



NOVEMBER 2025 HAPPENINGS

HEATHERRIDGE COMMUNITY NEWSLETTER

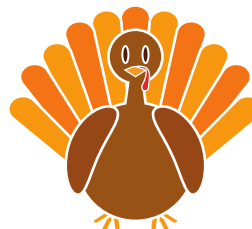


Why You Should Attend HUA and HOA Meetings:

- You Have a Say in Community Decisions
- Elect Leadership That Represents You
- Stay Informed and Engaged
- Build a Stronger Community
- Quorum Matters

ASSOCIATION	NEXT MEETING
HeatherRidge Umbrella Assoc (HUA)	Tue, Nov 25 th
Hidden Hills Townhome Assoc (HRTA)	Tue, Nov 18 th
Hidden Hills Condo Assoc (HRCA)	Wed, Nov 19 th
Covered Bridge Townhome Assoc (CBTA)	Wed, Nov 19 th
Covered Bridge Condo Assoc (CBCA)	TBD
StoneyBrook Residents Assoc (SRA)	Thu, Jan 15 th
Cambridge Assoc	Wed, Dec 10 th

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**GOBBLE
GOBBLE
GOBBLE**

Garbage Disposal Tips

Do not put the following down your garbage disposal:

- Eggshells
- Animal bones and fat
- Cooking oils and grease
- Fibrous or stringy foods (such as celery or other tough vegetables)
- Rice, pasta, or bread-based products that can expand when exposed to moisture
- Paper, metal, or plastic materials (this should be obvious, but accidents happen)



HEATHERRIDGE UMBRELLA ASSOCIATION (HUA) OFFICE:

Address: 5864 Manchester Drive, Gurnee, IL 60031-6126

Phone: 847-816-9300

Email: Heatherridge.office@gmail.com

Website: www.heatherridge.org



READ OUR NEWSLETTER ONLINE!
Visit our Website or use the QR code:



Holiday Plumbing Care Tips



Before Guests Arrive

- **Perform a plumbing check:** Inspect faucets, toilets, and visible pipes for any leaks or issues.
- **Schedule a professional inspection:** A plumber can check your system and water heater for potential problems.
- **Clean your drains:** Clear minor clogs with a baking soda and vinegar flush, or a drain snake, to prevent them from becoming bigger problems.
- **Check your water heater:** Have it inspected for leaks, rust, or corrosion, and ensure it's set to an adequate temperature for increased use.

Preventative Measures for Guests

- **Proper toilet disposal:** Only flush human waste and toilet paper; provide wastebaskets for other items like paper towels, wet wipes, and feminine products.
- **Be careful with the disposal:** Do not put bones, fruit/vegetable peels, coffee grounds, leftovers or grease down the garbage disposal.
- **Stock up on supplies:** Place plungers and extra rolls of single-ply toilet paper in guest bathrooms.
- **Stagger water usage:** Advise guests to space out showers and avoid running multiple appliances (dishwasher, washing machine) at the same time to reduce strain on the system.

During the Holidays

- **Monitor your plumbing:** Listen for unusual sounds or look for any signs of leaks and address them immediately.
- **Be prepared for emergencies:** Keep basic tools like a plunger and drain snake handy.
- **Know when to call a professional:** Don't hesitate to call for assistance if you notice slow drains, backups, water leaks, or flooding.



COMMUNITY FOOD DRIVE NOVEMBER 1ST - DECEMBER 15TH



DROP OFF Monday - Friday 9AM - 5PM
HeatherRidge Umbrella Office
5864 Manchester Drive
For more info call (847) 816-9300

The Warren Township Food Pantry is currently in need of:

- Canned Corn
- Maple Syrup
- Spaghetti Sauce
- Noodles
- Chicken Soup
- Toilet Paper
- Box Mashed Potatoes
- Box Skillet Dinners
- Canned Fruit
- Large bottles of non-refrigerated Juice

Holiday Items:

- Cornbread Mix
- Box Stuffing
- Canned Sweet Potatoes
- Can/Jar/Mix Gravy
- French Fried Onions
- Paper Towels
- Paper Plates
- Laundry Detergent
- Cat/Dog Food
- Personal Hygiene Products

Please don't donate anything perishable (frozen or refrigerated), expired, or opened food items.



Direct donations of \$\$ are gratefully appreciated.
Make checks out directly to **Warren Township Food Pantry** or
go directly to their website
<https://warrentownship.net/199/Food-Pantry>

DONATE

2 MORE GREAT EVENTS!





HeatherRidge's
HALLOWEEN
PARTY











HEATHERRIDGE'S
ANNUAL
CHILI
SCRAMBLE





Holiday Reuse & Recycling Event



Saturday, November 8, 2025 from 11:00AM - 1:00PM

Adler Park at the Lodge, 1640 N. Milwaukee Ave., Libertyville

Drop off these items for reuse, recycling, and donation!

- **Holiday Lights** (Light strings only - no wreaths, garlands or other decorations)
- **New & Gently Used Leashes, Collars, Harnesses for Carts and Dogs**
- **Pet Treats for Dogs & Cats** (sealed/unopened/not expired)
- **New & Gently Used Pet Toys for Cats, Dogs, Small Birds, Guinea Pigs and Rabbits**
- **Monetary Donations** for Our House of Hope Rescue



Food Pantry Donations for the Libertyville Township Food Pantry

Accepting these items **ONLY** (new/sealed/not expired)

- Canned Soup, Stews and Chili
- Ground Coffee
- Canned Potatoes & Carrots
- Rice
- Mac and Cheese Boes
- Bodywash, shampoo, Hand Soap & Toothpaste



Confidential Document Shredding (5 Banker's Boxes/Paper Bags per household/until truck is full)

No Businesses/Business Documents; 99% of paper in our household can be recycled curbside

Local Events (For a full list visit: www.visitlakecounty.org)

November 1st - 7th

Fall Color Walks at Volo Bog State
Natural Area, Ingleside

November 8th

Fox Lake Fall Crawl
Village of Fox Lake

November 8th & 9th

Grayslake Antiques and Flea Market
Lake County Fair Grounds

November 14th

Lightscape at Chicago Botanical
Gardens, Glencoe

November 15th

Artwauk in Waukegan
Downtown Waukegan

Nov 21st

Holiday Lights
Welton Plaza, Gurnee

Nov 21st - Dec 24th

Santa Photos
Gurnee Mills Mall

November 23rd

Pet Photos with Santa
Gurnee Mills Mall

November 28th

Festival of Lights and Holiday Market
Downtown Grayslake

November 28th - 29th

Festival of Arts & Crafts
Lake County Fair Grounds

November 29th

Kris Kringle Market
Volo Museum, Ingleside

November 29th

Festival of Lights Parade & Kris
Kringle Market
Community Garden Green, Fox
Lake





31st Annual Jon Callaghan Turkey Trot

NOVEMBER 27TH @ 8AM
GURNEE FIRE STATION 1
CHECK IN AT 7AM



[HTTPS://GURNEETURKEYTROT2025.EVENTBRITE.COM](https://gurneeturkeytrot2025.eventbrite.com)

The 31st Annual Village of Gurnee Turkey Trot is back this Thanksgiving! Grab your family and friends for a morning of fun, fitness, and giving back.

- Walk or run the 5K
- First 350 participants get a shirt!
- Early registration: \$30



With the holidays around the corner and the season of ordering online... it's a good time for this reminder:

Incidents of package theft, also known as *porch piracy*, are increasing. We kindly request that you closely monitor your orders. Please take additional precautions to ensure packages are delivered securely and retrieved promptly.



Makers Expo

HOSTED BY THE SOCIAL MARKET
COLLECTIVE EVENTS

Celebrate the season with an elevated holiday shopping experience featuring 48 talented local artisans, live music, a cash bar, a cozy hot cocoa bar for the family, and exclusive raffle giveaways. Admission is free, and we invite guests to bring a new toy in support of Toys for Tots.

Sun, Nov 16 at 1PM
The Merry Makers Expo at The Ten Hotel
6161 W Grand Ave, Gurnee



Cranberry Sauce Recipe

Cranberry sauce takes time to develop. Making it 3-4 weeks in advance and letting it sit in the fridge is optimal for flavor.



Servings: 10

Prep Time: 5 Minutes

Cook Time: 15 Minutes

Total Time: 20 Minutes

Ingredients

- 12 ounces fresh cranberries
- ½ cup water
- 1 cup of sugar
- 1 cinnamon stick
- ¼ tsp salt
- 1 orange zested and juiced

Directions

- Rinse cranberries.
- Zest orange and put zest to the side, juice remaining orange.
- In a saucepan, add cranberries, orange juice, cinnamon stick, sugar, water and salt.
- On medium heat, bring to a low boil.
- Stirring cranberries, cook until they start to pop, about 8-10 minutes.
- Turn off heat.
- Add orange zest and mix in.
- Let cool to room temperature.
- Store in a sealed container like a mason jar.
- Put in fridge. Can be stored in fridge for up to 8 weeks in a sealed container.

Happy Veterans Day



November 11, 2025

To all who served,

★ ★ ★
**WE ARE
THANKFUL
FOR YOUR
SERVICE**

Larry Dressler
Carpenter/Handyman
HeatherRidge Resident
847-543-1552
dresslerconstr@att.net

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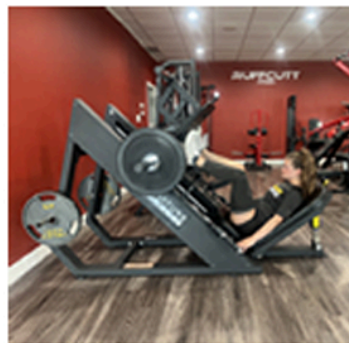
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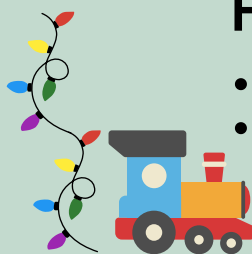


HOME
Sweet
HOME

Welcome new
HR resident!

Hidden Hills Townhomes

Suzanne Swanson



HOLIDAY LIGHTS AND HOLIDAY TRAIN



- Holiday Lights - Fri, Nov 21st 5:30PM - 7:30PM @ Welton Plaza
- Holiday Train - Tue, Dec 9th 5:00PM
 - The Holiday Train is anticipated to arrive on the east side of railroad tracks near Depot Rd. Park your vehicle at Viking Park, Viking Middle School or Warren Township High School and walk over to Depot Rd. and Old Grand Ave.

mellen&co.
est.1938

601 Greenwood | Waukegan | IL | 60087 | (847) 244-3500

Types of Insurance:

- ✓ Personal
- ✓ Commercial
- ✓ Bonding
- ✓ Health
- ✓ Life



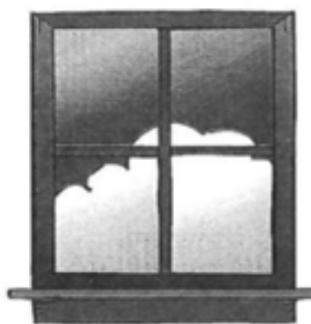
Contact our Team of Specialists to Discuss
Your Personal or Business Insurance Needs!



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when potatoes
drink too much?**

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HeatherRidge Homes

For a list of homes available for sale or rent
or if you are interested in selling your home:

call Scott Paul

847-274-3591

or email: **ScottPaulHomes@outlook.com**



Scott Paul has been helping people buy and sell homes in HeatherRidge
for 32 years and would love to help you find the perfect HeatherRidge home!

Scott Paul, Broker, RE/MAX Suburban: 1344 S. Milwaukee Ave., Libertyville, IL 60048



963 Taylor Dr. \$2000/mo.

Beautifully updated 2 bedroom 2 bath townhome with 1 car detached garage available for November 1 occupancy. Freshly painted interior, remodeled kitchen, updated baths, vinyl plank floors, and more. Patio overlooks pond setting. Second bedroom is open loft style bedroom. No smoking. No pets. 700+ credit score required. \$15 per adult credit check fee. Complex features 24 hour on-site security, golf course, clubhouse, swimming pool, tennis courts beautiful grounds, and more! An awesome rental opportunity. See it today!



690 Chandler Rd. #207—\$179,900

Great price! Light and neutral 2 bedroom, 2 bath 1200 sq. ft. second floor condo features an updated kitchen with granite counters! Sliding doors lead to large balcony with pleasant view. Heated underground garage. Garage space #19 and storage closet #19 (on first floor). HeatherRidge has 24-hour onsite security, golf course, swimming pool, tennis courts, beautiful grounds, and more.

Tax \$4,166 (with no exemptions)
Assoc. Fee \$547/mo.

How much equity did you gain in the last year?

Please call or email if you would like a value estimate for your home.

HEATHERRIDGE'S SNOW PLAN

The following plan is in effect for plowing after at least 2" of snow has fallen.

Snow Removal Goal of our HUA Departments during and after any snow event is to keep our roads passable to the greatest extent possible. This means that to the greatest extent possible, motorists can travel on roads even if the roads may not be completely clear of snow or ice, especially in extremely cold conditions.

You should know...



- For most snow events HUA expects to have all tasks accomplished **within 24 hours after the completion of the storm event**. Unusually heavy snow events will extend this timeline.
- We do not have full-time staff over the weekends. If snow events occur on weekends, staff is called in for overtime duty but cannot work without sleep and meal breaks.

Street and Parking Lot Plowing:

Our approach to plowing is that we start with areas that are utilized by the greatest number of residents, and work towards areas that are used by the least number of residents.

You should know...



- Heavily traveled streets are done first, courts and roadways done in rotating order with each snowfall (includes condo horseshoe drives). StoneyBrook driveway areas and all parking lots are done next.
- Please note: Manchester, Colby Road, Leonard, HeatherRidge Drive, Edington and Regency Court are dedicated streets maintained, plowed, and salted by the Village of Gurnee.

Shoveling:

As with the rest of our snow removal procedures, shoveling happens **only after 2"** of snow has fallen.

You should know...



- For your safety and convenience, keep a bucket of salt or melting crystals by your doors, as well as a small shovel or broom to clear your porch and steps. **Shoveling of residential porch or porch steps is NOT the responsibility of the HUA.**
- The shoveling of walkways and sidewalks is contracted out. Contractors may not know our property as well as our staff, but we supervise the work.
- In terms of shoveling priority, handicapped areas are first, followed by condos and the HUA building sidewalks (due to the amount of foot traffic). We then clear all walkways and sidewalks throughout the rest of the complex. Mailboxes and dumpsters are next, followed by garage fronts. We repeat this clearing as necessary.

Please remember:



- It is impossible to plow drifts and areas that are blocked by cars.
- **If you park in an area that gets plowed, please move your car when plows are around to allow them to fully clear the area.**
- We cannot plow parking areas full of cars, and it may be hours before your parking lot comes back into the rotation. Driveways that have cars parked outside cannot be plowed.
- StoneyBrook driveway plowing is contracted out. Residents have the option to "opt-out" of the plowing, call the HUA office to be on that list. In the unfortunate case you think there was damage from plowing, please report it immediately, we cannot honor complaints months later.
- Our crews do their very best to serve everyone as quickly as possible, we ask for your patience as we work through cleanup from snowstorms.
- If you have questions or need specific help, please call the HUA office (847) 816-9300.





HeatherRidge Main Clubhouse

5900 HeatherRidge Dr, Gurnee

847-367-6010

HeatherRidge Clubhouse is ideal for private events such as golf outings, corporate meetings, charity events, bridal showers, birthday parties, weddings, and more. We offer various settings with amenities like a cozy atmosphere, kitchen facilities, a fireplace, bar options, a dance floor, and a beautiful courtyard for outdoor cocktails. Our space can accommodate 10 to 125 guests, and you can choose our caterers or bring your own.



For more information,
please contact us at
HeatherRidgeGolfGM@gmail.com
or call 847-367-6010.



Craig Bieganowski, Owner

Cell: 708-906-0172

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These minutes have not yet been approved by the HUA Board. Any corrections, additions, or deletions will be made at the next regular HUA Board meeting prior to official approval.

President Todd Campbell called the regular meeting to order at 7:15pm.

Present: Todd Campbell, Randy Brooks, Walt Paulson, Janet Schwartz, Janet Peck, Debi Kiddle, Margaret Tai, Laura Kelly, Al Villaseñor. Krystine Miluski was present briefly but had to leave. 5 residents were present.

September 23, 2025 MINUTES: Janet Schwartz made a motion to accept and approve the September 23, 2025 HUA Board Meeting Minutes. Seconded by Walt Paulson and at vote, all aye, motion carried.

PRESIDENT'S REMARKS: Reminder that the Halloween event is this Friday at the CRF. Dress up in costumes if you so desire to. Saturday is the Chili Fall golf outing to end the season. Sunday @ 2am, make sure to set your clocks back an hour. It's getting darker sooner. Please carry a flashlight when out walking. Get home safely including your pets.

VICE PRESIDENT'S REMARKS: Just a gentle reminder to pick up after your pets.

TREASURER'S REMARKS: Walt Paulson gave the highlights of the Treasurer's Report. The Treasurer's Report is attached to the minutes. Checks and financials are in order. Reserves are well. Security Department is over budget due to staffing. Randy Brooks made a motion to receive and accept the Treasurer's Report seconded by Margaret Tai. At vote, all aye, motion carried.

MANAGEMENT REPORT: The initial HUA budgeting process first phase has been completed. While we had previously planned on a September delegate presentation, that will occur in October. The CBRC pool repair was completed, however we were unable to fill the pool due to the time needed to cure and potential weather complications. There were no other leaks identified via inspection. There are two separate leaks related to ponds 14 and 15. There are some decisions to be made regarding timing, urgency and process. Security is in the process of getting quotes for formal professional cameras for the neighborhood rec centers. It's dark out earlier. Please be cognizant of your surroundings and where you step. After 50 years, the issue and solution isn't always more lighting as much as more attention (and this is a statement regarding the overall community not the CRF). Additional lighting is great until the adjacent dwelling unit owners complain about too much light and how intrusive it is. Walt Paulson made a motion to receive and accept the Management Report, seconded by Randy Brooks. At vote, all aye, motion carried.

STANDING REPORTS:

Architecture and Maintenance Committee: No formal report or motion required.

Audit Committee: No formal report or motion required.

Finance Committee: Reviewed & discussed the September 2025 HUA financials and checks. Reviewed & discussed the September 2025 CRF financials and checks. Committee directed CM to provide detailed P&L HR50 expenditures. Committee requests a balance sheet to be included in future CRF/HRGC financial packets. CM gave update on the status of Pond 14 & 15 repairs. 1 bid received, 2 more pending.

TLLCISI Committee: Job description for Office Admin Assistant is completed. CM gave update on hiring status. CM gave update on legal issues.

FINANCE/TLLCISI Committee: Completed and filed 2024 HUA tax return. 2024 HRGC Compilation is currently still in process. Meeting set for 11/25. Discussed 2nd opinion to be solicited on Cabana canopy repair/replacement and storing professionally. Discussed credit cards for the CRF and the HUA Office. Briefly discussed topics to address in 2026. Janet Peck made a motion to accept the TLLCISI and Finance Committee Reports, seconded by Debi Kiddle. At vote, all aye, motion carried.

General Election and Oversight: No formal report or motion required.

Nominating Committee: No formal report or motion required. Todd Campbell asked Janet Schwartz to chair the Nominating Committee. She kindly accepted.

Golf and Tennis Committee: The Golf Committee meeting was held October 13, 2025 @ 11am. Attendees were al Villaseñor, Margaret Tai, David Grum, and Krystine Miluski. The golf course continues to do well compared to the previous year at this time. AFV is purchasing new equipment (AI will provide a list of the equipment needed). Golf Committee is currently reviewing the golf course rules and will make recommendations for any changes that may need to be made. Food and beverage made record sales during HR50. HR50 was a success, and we received great feedback from homeowners. Next meeting will be held on 11/10/25 @ 11am. Walt Paulson made a motion to receive and accept the Golf and Tennis Committee Report. Debi Kiddle seconded the motion. At vote, all aye, motion carried.

Landscape and Ponds Committee: The Landscape/Ponds Committee met on Friday, October 10, 2025. The attendees were Brad Banwart, Krystine Miluski, Vikki Herzog, and Walt Paulson. Topics discussed per department: Landscape Department - Update.... leaves, leaves, leaves! Preparing for snow. Pond 14 and 15 issues. Flowering trees rear of 920 building status. Butterfly Garden - No news on lower tennis courts. Other topics - Complaint from resident on Dunham. Crew blowing leaves got his car dirty. Next meeting date is January 9, 2026 at 11am. Debi Kiddle made a motion to receive and accept the Landscape and Ponds Committee Report. Margaret Tai seconded. At vote, all aye, motion carried.

Publications Committee: No formal report or motion required.

Recreational Activities Committee (RAC): No formal report or motion required.

Security Committee: Due to my very hectic schedule, I didn't hold a formal meeting this month but spoke to Jack. Since our pools are closed for the season, our calls have gone down other than just normal daily grind and calls. Remember, if you see something that is truly a First Responder type emergency, call 911. Walt Paulson made a motion to receive and accept the Security Committee Report. Janet Peck seconded. At vote, all aye, motion carried.

Welcoming Committee: The Welcome Meeting was held on October 14th. It was hosted by Vikki and myself. We had one new resident attend our last meeting of the year. She is a former resident who lived here 30 years ago and knew she wanted to live here again. She told us the reason she moved back: she loved the sense of community and the feeling of being safe with our Security Team patrolling HeatherRidge! Thank you, Vikki, for making our (return) resident feel welcome! Margaret Tai made a motion to receive and accept the Welcoming Committee Report. Laura Kelly seconded the motion. At vote, all aye, motion carried.

Tennis Task Force Committee: No formal report or motion required.

NEW BUSINESS: Pond 14 & 15 (behind 941 Scott Ct.) leak repair proposals were reviewed. The issue is due to water level keeps dropping. Walt Paulson made a motion to accept JB Earth Solutions, LLC proposal at a cost of \$8,457.00 plus 10% contingency. Janet Schwartz seconded the motion. At vote, all aye, motion carried.

OLD BUSINESS: Walt Paulson made a motion to approve 2026 HUA draft budget as presented to the delegates earlier this evening. Randy Brooks seconded the motion. The majority of the board members approved, and it will be ratified at the November meeting barring any changes.

OPEN DISCUSSION FOR HOMEOWNERS:

Homeowners are given time to present items of interest or issues they would like to have considered or reviewed.

Margaret Tai made a motion to adjourn the HUA Board meeting, seconded by Janet Peck. At vote, all aye, motion carried.

Adjournment at 7:50 pm
HUA Board of Directors

Next Meeting – Tuesday, November 25, 2025
Linda Wach – Recording Secretary



STATUS OF MEETING MINUTES NOT YET PUBLISHED

- Covered Bridge Condo Association did not have a meeting in October.
- Hidden Hills Condo Association (HRCA1) did not have a meeting in October.

HEATHERRIDGE UMBRELLA ASSOCIATION (HUA) BOARD OF DIRECTORS

HEATHERRIDGE UMBRELLA ASSOCIATION BUDGET COVER SHEET

⁽¹⁾P.U.P.M. = Per Unit Per Month

Umbrella	2026 P.U.P.M.	2025 P.U.P.M.	2025 / 2024 Budgets P.U.P.M.'s Variance	2026 Budget	2025 Budget	Budgets Variance	
Landscape Department Operating	99.51	97.41	2.10	1,141,553	1,117,467	24,086	
Maintenance Department Operating	29.01	28.93	0.08	332,803	331,858	945	
Security Department Operating	37.60	33.88	3.72	431,387	388,691	42,696	
Administrative Department Operating	32.91	28.16	4.75	377,580	323,067	54,513	
Departments Operating Total	\$199.03	\$188.38	\$10.65	\$2,283,323	\$2,161,083	\$122,240	5.66%
Maintenance & Capital Projects	32.47	29.94	2.53	372,485	343,509	28,976	
From Existing Reserves			0.00	0	0	0	
Departments Operating / Maintenance & Capital Projects Total	\$231.50	\$218.32	\$13.18	\$2,655,808	\$2,504,592	\$151,216	5.36%
(CRF) Central Recreation Facility Operating	0.00	1.40	-1.40	0	0	0	
(CRF) Central Recreation Facility Capital Projects	0.00	0.00	0.00	0	0	0	
(CRF) Operating / (CRF) Capital Projects Total	\$0.00	\$1.40	-\$1.40	\$0	\$0	\$0	
Covered Bridge Recreation Center Operating	8.59	8.59	0.00	34,225	34,225	0	
Covered Bridge Recreation Center Reserve	5.02	5.02	0.00	20,000	20,000	0	
Covered Bridge Recreation Center Total	\$13.61	\$13.61	\$0.00	54,225	54,225	0	
Hidden Hills Recreation Center Operating	8.33	8.33	0.00	44,970	44,970	0	
Hidden Hills Recreation Center Reserve	2.75	2.75	0.00	14,850	14,850	0	
Hidden Hills Recreation Center Total	\$11.08	\$11.08	\$0.00	59,820	59,820	0	
Stoneybrook/Cambridge Recreation Center Operating	12.38	12.38	0.00	25,850	25,850	0	
Stoneybrook/Cambridge Recreation Center Reserve	4.60	4.60	0.00	9,609	9,609	0	
Stoneybrook/Cambridge Recreation Center Total	\$16.98	\$16.98	\$0.00	35,459	35,459	0	
*Covered Bridge Neighborhood Total Monthly Assessment	\$245.11	\$233.33	\$11.78				5.05%
*Hidden Hills Neighborhood Total Monthly Assessment	\$242.58	\$230.80	\$11.78				5.10%
*Stoneybrook/Cambridge Neighborhood Total Monthly Assessment	\$248.48	\$236.70	\$11.78				4.98%

*Residential Assessments are **NOT** included in these Totals.



HEATHERRIDGE UMBRELLA ASSOCIATION (HUA) BOARD OF DIRECTORS

Treasurer's Report for SEPTEMBER 2025

UMBRELLA CASH POSITION	Operating 8/31/2025	Operating 9/30/2025	Net Change Operations	Reserves 8/31/2025	Reserves 9/30/2025	Net Change Reserves
	\$ 266,376.54	\$ 182,956.77	\$ (83,419.77)	\$ 745,199.65	\$ 763,241.05	\$ 18,041.40
UMBRELLA OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 186,204.74	\$ 186,546.70	\$ (341.96)	\$ 1,677,541.34	\$1,678,920.30	\$ (1,378.96)
Landscape	\$ 90,782.55	\$ 82,464.04	\$ (8,318.51)	\$ 820,718.71	\$827,481.09	\$ 6,762.38
Security	\$ 38,354.38	\$ 30,674.91	\$ (7,679.47)	\$ 311,590.57	\$288,097.18	\$ (23,493.39)
Administration	\$ 28,333.06	\$ 31,522.79	\$ 3,189.73	\$ 281,447.70	\$293,392.98	\$ 11,945.28
Maintenance	\$ 23,175.02	\$ 23,530.59	\$ 355.57	\$ 240,725.87	\$239,341.47	\$ (1,384.40)
Total Expenses	\$ 180,645.01	\$ 168,192.33	\$ (12,452.68)	\$ 1,654,482.85	\$ 1,648,312.72	\$ (6,170.13)
INCOME (LOSS)	\$ 5,559.73	\$ 18,354.37	\$ (12,794.64)	\$ 23,058.49	\$ 30,607.58	\$ (7,549.09)
CBRC CASH POSITION	Operating 8/31/2025	Operating 9/30/2025	Net Change Operations	Reserves 8/31/2025	Reserves 9/30/2025	Net Change Reserves
	\$ 1,799.62	\$ 18,741.23	\$ 821.61	\$ 164,649.43	\$ 166,187.08	\$ 1,537.65
CBRC OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 2,963.68	\$ 2,885.47	\$ 78.21	\$ 26,294.56	\$ 25,969.23	\$ 325.33
EXPENSES	\$ 9,795.45	\$ 3,014.65	\$ (6,780.80)	\$ 35,415.94	\$ 25,969.35	\$ (9,446.59)
INCOME (LOSS)	\$ (6,831.77)	\$ (129.18)	\$ (6,702.59)	\$ (9,121.38)	\$ (0.12)	\$ (9,121.26)
HHRC CASH POSITION	Operating 8/31/2025	Operating 9/30/2025	Net Change Operations	Reserves 8/31/2025	Reserves 9/30/2025	Net Change Reserves
	\$ 8,801.07	\$ 8,797.54	\$ 3.53	\$ 158,988.28	\$ 160,229.71	\$ 1,241.43
HHRC OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 3,859.37	\$ 3,956.83	\$ (97.46)	\$ 36,151.95	\$ 35,611.47	\$ 540.48
EXPENSES	\$ 6,468.37	\$ 3,956.83	\$ (2,511.54)	\$ 47,663.90	\$ 35,611.47	\$ (12,052.43)
INCOME (LOSS)	\$ (2,609.00)	\$ 0.00	\$ (2,609.00)	\$ (11,511.95)	\$ 0.00	\$ (11,511.95)
SBRC CASH POSITION	Operating 8/31/2025	Operating 9/30/2025	Net Change Operations	Reserves 8/31/2025	Reserves 9/30/2025	Net Change Reserves
	\$ 6,700.71	\$ 4,884.84	\$ (1,815.87)	\$ 67,087.52	\$ 67,889.58	\$ 802.06
SBRC OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 2,154.41	\$ 2,295.78	\$ (141.37)	\$ 22,077.86	\$ 20,662.02	\$ 1,415.84
EXPENSES	\$ 4,852.44	\$ 2,295.78	\$ (2,556.66)	\$ 23,551.65	\$ 20,662.02	\$ (2,889.63)
INCOME (LOSS)	\$ (2,698.03)	\$ 0.00	\$ (2,698.03)	\$ (1,473.79)	\$ 0.00	\$ (1,473.79)

HEATHERRIDGE SECURITY DEPARTMENT REPORT NUMBER OF CALLS BY TYPE FOR SEPTEMBER 2025

ABANDONED VEHICLE	6	BUILDING CHECK - CALLED	4	LOCK OUT VEHICLE	1	OVERDOSE NON SUICIDE	1
ADMIN	23	CHECK WELL BEING	1	LOST ANIMAL	1	PARKING VIOLATION	5
AREA CHECK	1	DISORDERLY CONDUCT	1	LOST PROPERTY	1	RESIDENT ASSIST	5
ADMITTANCE AUTHORIZATION	1	FOLLOW UP	1	MEDICAL ASSIST	3	STATIONARY PATROL	1
AREA CHECK	93	GARAGE DOOR PROBLEM	1	NEIGHBOR ASSIST	1	SUSPICIOUS VEHICLE	2
ASSIST GURNEE FIRE/EMS	2	HH GARAGE DOOR VIOLATION	1	NEIGHBOR TROUBLES	2	TRAFFIC OFFENSE - CITED	50
ASSIST HUA	2	ILLEGAL DUMPING	1	OBSCENE PHONE CALLS/MESSAGES	1	VEHICLE MAINTENANCE	1
BUILDING CHECK	92	LOCK OUT RESIDENCE	2	OPEN DOOR/WINDOW	4	VEHICLE MAINTENANCE - GAS	25
TOTAL							336

COVERED BRIDGE TOWNHOME ASSOCIATION

October 22, 2025 Monthly Meeting Minutes

BOARD ATTENDEES: A. Doherty, President, Beth Taylor, Treasurer, Randy Brooks, Vice President, Margaret Tai, Co-Secretary, and Al Villaseñor, AFV Management, and Nick, AFV Management

Treasurer's Report as of 10/22/25:

- Checking: \$115,030.59
- Money Market: \$131,926.70
- CD: \$185,000.00

Management Report:

- End of Season Projects: Two (2) projects have been completed. Nick will obtain quotes for the other projects and remaining projects will be completed by the end of the year. Please see chart below:

Address	Issue	Status
910 Vose	Trim Paint	Completed
936 Chase	Front Railing	Completed
903 Vose	Deck Repair	Postponed to Spring 2026
905 Vose	Siding Replacement	Pending Proposal
908 Abingdon	Front Deck Repair	Pending Proposal
937 Chase	Back Porch Partition Repair	Pending Proposal
916 Abingdon	Back Deck Step Repair	Pending Proposal

- Review Violation and Work Order Status: Violation letters were sent to homeowners and homeowners are responding to Nick demands and they are taking care of the issues.
- Siding Repair Proposal – ATK: Board members did not address this matter because CBTH does not pay for damage to homes due to golf balls.

New Business:

- Ratify 2026 Budget: There will be no increase to the 2026 budget. The board approved the 2026 budget.
- Firm up 2026 Objectives: No discussion
- AR From: No discussion
- Reserve Study Proposal: Reserve Study was approved by the board members to have Reserve Advisors proceed with the study for a cost of \$5,000.

Old Business:

- WM recycling update: WM has been charging CBTH for overages. It was recommended by WM to add an additional pickup day, which will be three (3) days for an additional charge. Board did not approve of the recommendation of an additional day for pickup because of the additional cost.
- Short Term Rental Updates: There must be at least a one-year lease requirement.
- Assessment Collection Updates: Nick sent homeowners currently in arrears with their assessment fees by mail.

Public Comments: None

Close: Meeting was adjourned @ 7:50pm.

Next meeting is scheduled for 11/19/25 @ 6:30pm (Covered Bridge Rec Center)

Respectfully Submitted, Covered Bridge Association Board of Directors

October 21, 2025 Monthly Meeting Minutes

An Executive Session was held at 5:30pm to discuss a unit owner account and other confidential matters as appropriate and allowed by declaration and statute.

Board Members Present: Carol Cronkhite, President; Lea Atiq, Secretary; Diane Coke, Vice President; Agnieszka (Agnes) Rodrigues, Treasurer and Al Villaseñor of AFV Management, Inc. Roberta (Bobbi) Swisher, Director was present for the executive session but had to leave before the regular board meeting started. No residents were present during the regular meeting.

President: Carol Cronkhite called the meeting to order at 6:45pm.

PRESIDENT'S REPORT: None

APPROVAL OF PRIOR MEETING MINUTES: Diane Coke made a motion to accept the minutes for the August 19, 2025 meeting. Lea Atiq seconded. All in favor, aye. Motion carried.

TREASURERS REPORT: The Operating account balance is \$76,258.19 and the total balance in the Reserve accounts is \$554,869.16. A motion was made by Diane Coke to accept the Treasurer's Report for September 30, 2025. Lea Atiq seconded. All in favor, aye. Motion carried.

MANAGEMENT REPORT: Not too much going on currently. The insurance certificate report was reviewed. A letter will be sent out to all non-compliant unit owners regarding the ramifications of not submitting proof of insurance. Agnes Rodrigues made a motion to accept the Management Report. Lea Atiq seconded. All in favor, aye. Motion carried.

NEW BUSINESS: Lea Atiq made a motion to approve the 2026 siding proposal from ATK Construction for 8 buildings/45 units at a cost of \$227,080. Diane Coke seconded the motion. All in favor, aye. Motion carried. Diane Coke made a motion to accept the 2024 Accountant Financial Statement Review from Barnes, Givens & Barnes, LTD. Lea Atiq seconded the motion. All in favor, aye. Motion carried. Diane Coke made a motion to approve the 2026 Draft budget with a 3.1% increase as originally presented on 9/9/25. Agnes Rodrigues seconded the motion. All in favor, aye. Motion carried.

OLD BUSINESS: None

PUBLIC COMMENT: Homeowners are given time to present items of interest or issues they would like to have considered or reviewed.

MEETING ADJOURNED at 7:11pm.

Meeting minutes respectfully submitted by Linda Wach

October 16, 2025 Monthly Meeting Minutes

CALL TO ORDER: The meeting was called to order at 7:00 pm by Walt Paulson at the StoneyBrook Rec Center.

ROLL CALL: President, Walt Paulson; Vice President, Wayne Lee; Secretary, Ulises Rivero and Al Villaseñor of AFV Management. Absent: Treasurer, Jimena Lara and Director, Daniel Lopez. One resident was present.

APPROVAL OF AUGUST MINUTES: Minutes of August 21, 2025, meeting was reviewed. A motion was made by Walt Paulson and seconded by Ulises Rivero to approve the minutes.

PRESIDENT'S REPORT: Obey SB speed limit. Stop at all stop signs. Trick or Treat is October 26th from 2-5pm. November 2nd, remember to turn your clocks back an hour. SB tax returns were signed and sent. The SB cover letter for the Welcome Booklet and the cover letter for the SB Rules & Regs have been updated. Happenings Newsletters are visible online (in color) or you can pick one up at the HUA Office or Security Office.

VICE PRESIDENT'S REPORT: None

TREASURERS REPORT: Reviewed the SB financials as of 09/30/25. Total Assets are \$43,858.27; Total Liabilities are \$15,601.99; Total Liabilities and Equity are \$43,858.27. A motion was made by Wayne Lee to accept the Treasurer's Report and was seconded by Ulises Rivero. All aye, motion carried.

COMMITTEE REPORTS:

- SBRC Update: See new business.
- Architecture Update: There were 2 architectural requests submitted. One was for a tree removal and 1 was for lights on the soffit.

MANAGEMENT REPORT: There will be a Halloween party on 10/31 from 6-9pm at the CRF along with a movie. Food will be provided. There will be a little gathering with a bon fire/fire pit. There was a recent fire in the single-family home section. It was a resident issue but is still being investigated regarding the cause. The pools are closed for the season. The crew is gearing up for the snow season. A survey monkey for the kiddie pool will go out soon.

NEW BUSINESS: SBRC cameras – they have been problematic as the batteries drain too quickly. Security is getting quotes to hard wire cameras and be professionally installed for the beginning of next year. Pool gate issues will be addressed by the end of the year. Getting quotes to power wash the SBRC in the spring. Furniture damage – was able to save the cushions but had to dispose of the rest. Found the issue with the rec center television and it has been fixed. Looking for scaled down quotes for the interior painting to do touch ups only. Recommended to do touch ups after the wiring for the cameras gets done. Cambridge resident inquired about a Task Team for Rec Center – was noted that there already is a "team." Security inspections before and after events – Al will discuss with the Chief about having staff do a more complete inspection but that also getting new hard-wired cameras should help. The painting of the playground fence should be done in spring.

OLD BUSINESS: Walt Paulson made a motion to ratify the 2026 SBRA Budget. Ulises Rivero seconded the motion. All aye, motion carried.

OPEN DISCUSSION FOR RESIDENTS: None

EXECUTIVE SESSION to discuss unit owner accounts and other confidential matters as appropriate and allowed by declaration and statute, if necessary.

Meeting was adjourned at 8:07 pm.

NEXT MEETING: The next meeting of the StoneyBrook Residential Association Board will be at 7:00 pm on January 15, 2026 @ the SBCRC (unless any issues arise before then)

Minutes respectfully submitted by Linda Wach

WHO IS WHO AT HEATHERRIDGE

NOVEMBER 2025

HUA	Covered Bridge	Hidden Hills	StoneyBrook
Board Members:	CB Condo Board:	HH Condo Board:	StoneyBrook Board:
President: Todd Campbell Vice Pres: Randy Brooks Secretary: Janet Peck Treasurer: Walt Paulson Director: Janet Schwartz Director: Margaret Tai Director: Krystine Miluski Director: Debi Kiddle Director: Laura Kelly	President: Janet Schwartz Vice Pres: Diane Perkins Secretary: Walter Schultz Treasurer: Lisa Weinhold Director: Paul Pugliese Committee Chairpeople: 917 Vose: Joan Tapper 920 Vose: Luiza Towata Delegates: Diane Perkins Alt Delegates: Karen Schachtschneider Rosalie Sternberg Gerald Kippes Brigitte DePue Lisa Weinhold Sharlene Hink Property Manager: AFV Management - Al Villasenor 847-816-9300	President: Ros Glattman-Hirsch VP Chandler: Susan Hennessey VP Whitney: Laura Kelly Secretary: Margaret Hoppe Treasurer: Larry Dressler Committee Chairpeople: Neigh Chair: Larry Dressler Delegates: Marianne Smith Alt Delegates: Vicky Leafblad Larry Dressler Barb Kapple Margaret Hoppe Property Manager: AFV Management - Al Villasenor 847-816-9300	President: Walt Paulson Vice Pres: Wayne Lee Secretary: Ulises Rivero Treasurer: Jimena Lara Director: Daniel Lopez Committee Chairpeople: Archi: Alicia Zibell Neigh Chair: Jimena Lara Delegates: Jim Ellefson Alt Delegates: Ulises Rivero Jimena Lara OPEN Wayne Lee Daniel Lopez Property Manager: AFV Management - Al Villasenor 847-816-9300
Committee Chairpeople:	CB Townhome Board:	HH Townhome Board:	Cambridge
Archi, Maint: Debi Kiddle Audit: Janet Schwartz Executive: Comm of Whole Fiance: Walt Paulson Gen Elec Ovrsite: Todd Campbell Golf/Tennis: Margaret Tai Landscape/Ponds: Walt Paulson Nominating: Janet Schwartz Publications: Laura Kelly RAC: Janet Peck Security: Randy Brooks TLLCISI: Walt Paulson Welcoming: Randy Brooks Community Manager: AFV Management - Al Villasenor 847-816-9300	President: Adrienne Doherty Vice Pres: Randy Brooks Co-Secretary: Margaret Tai Co-Secretary: Krystine Miluski Treasurer: Beth Taylor Committee Chairpeople: Archi: OPEN Chair-Neigh Rec OPEN Delegates: Sheila Quinn Alt Delegates: OPEN Evelyn Peterson OPEN Vikki Herzog Ingrid Lorenz OPEN Property Manager: AFV Management - Al Villasenor 847-816-9300	President: Carol Cronkhitte Vice Pres: Diane Coke Secretary: Lea Atiq Treasurer: Agnes Rodrigues Director: Roberta Swisher Committee Chairpeople: Archi: Ty Belmont Neigh Chair: Larry Dressler Delegates: Diane Coke Alt Delegates: OPEN Carol Cronkhitte OPEN Bonnie Dolter Lea Atiq Sue Janda Mike Kraemer Diane Liggett Bev Rusz Ashley Serdar Agnes Rodrigues Property Manager: AFV Management - Al Villasenor 847-816-9300	President: Art Stevens Vice Pres: Brooks Gerlach Secretary: Jerry Kegg Treasurer: Patty Drummond Director: Janet Carey-Peck Bookkeeper: Cheryl Vogt Committee Chairpeople: Archi: Brooks Gerlach Welcome: Jennifer Laffin Social: Jennifer Laffin Delegates: Art Stevens Alt Delegates: OPEN Jeremy Laffin Property Manager: AFV Management - Al Villasenor 847-816-9300
HUA Office	HR Rec Center Addresses:	Redwood	HighPointe
HUA Office: Mon - Fri 9AM - 5PM 5864 Manchester Dr Office: 847-816-9300 FAX: 847-816-9312 Email: HeatherRidgeOffice@gmail.com www.heatherridge.org	Center Recreational Facility (CRF): 5900 HeatherRidge Dr Covered Bridge Rec Center (CBRC): 918 Vose Dr Hidden Hills Rec Center (HHRC): 724 Wakefield Dr StoneBrook/Cambridge Rec Ctr (SBCRC): 648 Dunham Rd	President: Leo Odiani Vice Pres: OPEN Secretary: Meifa Close Delegates: Meifa Close Alt Delegates: OPEN	President: Todd Campbell Vice Pres: Richard Mann Secretary: OPEN Treasurer: OPEN Director: Daniela Luciu Director: OPEN Delegates: Richard Mann Alt Delegates: Daniela Luciu
HR Facilities	HR Security	Redwood Condo Board:	HighPointe Condo Board:
Golf / Main Rec Center: 847-367-6010 5900 HeatherRidge Dr Email: HeatherRidgeGolfGM@gmail.com www.heatherridge.org www.heatherridgegolf.net	Office: 847-362-3255 Cell: 224-629-6616 Gurnee Police/Fire: 911 Poison Control: 800-222-1222		
Newsletter Info:			
Production: Publications Committee, Ads & Info: HUA Office: 847-816-9300 Note: Further info for boards and Delegates can be obtained at the HUA office: 847-816-9300			





NOVEMBER 2025



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2 Waterfall Lounge Open for Bears Game 12:00PM 	3	4	5	6	7 5PM TGIF Waterfall Lounge Open @CRF	8
9 Waterfall Lounge Open for Bears Game 12:00PM 	10 11AM Golf Com. @CRF 1PM Archit. & Maint. Com. @HUA office	11 	12 10:30AM RAC @CRF	13	14 11AM Landscape Com. @HUA office 5PM TGIF Waterfall Lounge Open @CRF	15
16 Waterfall Lounge Open for Bears Game 12:00PM 	17	18 11AM Finance/TLLCISI @ HUA office 6PM HHTA @HHRC	19 6:30PM HRCA Board @Chandler 6:30PM CBTA Board @CBRC	20	21 5PM TGIF Waterfall Lounge Open @CRF	22
23 Waterfall Lounge Open for Bears Game 12:00PM 	24	25 7PM HUA Board @CRF	26 HUA Office Closes at Noon	27 HUA Office Closed 	28 HUA Office Closed Waterfall Lounge Open for Bears Game 2:00PM 	29
30						

HUA HeatherRidge Umbrella Assoc.

HHTA Hidden Hills Townhome Assoc. (HRTA)

HHCA Hidden Hills Condo Assoc. (HRCA1)

HHRC Hidden Hills Rec Center

CBTA Covered Bridge Townhome Assoc.

CBCA Covered Bridge Condo Assoc.

CBRC Covered Bridge Rec Center

SRA StoneyBrook Residents Assoc

SBCRC StoneyBrook/Cambridge Rec Center

CRF Central Recreation Facility (Main Clubhouse)