shall supersede and replace this Agreement. Customer shall have 30 days from the date of receipt of the new contract in which to accept or reject the new contract. In the event the Customer elects to reject the new contract, this contract may be terminated at the sole option of the company.

35. ACCEPTANCE. Acceptance of this Agreement by Customer and Company through signatures below will constitute a contract entered into in accordance with the specifications, terms and conditions and addenda attached hereto.

Chicagoland Pool Management

By: _____

Officer

HollyBrook

By: _____

Title of Officer:_____

Attest:_____

Title of Officer:_____

Date: _____

The Pool Management Group
Chicagoland Pool Management

HollyBrook

THIS AGREEMENT between **Chicagoland Pool Management** (the "Company") and **HollyBrook** (the "Customer") is for work to be performed by Company at Customer's pool. Please initial to approve an item and strike through if an item is not approved.

DESCRIPTION OF WORK **Initial**

- Prep and re-plaster main Pool. Includes
  Sandblasting, Chipping around tile and fittings
  Plaster Pool with White Marcite plaster,
  Pool will be filled and Chemically balanced
  upon Completion.

  $39,907.00_____

PAYMENTS. Payment shall be made as follows:

- 50% down payment due prior to beginning work.
- Balance will be due Net 30 days upon completion and billing.
- Prices and conditions of the work listed in this proposal are effective through December 31, 2019 and may be withdrawn by Company after this date.

Payments due C.O.D. dates indicated or dates of execution. Any payments not made on or within thirty (30) days after the due date thereof shall be subject to a delinquent payment fee of 1 1/2% per month or portions of any months. In the event that the Company is obligated to file suit or lien to recover payment of any sums under this Agreement, Customer agrees to bear all reasonable costs of attorney fees.

Prices are for work as specified and under normal conditions. Prices do not include extra work required to correct problems caused by special conditions, such as hitting rock, water, debris, or by deterioration, or poor condition of items not specified for repair below, or damage done as a result of demolition necessary to complete work.

WARRANTY. A warranty period of one-year shall be provided on all workmanship. Manufacturers' warranties shall apply to all parts and equipment installed by Company. If a problem develops during the warranty period, Customer shall promptly notify Company after first discovering the condition. Company will have sole discretion regarding repair or replacement. To be covered, the problem must be observable before the one-year period expires.

LIMITATIONS AND LIABILITY. Company shall perform all work in a good and workmanlike manner. Equipment and parts provided by Company shall be new and purchased from a reputable supplier.

Company shall not be held liable for, and Customer agrees to indemnify and hold Company harmless from any claims resulting from, any damages resulting from weather, flooding, hydrostatic conditions, hydrostatic lifting, defective workmanship or design by others, faulty equipment installed by others or mechanical failure of equipment or parts installed by others. Company has no duties with regard to pool or facilities other than those explicitly stated herein.

GOVERNING LAW. This Agreement shall be governed by the laws of the State of Illinois.

STRICT COMPLIANCE. No failure of Company to exercise any power or right granted hereunder or to insist upon strict compliance by Customer with its obligations and duty hereunder shall constitute a waiver of Company's right to demand strict compliance with the provisions hereof at any time.

TIME OF ESSENCE. Time is of the essence of this Agreement.

ENTIRE AGREEMENT, MODIFICATION, BINDING EFFECT. This Agreement constitutes the entire agreement of the parties and supersedes any prior agreements, understandings or negotiations, written or oral. This Agreement may not be modified or amended except in writing, signed by both parties hereto. This Agreement shall be binding upon and ensure to the benefit of the Customer and Company and to their respective heirs, successors and assigns.

ATTORNEYS FEES. In the event of any legal proceeding or arbitration between the parties, each party shall be responsible for paying its own attorney's fees, except when such fees are related to the collection of payments due.

ACCEPTANCE: Acceptance of this Agreement by Customer and Company through signatures below will constitute a contract entered into in accordance with the specifications, terms and conditions and addenda attached hereto.

_____ _____

Company Representative **Customer / Authorized Agent**

Date: _____

Ratify

Association Partners, Inc.

25W560 Geneva Rd., Box 16, Carol Stream, IL 60188-2231
Website: www.associationpartners.org

Telephone (630) 653-7782
Fax (630) 653-6894

December 3, 2019
Heritage Lake Estate Condominium Association
Notice of Architectural Approval
RE: 1675 Valley Forge Ct.# D

Lisa Storment ***
1675 Valley Forge Ct. # D
Wheaton, IL 60189

Dear Lisa Storment:

This letter is written on behalf of and at the direction of the Board of Directors of the Heritage Lake Estate Condominium Association. Concerning your request for modifications, the Board of Directors has approved your request as submitted:

To have MGB Home Improvement Group Inc replace the storm door at the above address. This work must be competed according to the specifications outlined your request, and in compliance with the Rules and Regulations.

The Board reserves the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if you cannot follow the original plan. When the project is complete, you must notify management for an inspection.

You must follow all local building codes and setback requirements when making this change. A permit may be needed. This can be applied for at the County or City offices.

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Additionally, the Association has not reviewed the background or qualifications of the contractor you have chosen and this approval should not be taken as any certification, endorsement, approval or other statement by the Association with respect to the contractor you have chosen to make the change you propose, or the ability or qualifications of the contractor to make such a change. Be aware that you are responsible for contacting the appropriate utilities, if needed, before digging of any kind.

We appreciate your cooperation in submitting this request for approval. An attractive community helps all of us get the full value from our homes when we decide to sell.

Sincerely,

Heritage Lake Estate Condominium Association
Board of Directors

E-MAILED 11/27/19

Revised

Heritage Lake Estates Association
Waiver Form

I Lisa Stormont, owner of 1675 Valley Forge Ct #D, do hereby agree to the terms and conditions spelled out below in return for authorization to complete the requested change to the home that is either attached or defined below.

Changes Requested:
New storm door installed.

Terms and Conditions:

- Homeowner agrees to install changes to comply with all codes of the City of Wheaton and DuPage County.
- Homeowner agrees to install changes as approved by the Board of Directors solely at the expense of the homeowner.
- Any damage caused by the improper installation/improvement of property is repaired at the expense of the homeowner.
- Future repair, maintenance or replacement of the improvement is at the expense of the homeowner. If the unit is sold, homeowner will inform buyer of this stipulation.
- Contractor will provide a Certificate of Insurance evidencing General Liability and Worker's Compensation Insurance naming Heritage Lake Estates Condominium Association as the Certificate Holder.

The following must be submitted with this request:

- Detailed Plan of Work/Project
- Executed Hold Harmless Agreement
- A copy of Contractor's Certificate of Insurance-from any and all contractors and/or sub-contractors.
- A check for $25 payable to Association Partners, Inc. for review and processing of your request.

Please submit your written request to:

Heritage Lake Estates Condominium Assn.
c/o Association Partners, Inc.
25W560 Geneva Rd. Box #16
Carol Stream, IL 60188

Signed: (Homeowner) Lisa Stormont Date 11-6-19

WORK ORDER SUMMARY

Open work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate

Open

Exterior Maintenance

3482 12/16/2019 / 01/01/1900 — **Gargae light out porch light fixture is off**

MIDWEST PROPERTY SERVICES, INC
George & Megan Hagemaster

1697 Farragut # D
Wheaton IL, 60189

(630) 932-5757

$0.00

12/10/2019	Tenant reports that porch light fixture was removed when foundation was being worked on an was never replaced. Owner also reports that the bulb above her door is very dim and the bulb on the right of the garage near unit A is completely out. Please inspect and repair.
	IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com
12/10/2019	Email to service@midproservice.com
12/10/2019	I put a call in to the owner to see if he is ok for MPS to replace porch fixture, since it is a H/O responsibility - AK
01/03/2020	It is association responsibility and we were waiting for approval of new light fixture (original was discontinued). I spoke to homeowner and told him that the new light fixture was approved and it should be replaced soon. -A.K.

3671 01/13/2020 / 01/20/2020 — **Entry Post Inspect & Repair**

STRAIGHT LINE CONTRACTORS, INC
Karen Pelletiere ***

1130 Mt Vernon # D
Wheaton IL, 60189
karenpell415@aol.com
(708) 327-1237

$0.00

01/06/2020	Owner reports Posts on the porch are rotting. See attached photo. Please inspect and repair. Thank you.
	IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com
01/06/2020	Email to dklatt11@gmail.com

3651 03/01/2020 / 03/01/2020 — **Signage Installation**

MIDWEST PROPERTY SERVICES, INC
Various Locations According to Maps

$0.00

01/02/2020	Pick up 9 new/replacement signs, 5 new posts for installation throughout the property according to provided maps, as soon as weather permits.
01/02/2020	Email to service@midproservice.com

Exterior Maintenance Count: 3

General Maintenance

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Open work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
3279	11/23/2019 01/01/1900	**Garage Lights Out**	**MIDWEST PROPERTY SERVICES, INC** **Heritage Lake Estates** 179 & 1682 Williamsbug Buildings Wheaton IL, 60189	$0.00
		11/18/2019	Owner reports that both garage lights at the 1679 Williamsburg building are out. As well as the light above the C & D garage at the 1682 Building. Please inspect and repair. Thank you. IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Dan at dthompson@apimanagers.com	
		11/18/2019	Email to service@midproservice.com	
		12/04/2019	11/26 RESOLUTION: MPS arrived on site at both locations and inspected the garage lights. MPS removed four fixtures and installed new and sealed them. MPS tested and light are now working properly. Job completed. Advised mgmt. Thanks, Midwest Property Services, Inc	
		12/06/2019	On 12/5/19 received invoice #91619 for $479.95.	
		12/06/2019	The Homeowner called back about these buildings and states that the garage lights are still not working. She did say after MPS went out, one light on each building worked but haven't worked since the one night. Can you have someone take a look at this. Thank you. Regards, Dan Thompson Licensed Community Association Manager Resident Services Manager	
		12/09/2019	Lights working properly except for one light at 1679 between E AND D. MPS to return to replace. Thanks, Christian Robertson Scheduling Coordinator	
		01/03/2020	1/2/20 Colleen ok'd the new light fixture.-A.K.	
3536	12/23/2019 12/30/2019	**Replace Deadbolts**	**MIDWEST PROPERTY SERVICES, INC** **Heritage Lakes Estates** Meter Rooms Wheaton IL, 60189	$0.00
		12/16/2019	Per WO 3139 MPS found 1679 and 1657 need a deadbolt replaced on the door. Please replace. Thank you. IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com	
		12/16/2019	Email to service@midproservice.com	
		01/06/2020	Per MPS: Need key cylinders to match. AK	
3561	12/23/2019 12/30/2019	**Please inspect cracks in ceiling**	**MIDWEST PROPERTY SERVICES, INC** **Filip Patrak *****	

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Open work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
			1694 Valley Forge Ct. # A Wheaton IL, 60189 filippatrak@yahoo.com (708) 408-2301	$0.00
		12/18/2019	Homeowner reports cracks in ceiling that seem to be getting worse with time. Please inspect and ensure the ceiling is secure. Please see attached pictures. Thank you. IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com	
		12/18/2019	Email to service@midproservice.com	
		01/06/2020	MPS left message to schedule. AK	
			General Maintenance Count:	3

Interior Maintenance

3282	11/23/2019 01/01/1900	**Ceiling Issue**	**MIDWEST PROPERTY SERVICES, INC** **Linda Seneke *****	
			1231 Bunker Hill Ct. # D Wheaton IL, 60189 lindalee50@yahoo.com (630) 530-1201	$0.00
		11/18/2019	Owner had called last December reporting ceiling issues and requested this be inspected. A work order (#1412) was sent to Midwest at that time. MPS reached out to the owner, but owner never responded. Owner is requesting their ceiling be inspected for failing ceiling drywall, as well as proper ventilation in the attic. Please inspect and repair if needed. Thank you. IF COST TO REPAIR WILL EXCEED $500 PLEASE PROVIDE A QUOTE BEFORE PROCEEDING OR CONTACT ASSOCIATION PARTNERS, INC.	
		11/18/2019	Email to service@midproservice.com	
		12/06/2019	Emailed vendor for update 12/6/19. - D.T.	
		12/10/2019	Left message on 11/18 and 12/9. Thanks, Christian Robertson	
		01/03/2020	I left message for homeowner to call to schedule inspection and to call me with any questions.-A.K.	
3403	11/25/2019 01/01/1900	**Sewage Backup Mitigation**	**ACR** **Vincent Miceli *****	
			1668 Valley Forge Ct. # B Wheaton IL, 60189 vincemiceli10@gmail.com	$0.00
		12/03/2019	*This Work Order for backup purposes* Owner phoned and requested mitigation due to sewage backup. ACR was contacted and scheduled with the owner on Monday 11/25/19 for inspection. Waiting on Report from ACR. Communicated to both owner and ACR that, if this is association responsibility, Association will only cover drywall primer out. - D.T.	
3619	01/03/2020 01/10/2020	**crack in basement wall**	**MIDWEST PROPERTY SERVICES, INC** **Amy Lee**	

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Open work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
			1135 Mt Vernon # D Wheaton IL, 60189 angelsharp@aol.com (708) 599-4411	$0.00
		12/27/2019	Homeowner reports floor to ceiling crack in her innermost basement wall. See attached photos. Please inspect and repair.	
		12/27/2019	IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com Email to service@midproservice.com	
		01/06/2020	MPS states the job will be over $500; should be under $1,000. Requested a proposal for the work. cp	
3665	01/10/2020 01/17/2020	**Replace lock on electical Room**	**MIDWEST PROPERTY SERVICES, INC** **Heritage Lake Estates**	
			Clubhouse Electrical Room Wheaton IL, 60189	$0.00
		01/03/2020	Per Colleen, please replace the lock on the electrical room door and leave new key. Thank you!	
		01/03/2020	IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com Email to service@midproservice.com	
		01/06/2020	WO cancelled and added to WO #3624.	
			Interior Maintenance Count:	4

Landscaping

3672	01/13/2020 01/20/2020	**Backfill under stoop**	**LANDSCAPE CONCEPTS MGNT INC.** **Karen Pelletiere *****	
			1130 Mt Vernon # D Wheaton IL, 60189 karenpell415@aol.com (708) 327-1237	$0.00
		01/06/2020	Owner reports that her front stoop needs more dirt under it to keep rodents from getting under it. Pease inspect and repair. Thank you.	
		01/06/2020	IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com Email to jblohm@landscapeconcepts.com	
			Landscaping Count:	1

Miscellaneous

3517	12/17/2019 12/31/2019	**Mold on first floor and second floor corner**	**STRAIGHT LINE CONTRACTORS, INC** **Kimberly Dudek *****	

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Open work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
			1662 Williamsburg Ct. # C Wheaton IL, 60189 dudekka@comcast.net (630) 548-6958	$0.00
		12/12/2019	Owner reports mold on interior corner of first and second floors traveling up the wall about a foot on the same corner of the home. Please see attached pictures. Please inspect and repair. Thank you.	
			IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com	
		12/12/2019	Email to strai; dklatt11@gmail.com	
		12/12/2019	Email to akenny@apimanagers.com	
		01/03/2020	Emailed for update 1/3/20.-A.K.	
		01/03/2020	Per Donovan, the work needs to be completed in Spring. There is a lot of exterior work to do that shouldn't be torn apart when it's cold. -A.K.	
			Miscellaneous Count:	1
Plumbing				
3481	**12/17/2019** **12/23/2019**	**inspect Building pump**	**MIDWEST PROPERTY SERVICES, INC** **George & Megan Hagemaster**	
			1697 Farragut # D Wheaton IL, 60189	$0.00
			(630) 932-5757	
		12/10/2019	The owner of the E unit called the emergency phone reporting flooding in their basement. This is believed to be due to the building sump pump not operating properly. We do not have record of this sump being replaced. Please contact the tenant to gain access. Please inspect and replace if needed. Thank you.	
			IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com	
		12/10/2019	Email to service@midproservice.com	
		01/06/2020	MPS left message to schedule. AK	
3548	**12/20/2019** **12/30/2019**	**Jet rod unit**	**BEUTJER PLUMBING, INC.** **Vincent Miceli *****	
			1668 Valley Forge Ct. # B Wheaton IL, 60189 vincemiceli10@gmail.com	$0.00

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Open work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
		12/17/2019	Please jet rod unit per Colleen. Thank you.	
			IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com	
		12/17/2019	Email to jhbeutjer@gmail.com	
		01/03/2020	Emailed for update.-A.K.	
3587	**12/20/2019 12/23/2019**	**Sump Pump spraying in Garage**	**BEUTJER PLUMBING, INC. Shari R. Brown ***** 1130 Mt Vernon # B Wheaton IL, 60189 sbrown6179@gmail.com (847) 593-2000**	**$0.00**
		12/20/2019	Homeowner reports Sump Pump is spraying water in her garage. Per Colleen should it be unplugged? Please inspect and repair. HO provided garage code #1602.	
			IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com	
		12/20/2019	Email to jhbeutjer@gmail.com	
		01/03/2020	Emailed for update. -A.K.	
			Plumbing Count:	**3**
Roof				
3630	**01/06/2020 01/13/2020**	**Repair shingles by gutter guard**	**FTC OURY GROUP LLC Kimberly Dudek ***** 1662 Williamsburg Ct. # C Wheaton IL, 60189 dudekka@comcast.net (630) 548-6958**	**$0.00**
		12/30/2019	Please inspect and repair gap between shingles and roof by the gutter guard. Water is coming in on the outer corner wall. Please inspect attic for ventilation and insulation(HO responsibility) as well. Please repair as needed. Thank you.	
			IF COST TO REPAIR WILL EXCEED $500, PLEASE SUBMIT PROPOSAL TO ASSOCIATION PARTNERS INC. Please email questions or updates to Angie at akenny@apimanagers.com	
		12/30/2019	Email to shawna@ouryroofingexteriors.com	
			Roof Count:	**1**
			Open Count:	**16**
			Heritage Lake Estate Condominium Association Count:	**16**
			Estimate Total:	**$0.00**

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Closed work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Closed				
Electric				
3425	12/10/2019 01/01/1900	1678 B Trow: Exterior Outlet Not Working	MIDWEST PROPERTY SERVICES, INC Anthony J. Girardi*** 1678 Trowbridge # B Wheaton IL, 60189 ovoanthg23@gmail.com (708) 442-7000	$0.00
			Electric Count:	1
Exterior Maintenance				
3409	12/07/2019 01/01/1900	1100 C BH: Front Post Leaning	STRAIGHT LINE CONTRACTORS, INC Nicole Gutierrez *** 1100 Bunker Hill Ct. # C Wheaton IL, 60189 nicolemarie2694@gmail.com (630) 784-4472	$0.00
			Exterior Maintenance Count:	1
General Maintenance				
3239		Fill Salt Buckets	MIDWEST PROPERTY SERVICES, INC Heritage Lake Estates Garbage Corrals Wheaton IL, 60189	$0.00
3258	11/15/2019 01/01/1900	Shovel/Salt CH Stairs	MIDWEST PROPERTY SERVICES, INC Heritage Lake Estates 1160 Heritage Lakes Dr. Wheaton IL, 60189	$0.00
3449	12/11/2019 01/01/1900	1665 Williamsburg B replace garage light fixture	MIDWEST PROPERTY SERVICES, INC Paul Czajka *** 1665 Williamsburg Ct. # B Wheaton IL, 60189 paul.czajka@yahoo.com (630) 430-8287	$0.00
3512	12/17/2019 12/27/2019	Meter Room Door Will Not Stay Closed	MIDWEST PROPERTY SERVICES, INC Elizabeth Patterson *** 1171 Bunker Hill Ct. # A Wheaton IL, 60189 lpattrson2@gmail.com	$0.00
3549	12/18/2019 01/01/1900	Repair bifold closet door by fireplace in clubhouse	MIDWEST PROPERTY SERVICES, INC Heritage Lakes Estates Clubhouse Wheaton IL, 60189	$0.00
3578	12/27/2019 12/30/2019	Pool Lock Will Not Close	MIDWEST PROPERTY SERVICES, INC Heritage Lakes Estates Pool	

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Closed work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
			1160 Heritage Lakes Dr. Wheaton IL, 60189	$0.00
			General Maintenance Count:	6
Gutters / Downspouts				
3446	12/10/2019 01/01/1900	Detached downspout	**MIDWEST PROPERTY SERVICES, INC** **Jessica Mazzaferro** 1684 Valley Forge Ct. # B Wheaton IL, 60189 jmazzaferro1@aol.com	$0.00
3551	12/23/2019 12/30/2019	Gutters are clogged	**MIDWEST PROPERTY SERVICES, INC** **Michael S. Schaaf ***** 1660 Valley Forge Ct. # D Wheaton IL, 60189 NINETYMPH@SBCGLOBAL.NET (847) 758-9551	$0.00
			Gutters / Downspouts Count:	2
Interior Maintenance				
3329		Holes In Fire Wall	**MIDWEST PROPERTY SERVICES, INC** **Christie Graczyk** 1180 Mt Vernon # D Wheaton IL, 60189 christiegraczyk@aol.com;christiegraczyk1@gmail.com (919) 544-4663	$0.00
3269	11/23/2019 01/01/1900	Possible Roof Leak	**MIDWEST PROPERTY SERVICES, INC** **George & Megan Hagemaster** 1697 Farragut # D Wheaton IL, 60189 (630) 932-5757	$0.00
3624	01/03/2020 01/10/2020	replace interior light bulbs	**MIDWEST PROPERTY SERVICES, INC** **Heritage Lakes Estates** clubhouse Wheaton IL, 60189	$0.00
3654	01/10/2020 01/17/2020	Clean up & replace broken light bulb/check furnace	**MIDWEST PROPERTY SERVICES, INC** **Heritage Lake Estates** Clubhouse Wheaton IL, 60189	$0.00
			Interior Maintenance Count:	4
Plumbing				
3290	11/19/2019 01/01/1900	Emergency Sewage Backup	**BEUTJER PLUMBING, INC.** **Vincent Miceli ***** 1668 Valley Forge Ct. # B Wheaton IL, 60189 miceli10@gmail.com	$0.00

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Closed work orders

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
3490	12/17/2019 12/31/2019	1100 B MTV: Televise/Inspect/Rod Sump Pump	MIDWEST PROPERTY SERVICES, INC Courtney Hatcher *** 1100 Mt Vernon # B Wheaton IL, 60189 corky77@gmail.com (630) 829-6205	$0.00
3504	12/17/2019 12/24/2019	HLE - Misc. Addresses Access to Turn Off Spigots	MIDWEST PROPERTY SERVICES, INC Various Addresses	$0.00
			Plumbing Count:	3
Siding				
3453	12/16/2019 12/23/2019	pulled up siding from wind	STRAIGHT LINE CONTRACTORS, INC Jessica Mazzaferro 1684 Valley Forge Ct. # B Wheaton IL, 60189 jmazzaferro1@aol.com	$0.00
			Siding Count:	1
Snow / Salting				
3650	01/07/2020 01/14/2020	Please refill salt bucket	MIDWEST PROPERTY SERVICES, INC Heritage Lakes Estates Corral #8 Wheaton IL, 60189	$0.00
			Snow / Salting Count:	1
Trash				
3457	12/13/2019 12/23/2019	pick up and dispose of mattress	MIDWEST PROPERTY SERVICES, INC Garbage Corral #7 Bunker Hill Cr. Wheaton IL, 60187	$0.00
3532	12/20/2019 12/24/2019	Pick up mattress	MIDWEST PROPERTY SERVICES, INC Heritage Lakes Estates Corral #5 Wheaton IL, 60189	$0.00
3600	12/27/2019 12/30/2019	Special pick up for table top & loveseat	MIDWEST PROPERTY SERVICES, INC Heritage Lakes Estates Corral 1 & 9 Wheaton IL, 60189	$0.00
			Trash Count:	3
			Closed Count:	22
			Heritage Lake Estate Condominium Association Count:	22
			Estimate Total:	**$0.00**

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COVENANTS, CONDITIONS & RESTRICTIONS

(CCR REPORT)

Account #	Homeowner Name	Address	Lot / Block
072M1100A	Paul Winiarz ***	1100 Mt Vernon #A	/

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

Access to Unit

Desc: As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

11/27/2019 : Email Sent by Angie Kenny
To: pwiniarz@att.net
Cc:
Bcc: akenny@apimanagers.com
Attachments: Letter 11-27-2019.pdf

11/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

072M1105C	John Baker ***	1105 Mt Vernon #C	/

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

Access to Unit

Desc: As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

11/27/2019 : Email Sent by Angie Kenny
To: mastrtek012@sbcglobal.net
Cc:
Bcc: akenny@apimanagers.com
Attachments: Letter 11-27-2019.pdf

11/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

072B1123B	Elaine Russo ***	1123 Bunker Hill Ct. #B	/

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

Access to Unit

Desc: As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

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Account #	Homeowner Name	Address	Lot / Block

11/27/2019 : Email Sent by Angie Kenny
To: russoen@sbcglobal.net
Cc:
Bcc: akenny@apimanagers.com
Attachments: Letter 11-27-2019.pdf

11/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

072M1130E **Richard Lyon ***** **1130 Mt Vernon #E** /

Type: Trash

Violations **Initial Date:** 12-09-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-19-2019

Garbage/Recycling - Trash Not In **Desc:** It has been reported that trash bags from your unit have been left on the ground rather than being placed in the dumpster. Going forward, please assure that all bags will be placed inside the dumpster and will be tied up.

12/09/2019 : Email Sent by Angie Kenny
To: rlyon7@hotmail.com
Cc:
Bcc: akenny@apimanagers.com
Attachments: 1130 Mt. Vernon #E 3rd.jpg, 1130 Mt. Vernon #E 2nd.jpg, 1130 Mt. Vernon #E.jpg, Letter 12-09-2019.pdf

12/09/2019 : Level 1st Warning Violation created by Angie Kenny:Trash 12/09/2019Garbage/Recycling - Trash Not In Dumpster It has been reported that trash bags from your unit have been left on the ground rather than being placed in the dumpster. Going forward, please assure that all bags will be placed inside the dumpster and will be tied up.Level: 1st Warning

072M1150E **Joseph M. & Leslie A. Harrison** **1150 Mt Vernon Ct. #E** /

Type: Nuisance

Violations **Initial Date:** 01-02-2020 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 01-12-2020

Enter Specific Violation Here **Desc:** a strong smell of wmoke has been disturbing your neighbor

01/02/2020 : Level 1st Warning Violation created by Angie Kenny:
Nuisance 01/02/2020
Enter Specific Violation Here
Level: 1st Warning

072B1231A **Carie A. Sadkowski-Holzl** **1231 Bunker Hill Ct. #A** /

Type: Required Unit Documents

Violations **Initial Date:** 11-13-2019 **Level:** 3rd Fine **Next Contact:** **Escalation Date:** 01-16-2020

Lease Information Request **Desc:** According to our records we are missing the updated Lease, Census form and Lease Rider for lease ending 6/30/19 for the above referenced address.

11/13/2019 : Level 2nd Warning/1st Fine Violation created by Angie Kenny:
Required Unit Documents 11/13/2019
Lease Information Request According to our records we are missing the updated Lease, Census form and Lease Rider for lease ending 6/30/19 for the above referenced address.
Level: 2nd Warning/1st Fine

12/05/2019 : Violation changes by Angie Kenny:
-level changed from 2nd Warning/1st Fine to 2nd Fine

01/06/2020 : Level 4 violation regenerated by Angie Kenny.

072M1663C **Joseph Near ***** **1663 Monticello Ct. #C** /

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

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Account #	Homeowner Name	Address	Lot / Block

Access to Unit **Desc:** As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

11/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

11/27/2019 : Email Sent by Angie Kenny
To: jnear93@gmail.com
Cc:
Bcc: akenny@apimanagers.com
Attachments: Letter 11-27-2019.pdf

072V1664C **Solomon T. Abegaz** **1664 Valley Forge Ct. #C** /

Type: Maintenance

Violations **Initial Date:** 11-26-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-06-2019

Maintenance - Garage Doors **Desc:**

11/26/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/26/2019
Maintenance - Garage Doors
Level: 1st Warning

072V1668A **Brittany Burde ***** **1668 Valley Forge Ct. #A** /

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

Access to Unit **Desc:** As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

11/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

11/27/2019 : Email Sent by Angie Kenny
To: brittnburde6@yahoo.com
Cc:
Bcc: akenny@apimanagers.com
Attachments: Letter 11-27-2019.pdf

11/27/2019 : Email Sent by Angie Kenny
To: brittnburde@yahoo.com
Cc:
Bcc: akenny@apimanagers.com
Attachments: Letter 11-27-2019.pdf

072M1675A **Daniel & Crystal George** **1675 Monticello Ct. #A** /

Type: Maintenance

Violations **Initial Date:** 12-09-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-19-2019

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Account #	Homeowner Name	Address	Lot / Block

Maintenance - Storm Door **Desc:** During a recent site inspection it was noted that the storm door to the above referenced address is in disrepair and needs replacement/repair. According to the above rule this is a violation, Homeowner responsibility, and needs to be corrected.

12/09/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 12/09/2019
Maintenance - Storm Door During a recent site inspection it was noted that the storm door to the above referenced address is in disrepair and needs replacement/repair. According to the above rule this is a violation, Homeowner responsibility, and needs to be corrected.
Level: 1st Warning

072A1678C **Omar R. & Alejandra Gonzales *** & Lau** **1678 Ashburn Ct. #C** /

Type: Pets

Violations **Initial Date:** 12-12-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-22-2019

Pets - Barking **Desc:** It has been reported that your pet has been barking excessively when you are away from home.

12/12/2019 : Level 1st Warning Violation created by Angie Kenny:
Pets 12/12/2019
Pets - Barking It has been reported that your pet has been barking excessively when you are away from home.
Level: 1st Warning

12/12/2019 : Email Sent by Angie Kenny
To: omarglz@hotmail.com
Cc:
Bcc:
Attachments: Letter 12-12-2019.pdf

072W1679A **Dave Lanier *** ** **1679 Williamsburg Ct. #A** /

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

Access to Unit **Desc:** As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

11/27/2019 : Level 1st Warning Violation created by Dan Thompson:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

11/27/2019 : Email Sent by Angie Kenny
To: davelanier@hotmail.com
Cc:
Bcc: akenny@apimanagers.com
Attachments: Letter 11-27-2019.pdf

072W1679B **Tracy L Bush** **1679 Williamsburg Ct. #B** /

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

Access to Unit **Desc:** As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

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Account #	Homeowner Name	Address	Lot / Block

11/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

072M1683A **Jacqualyn Nickon** **1683 Monticello Ct. #A** /

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

Access to Unit **Desc:** As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

11/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

072A1693B **Adrian & Alexandra Scurtu*** ** **1693 Ashburn Ct. #B** /

Type: Maintenance

Violations **Initial Date:** 11-26-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-06-2019

Maintenance - Garage Doors **Desc:** During a recent site visit it was noted that the garage door at the above referenced address is damaged and in need of repair or replacement. According to the above rule this is an owner responsibility.

11/26/2019 : Email Sent by Angie Kenny
To: ascurtu01@gmail.com***
Cc: akenny@apimanagers.com
Bcc:
Attachments: Letter 11-26-2019.pdf

11/26/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/26/2019
Maintenance - Garage Doors During a recent site visit it was noted that the garage door at the above referenced address is damaged and in need of repair or replacement. According to the above rule this is an owner responsibility.
Level: 1st Warning

072F1694B **John Lee *** ** **1694 Farragut #B** /

Type: Interior

Violations **Initial Date:** 12-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 01-06-2020

Enter Specific Violation Here **Desc:** It has been reported that construction is starting at 7:00am creating a noise disturbance to your neighbors.

12/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Interior 12/27/2019
Enter Specific Violation Here It has been reported that construction is starting at 7:00am creating a noise disturbance to your neighbors.
Level: 1st Warning

12/27/2019 : Email Sent by Angie Kenny
To: leecustom1@gmail.com
Cc:
Bcc:
Attachments: Letter 12-27-2019.pdf

072F1697A **Donald R. Ladesic** **1** rragut #A /

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Account #	Homeowner Name	Address	Lot / Block

Type: Maintenance

Violations **Initial Date:** 11-27-2019 **Level:** 1st Warning **Next Contact:** **Escalation Date:** 12-07-2019

Access to Unit

Desc: As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no

11/27/2019 : Level 1st Warning Violation created by Angie Kenny:
Maintenance 11/27/2019
Access to Unit As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was no
Level: 1st Warning

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EXECUTIVE SESSION MATTERS

Association Partners, Inc.

25W560 Geneva Rd., Box 16, Carol Stream, IL 60188-2231 Office:(630) 653-7782 Fax (630) 653-6894 www.associationpartners.org

January 3, 2020
Heritage Lake Estate Condominium Association
HEARING CONFIRMATION

RE: 1678 Ashburn Ct. # C

E-mailed 1/3/20 + mailed

Omar R. & Alejandra Gonzales
Laura I. Armenta
25900 Meadowland Circle
Plainfield, IL 60585

This letter is written on behalf of and at the direction of the Board of Directors of the Heritage Lake Estate Condominium Association.

The hearing you requested has been scheduled as follows:

HEARING DATE: Tuesday, January 21, 2020
TIME: Immediately following the Regular Board Meeting, which begins at 7:00PM
LOCATION: Hollybrook Clubhouse, 1160 Heritage Lakes Drive, Wheaton, IL

It is recommended that you attend the hearing, which will be held whether or not you attend.

Please contact us with any questions.

Sincerely,

Colleen Piraino
Association Manager

cc: Board of Directors

Association Partners, Inc.

25W560 Geneva Rd., Box 16, Carol Stream, IL 60188-2231
Website: www.associationpartners.org

Telephone (630) 653-7782
Fax (630) 653-6894

December 12, 2019
Heritage Lake Estate Condominium Association
FIRST NOTICE OF VIOLATION
RE: 1678 Ashburn Ct. # C

Omar R. & Alejandra Gonzales
Laura I. Armenta
25900 Meadowland Circle
Plainfield, IL 60585

This letter is written on behalf of and at the direction of the Board of Directors of the Heritage Lake Estate Condominium Association.

You are reportedly in violation of the following Rule or Regulation outlined in your Declaration, By-Laws or Rules and Regulations:

Rules and Regulations; Pets; Item E states: Your pet must not disturb the quiet of other residents with loud barking at any time. (City Code 14-97)

Result and remedy of violation:
It has been reported that your pet has been barking excessively when you are away from home causing a disturbance to your neighbors. Per the rule above, that is not allowed. Please take proper action to resolve this issue.

This warning carries no monetary fine, but this violation must be corrected in 10 days, or a hearing must be requested. Otherwise, you will be subject to further notices of violation, which will involve a fine.

If you feel the violation is in error, please complete the attached form to request a hearing. Only unit owners are allowed to request a hearing. The hearing must be requested within 10 days of this notice or you waive the right to a hearing and the allegation shall be considered accurate.

REQUEST FOR A HEARING

I, Omar R. & Alejandra Gonzales & Laura I. Armenta, owner of 1678 Ashburn Ct. # C, hereby request a hearing regarding the Notice of Violation dated December 12, 2019.

Signature: _____ Date: 12/22/19

Phone: (815) 919-6481 Email: omarglz@hotmail.com

Return to: Heritage Lake Estate Condo Association - c/o Association Partners, Inc. - 25W560 Geneva Rd. #16, Carol Stream, IL 60188
Attention: Colleen Piraino, Association Manager

Colleen Piraino

From: Colleen Piraino
Sent: Friday, January 03, 2020 9:41 AM
To: 'omarglz@hotmail.com'
Cc: Angie Kenny
Subject: RE: HLE 1678 Ashburn Ct. #C Request for Hearing
Attachments: 1678C Ashburn Hearing Notice Jan2020.pdf

Mr. Gonzalez-
Although you did not request a hearing within the time allotted, a hearing will be allowed. Attached is the Hearing Notification Letter. Although your aunt is welcome to come to the hearing, you as the owner must also attend and present the case to the Board. The hearing is to directly address the violation reported. Any reports of rule violations by other owners/residents should be sent in writing to management so that we can address those with the person(s) violating the rules. Identity of those reporting issues is kept confidential.

Please let me know if you will be attending the hearing or if you choose a different path of action after reviewing the information provided above.

Regards,
Colleen Piraino
Licensed Association Manager
Association Partners, Inc.
Office: 630-653-7782, ext 7005
Fax: 630-653-6894

AssociationPartners, Inc. Association Managers — 21 YEARS

Visit our web site: www.associationpartners.org

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From: Angie Kenny <akenny@apimanagers.com>
Sent: Friday, January 03, 2020 8:33 AM
To: Colleen Piraino <cpiraino@apimanagers.com>
Subject: FW: HLE 1678 Ashburn Ct. #C Request for Hearing

I am forwarding this request for a hearing. Thanks.

Regards,

Angie Kenny

Association Partners, Inc.

25W560 Geneva Rd., Box 16, Carol Stream, IL 60188-2231 Office:(630) 653-7782 Fax (630) 653-6894 www.associationpartners.org

COPY

December 9, 2019
Heritage Lake Estate Condominium Association
HEARING CONFIRMATION

RE: 1663 Monticello Ct. # C

Joseph Near ***
1663 Monticello Ct. # C
Wheaton, IL 60189

This letter is written on behalf of and at the direction of the Board of Directors of the Heritage Lake Estate Condominium Association.

The hearing you requested has been scheduled as follows:

HEARING DATE: Tuesday, January 21, 2020
TIME: Immediately following the Regular Board Meeting which begins at 7:00 PM
LOCATION: Hollybrook Clubhouse, 1160 Heritage Lakes Drive, Wheaton, IL

It is recommended that you attend the hearing, which will be held whether or not you attend.

Please contact us with any questions.

Sincerely,

Colleen Piraino
Association Manager

cc: Board of Directors

Association Partners, Inc.

25W560 Geneva Rd., Box 16, Carol Stream, IL 60188-2231
Website: www.associationpartners.org

Telephone (630) 653-7782
Fax (630) 653-6894

November 27, 2019
Heritage Lake Estate Condominium Association
FIRST NOTICE OF VIOLATION
RE: 1663 Monticello Ct. # C

Joseph Near ***
1663 Monticello Ct. # C
Wheaton, IL 60189

This letter is written on behalf of and at the direction of the Board of Directors of the Heritage Lake Estate Condominium Association.

You are reportedly in violation of the following Rule or Regulation outlined in your Declaration, By-Laws or Rules and Regulations:

Declaration of the Association; 5.04 Easement to Board states: The Property shall be subject to an easement in gross to the Board, its successors and assigns, for ingress, egress, to perform its obligations and duties as required by this Declaration and Bylaws. The Board shall have access to each unit from time to time as may be necessary for the maintenance, repair or replacement of any common elements therein or accessible therefrom, or for making emergency repairs therein necessary to prevent damage to the common elements or to other unit or units.

Result and remedy of violation:
As you are aware the Association's electrician recently attempted to access the garage at the above referenced address in order to perform a maintenance inspection. According to our records access was not granted on 10/31/19, or 11/1/19. Since this was not the first time access to the garage was not allowed, you are in violation of the above rule of the Association. Please be advised that the Association will be attempting to perform this inspection in the near future.

In order to gain compliance and avoid future violation, including possible fines and fees, please make make arrangements to ensure that access is allowed on the date and time of the next noticed inspection.

This warning carries no monetary fine, but this violation must be corrected in 10 days, or a hearing must be requested. Otherwise, you will be subject to further notices of violation, which will involve a fine.

If you feel the violation is in error, please complete the attached form to request a hearing. Only unit owners are allowed to request a hearing. The hearing must be requested within 10 days of this notice or you waive the right to a hearing and the allegation shall be considered accurate.

REQUEST FOR A HEARING

I, Joseph Near ***, owner of 1663 Monticello Ct. # C, hereby request a hearing regarding the Notice of Violation dated November 27, 2019.

Signature: _____ Date: _____

Phone: _____ Email: _____

Return to: Heritage Lake Estate Condo Association - c/o Association Partners, Inc. - 25W560 Geneva Rd. #16, Carol Stream, IL 60188
Attention: Colleen Piraino, Association Manager

Association Partners, Inc.

25W560 Geneva Rd., Box 16, Carol Stream, IL 60188-2231 Office:(630) 653-7782 Fax (630) 653-6894 www.associationpartners.org

December 4, 2019

Heritage Lake Estate Condominium Association

HEARING CONFIRMATION

RE: 1667 Valley Forge Ct. # C

COPY

Katie & Mark Decker
384 S. Elizabeth Street
Lombard, IL 60148

This letter is written on behalf of and at the direction of the Board of Directors of the Heritage Lake Estate Condominium Association.

The hearing you requested has been scheduled as follows:

HEARING DATE: January 21, 2020
TIME: Immediately following the regular board meeting, which begins at 7:00 PM
LOCATION: Heritage Lakes Clubhouse, 1160 Heritage Lakes Drive, Wheaton

It is recommended that you attend the hearing, which will be held whether or not you attend.

Please contact us with any questions.

Sincerely,

Colleen Piraino
Association Manager

cc: Board of Directors

9/10 - Lease + census Rcvd.
9/25 - Lease Rider Vio
10 days (10/5 due date)
10/8 - Lease Rider Rcvd.

Colleen Piraino

From: Mark Decker <deck1977@gmail.com>
Sent: Tuesday, November 26, 2019 12:33 PM
To: Dan Thompson; Colleen Piraino
Subject: Request to remove fees

Please schedule a hearing or request to the board to remove the fees associated with my condo.

When my renters renewed their lease, I failed to provide a copy to you, and Dan informed me in August or early September of this. As soon as I was made aware, I provided a copy and the census form on September 10. Dan informed me that he lease renewal was missing the lease rider. As soon as i was made aware, I filled out the form and gave to my renters to sign and return. The form requires both renters to sign, and one of them was out of town for 2 weeks, so I did not get the form back until October 8, at which time I scanned and provided it to Dan.

I understand the paperwork requirements moving forward include the rider, census form, and lease. I will provide each of these documents at the time of lease renewal or new renters.

As I worked to rectify the deficiencies as soon as I was made aware, I do not believe a $75 fine is warranted in this circumstance.

Please let me know if this fee waiver request is sufficient for consideration or if I need to appear before the board in person.

Thanks,
Mark Decker

Association Partners, Inc.

25W560 Geneva Rd., Box 16, Carol Stream, IL 60188-2231
Website: www.associationpartners.org

Telephone (630) 653-7782
Fax (630) 653-6894

September 25, 2019
Heritage Lake Estate Condominium Association
SECOND NOTICE OF VIOLATION - FIRST FINE
RE: 1667 Valley Forge Ct. # C

Katie & Mark Decker
384 S. Elizabeth Street
Lombard, IL 60148

This letter is written on behalf of and at the direction of the Board of Directors of the Heritage Lake Estate Condominium Association.

You are reportedly in violation of the following Rule or Regulation outlined in your Declaration, By-Laws or Rules and Regulations:

Rules and Regulations page 1. Article HOMEOWNER RESPONSIBILITY item B.1. States: Homeowners leasing their unit must deliver a signed copy of the lease to the Management Company within 10 days after the lease is executed and prior to occupancy. And Item B.2. States Homeowners are responsible for including the Heritage Lake Estates Lease Rider as part of the lease. And Item B.3. States: Homeowners are responsible for providing the management company with the names of all tenants and the tenants' home and work telephone numbers within 10 days of occupancy.

According to our records we are missing the updated Lease Rider for lease ending 6/15/20 for the above referenced address. According to the above rule this is a violation and needs to be corrected.

In order to avoid future violation including possible fines and fees, Please make sure to submit the below documentation within ten days of the date of this notice.

-Updated Lease Rider

This violation must be corrected within 10 days. Otherwise, the owner will be subject to further notice of violations which will involve additional fines. Payment of the $25.00 fine and $50.00 fee should be made to Heritage Lake Estate Condominium Association, P.O BOX 5963, Carol Stream IL 60197 within thirty days. If you feel the violation is in error, please complete the attached form to request a hearing. Only unit owners are allowed to request a hearing. The hearing must be requested within 10 days of this notice or you waive the right to a hearing, the allegation shall be considered accurate, and the fine/fee will be assessed to your account.

REQUEST FOR A HEARING

I, Katie & Mark Decker, owner of 1667 Valley Forge Ct. # C, hereby request a hearing regarding the Notice of Violation dated September 25, 2019.

Signature: _____ Date: _____

Phone: _____ Email: _____

Return to: Heritage Lake Estate Condo Association - c/o Association Partners, Inc. - 25W560 Geneva Rd. #16, Carol Stream, IL 60188
Attention: Colleen Piraino, Association Manager

AssociationPartners Inc. Association Managers

Transaction History

Heritage Lake Estate Condominium Association

Transaction Detail : 1/1/2019 - 12/4/2019

Date: 12/4/2019
Time: 4:14 pm
Page: 1

Name: Katie & Mark Decker **Address:** 1667 Valley Forge Ct. Unit C

Homeowner Account: 072V1667C **Homeowner Status:** Current Owner / Tenant Occupied

Date	Description	Batch	Amount	Paid	Balance
01/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
01/05/2019	ACH	0	-	225.07	-
02/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
02/05/2019	ACH	0	-	225.07	-
03/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
03/05/2019	ACH	0	-	225.07	-
04/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
04/05/2019	ACH	0	-	225.07	-
05/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
05/05/2019	ACH	0	-	225.07	-
06/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
06/05/2019	ACH	0	-	225.07	-
07/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
07/05/2019	ACH	0	-	225.07	-
08/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
08/05/2019	ACH	0	-	225.07	-
09/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
09/05/2019	ACH	0	-	225.07	-
10/01/2019	Monthly Assessment 2019	491	225.07	-	225.07
10/05/2019	ACH	0	-	225.07	-
10/22/2019	F/V-1st fine dated 09.25.19 no lease document (Extra Fee) 2019	5906	25.00	-	25.00
10/22/2019	F/V-1st fine dated 09.25.19 no lease document (Extra Fee) 2019	5906	50.00	-	75.00
11/01/2019	Monthly Assessment 2019	491	225.07	-	300.07
11/05/2019	ACH	0	-	225.07	75.00
12/01/2019	Monthly Assessment 2019	491	225.07	-	300.07
		Total	**$2,775.84**	**($2,475.77)**	**$300.07**

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Association Partners, Inc.

25W560 Geneva Rd., Box 16, Carol Stream, IL 60188-2234
Website: www.associationpartners.org

Telephone (630) 653-7782
Fax (630) 653-6894

BOD — No hearing Just FYI

January 2, 2020
Heritage Lake Estate Condominium Association
FIRST NOTICE OF VIOLATION
RE: 1150 Mt Vernon Ct. # E

Joseph M. & Leslie A. Harrison
1150 Mt Vernon Ct. # E
Wheaton, IL 60189

This letter is written on behalf of and at the direction of the Board of Directors of the Heritage Lake Estate Condominium Association.

You are reportedly in violation of the following Rule or Regulation outlined in your Declaration, By-Laws or Rules and Regulations:

Declaration of Condominium ownership and of Easements Restrictions, Covenants & By-Laws, Section 6 Covenants and Restrictions as to Use and Occupancy, Item H: No noxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done thereon, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or Occupants.

Result and remedy of violation:
It has been reported or observed that a strong smoke smell has been disturbing your neighbor. Please take any appropriate action to resolve the issue(s).

This warning carries no monetary fine, but this violation must be corrected in 10 days, or a hearing must be requested. Otherwise, you will be subject to further notices of violation, which will involve a fine.

If you feel the violation is in error, please complete the attached form to request a hearing. Only unit owners are allowed to request a hearing. The hearing must be requested within 10 days of this notice or you waive the right to a hearing and the allegation shall be considered accurate.

REQUEST FOR A HEARING

I, Joseph M. & Leslie A. Harrison, owner of 1150 Mt Vernon Ct. # E, hereby request a hearing regarding the Notice of Violation dated January 2, 2020.

Signature: _____ Date: _____

Phone: _____ Email: _____

Return to: Heritage Lake Estate Condo Association - c/o Association Partners, Inc. - 25W560 Geneva Rd. #16, Carol Stream, IL 60188
Attention: Colleen Piraino, Association Manager

We live in a smoke-free household. A hearing seems unnecessary; we will speak with our neighbor. We apologize for the inconvenience.

Joel and Lyle

JAN 09 2020