



OCTOBER 2025 HAPPENINGS COMMUNITY NEWSLETTER



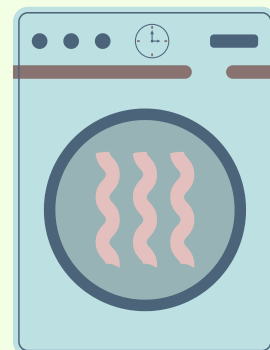
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Don't Ignore the Dangers of a Dirty Dryer Vent

Fire Risk: Lint accumulation is a leading cause of dryer fires. Professional cleaning removes hidden dangers that DIY methods often miss.

Burning Smell Warning: If you notice a burning odor while your dryer is running, it could be a sign of overheating lint inside the vent.

Increased Costs: Blocked vents cause longer drying times, raising your energy bills and putting unnecessary strain on your appliance.



QUESTIONS OR COMMENTS? We welcome your input regarding the Newsletter and Website. You can contact the HUA office at (847) 816-9300 or email heatherridge.office@gmail.com

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:





THANK YOU to our wonderful sponsors, our awesome community & fantastic volunteers for a successful 50th Anniversary Celebration!!





Photos courtesy of Dave Jones





HOA Payment Alerts

Some residents have received emails or texts about HOA payments from Go Enumerate. These messages were sent before our software upgrade was complete. We will notify everyone once the new system is fully implemented. Thank you for your understanding.

1 Check smoke detectors, fire extinguishers & first aid kits



2 Clean your chimney, fireplace & dryer vents



3 Check your windows



4 Wrap indoor pipes



5 Inspect your roof (if applicable)



6 Inspect your heating system



7 Stock up on supplies



FALL HOME MAINTENANCE TIPS



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

AAA TAX CONSULTANTS Tax Preparation Service

715 Colby Ct.
Gurnee, IL 60031
(847) 274-5997
aaatax1099@aol.com

James E. Wakefield
Sr. Tax Consultant

Call Today for a free Tax Consultation

Join us this season
at the Waterfall Lounge
in the Golf Clubhouse



BEARS SCHEDULE



MON, SEP 8	7:15PM	VIKINGS
SUN, SEP 14	12:00PM	LIONS
SUN, SEP 21	3:25PM	COWBOYS
SUN, SEP 28	3:25PM	RAIDERS
MON, OCT 13	7:15PM	COMMANDERS
SUN, OCT 19	12:00PM	SAINTS
SUN, OCT 26	12:00PM	RAVENS
SUN, NOV 2	12:00PM	BENGALS
SUN, NOV 9	12:00PM	GIANTS
SUN, NOV 16	12:00PM	VIKINGS
SUN, NOV 23	12:00PM	STEELERS
FRI, NOV 28	2:00PM	EAGLES
SUN, DEC 7	12:00PM	PACKERS
SUN, DEC 14	12:00PM	BROWNS
SAT, DEC 20	TBD	PACKERS
SUN, DEC 28	7:20PM	49ERS
WEEK 18 - TBD	TBD	LIONS

The date and time of certain games within the NFL's flex scheduling windows are subject to change. All games Central Time. HOME GAMES IN BOLD



Why did the stadium get hot after the game?

The fans left!



Every driver is aware of a stop sign. These are not optional. You must **come to a complete stop** at the marked stop line, the crosswalk, or the point closest to the intersection where you have a clear view of traffic.

For the safety of our community, please **STOP** at the stop signs and be aware of pedestrians, especially children.

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.

HeatherRidge Main Clubhouse
5900 HeatherRidge Dr
Gurnee, IL



GURNEE TRICK OR TREATING

Sunday, October 26th
2PM to 5PM



The Village of Gurnee encourages the community to have fun this Halloween and to celebrate safely. Should your family choose to trick-or-treat or pass out candy this year, please keep in mind the following:

- Stay on sidewalks and streets. Do not take shortcuts through alleyways or across lawns.
- Watch for traffic, obey all traffic signs, look before crossing the street and never cross between parked cars or in the middle of the block.
- Children should always go Trick-or-Treating with a trusted adult.
- Only go to familiar houses and never go into people's homes. If someone asks you or your child to enter their home, politely decline.
- Remain outdoors when distributing treats and provide individually packaged treat bags for children to collect.
- Check your child's treats before they eat them.



Sat, October 18th

Trunk or Treat in Deerfield
St. Gregory's Episcopal Church
11AM - 2PM

Sat, October 25th

Downtown Business Trick or Treat
Downtown Grayslake
Business Hours

Sun, October 26th

Gurnee Trick or Treat Hours
Gurnee
2PM - 5PM

Sun, October 26th

Trick or Treat on Main Street
Wauconda
1PM - 5PM

Fri, October 31st

Trick or Treat on Mainstreet
Libertyville
11AM - 2PM

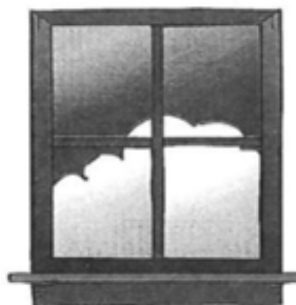


Craig Bieganowski, Owner
Cell: 708-906-0172

www.robertsplumbing.biz
craig@robertsplumbing.biz

Ph: 847-543-4311
Fax: 847-543-4314

Peterson Windows



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Window Washing Service

HeatherRidge Resident
Peterson & Family
Call Ken at 847-445-7466 / cell

Low Prices/Friendly Service

Did You Know....

The Village of Gurnee has launched a new emergency alert system—sign up now to continue receiving critical notifications. Even if you were previously registered, you must re-enroll at www.gurnee.il.us/alerts to stay informed about emergencies, severe weather, road closures, and service updates.



The Village's Emergency Alert System, also known as Regroup, is designed to quickly deliver critical alerts via phone call, text, email or mobile app to residents, businesses and visitors when it matters most. These alerts include:



- Emergency Alerts: Active shooter, crime in progress or terror threat
- Severe Weather Alerts: NOAA issued alerts for the safety and well-being of the public
- Public Safety Notifications: safety tips, scam and fraud alerts
- Road Closures and Traffic Updates: Traffic disruptions due to special events or accidents
- Service Announcements: Garbage collection, recycling and mosquito spraying



The leaves of the pumpkin can be green, pink, white, orange and yellow



Carving pumpkins into jack-o'-lanterns is a Halloween tradition that started in Ireland



The biggest pumpkin ever weighed was 2,749 pounds in 2023

The pumpkin is related to ginger



FACTS ABOUT PUMPKINS

Cinderella's magical carriage was made from a pumpkin



Pumpkins can be various colors, not just orange



According to Native American folklore, pumpkin seeds can keep away evil spirits



Pumpkin spice doesn't actually contain any pumpkin

**(For a full list and details visit:
www.visitlakecounty.org)**

Scarecrow Fest
Central Park Pavilion, Vernon Hills

Great Highwood Pumpkin Festival
Downtown Highwood

Trunk Sale & Merchant Market
Downtown Grayslake

Liberty Prairie Fall Farm Festival
Liberty Prairie Farm, Grayslake

Park District Glow Walk Century Park, Vernon Hills

Witches Night Out
Hawthorn Mall, Vernon Hills

Grayslake Antiques & Flea Mkt
Lake County Fair Grounds

Frights & Delights Halloween Fest Vernon Hills Park

Hawthorn's Harvest Fest & Makers Market
Hawthorn Row, Vernon Hills

Pumpkin Fest
Central Park, Grayslake

Lake County Ghost Adventure Long Grove

Boo Bash
Gurnee Mills, Gurnee

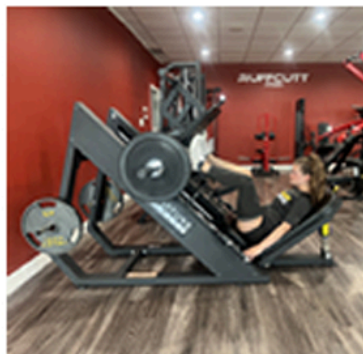
Day of the Dead Celebration Round Lake Beach



RUFFCUTT
-FITNESS-



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- * BOOT CAMP
- * STRENGTH TRAINING
- * YOGA
- * ZUMBA
- * PERSONAL TRAINING



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E AND F
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Why don't mummies gossip?

They don't want to get a bad wrap.

Pumpkin Bread

Servings: 2 loaves

Prep Time: 20 Minutes

Cook Time: 65 Minutes

Total Time: 1 Hour 30 Minutes



Ingredients

- 2 cups all-purpose flour, spooned into a measuring cup and leveled-off
- ½ tsp salt
- 1 tsp baking soda
- ½ tsp baking powder
- 1 tsp ground cloves
- 1 tsp ground cinnamon
- 1 tsp ground nutmeg
- 1 ½ sticks (¾ cups) unsalted butter, softened
- 2 cups sugar
- 2 large eggs
- 1 (15 oz) can 100% pure pumpkin

Directions

- Preheat the oven to 325°F and set an oven rack in the middle position. Generously grease two 8 x 4-inch loaf pans with butter and dust with flour (alternatively, use a baking spray with flour in it, such as Pam with Flour or Baker's Joy).
- In a medium bowl, combine the flour, salt, baking soda, baking powder, cloves, cinnamon, and nutmeg. Whisk until well combined; set aside.
- In a large bowl of an electric mixer, beat the butter and sugar on medium speed until just blended. Add the eggs one at a time, beating well after each addition. Continue beating until very light and fluffy, a few minutes. Beat in the pumpkin. The mixture might look grainy and curdled at this point -- that's okay.
- Add the flour mixture and mix on low speed until combined.
- Turn the batter into the prepared pans, dividing evenly, and bake for 65 – 75 minutes, or until a cake tester inserted into the center comes out clean. Let the loaves cool in the pans for about 10 minutes, then turn out onto a wire rack to cool completely.

Fresh out of the oven, the loaves have a deliciously crisp crust. If they last beyond a day, you can toast individual slices to get the same fresh-baked effect.

Freezer-Friendly Instructions: The bread can be frozen for up to 3 months. After it is completely cooled, wrap it securely in aluminum foil, freezer wrap or place in a freezer bag. Thaw overnight in the refrigerator before serving.



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!

Reminder November 2, 2025





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

Homes for Sale

1 Bedroom Condos.....from \$169,900
2 Bedroom Condos.....from \$183,900
1 Bedroom Townhomes.....None Available
2 Bedroom Townhomes.....None Available
Cambridge Duplexes.....None Available
StoneyBrook Homes.....from \$349,900

Rentals

1 Bedroom Townhomes.....None Available
2 Bedroom Townhomes.....None Available
1 or 2 Bedroom Condos.....None Available



690 Chandler Rd. #305—\$169,900

Great price on this well-maintained 1 bedroom 1 bath third floor condo with underground parking. Laminate floor throughout. Furnace and air replaced in 2018. Condo features large balcony with pleasant view. Washer/dryer in unit. Heated underground parking. Garage space #22 and storage closet #22. Complex has 24-hour onsite security, golf course, clubhouse, swimming pool, tennis courts, and more! Call today for a private viewing!

Tax \$2,567 Assoc. Fee \$456/mo.

**The supply of properties to
buy is very limited at this
time. If you are interested
in selling now is a good
time to sell for a high price.
Give me a call if you would
like to talk about it!**

How much equity did you gain in the last year?

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

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 7:00pm.

Present: Todd Campbell, Randy Brooks, Walt Paulson, Janet Schwartz, Janet Peck, Debi Kiddle, Margaret Tai, Laura Kelly, Al Villasenor. Absent: Krystine Miluski. 7 residents were present.

August 26, 2025 MINUTES: Janet Schwartz made a motion to accept and approve the August 26, 2025 HUA Board Meeting Minutes. Seconded by Debi Kiddle and at vote, all aye, motion carried.

PRESIDENT'S REMARKS: It is getting darker sooner, so please wear reflective clothing when out walking or carry a flashlight. Kids will be out by bus stops, so use caution. Ann Richter passed away last month.... RIP Ann! Thank everyone for the successful HR50! CRF staff kicked "butt" and the whole team stepped up. Kudos to everyone involved! Everyone had a blast.

VICE PRESIDENT'S REMARKS: People who attended the HR50 event said they had a blast and appreciated the shuttle that was provided for easier access and parking issues.

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. Security Department is \$16,000 over budget due to staffing. No neighborhoods are in arrears. Randy Brooks made a motion to receive and accept the Treasurer's Report seconded by Debi Kiddle. At vote, all aye, motion carried.

MANAGEMENT REPORT: The initial HUA budgeting process first phase has been completed. While we had previously planned a September Delegate presentation, that will occur in October. The standing garage sale approved dates for this year are 9/18 - 9/20/25. The pool issues were further delayed by continuing ground water seepage. The bad news is that we did not make our goal of reopening this season. The good news is that for now, all ground water has been removed, and we can proceed with the repair. The goal is currently to perform the repair in time to refill the pool and test its effectiveness with the idea that we can open next spring with the knowledge that we have done all that we can to open on time with no issues related to this. HR50!!!! OMG, I really have all the feels and no words. Thank you, thank you, thank you. Walt Paulson made a motion to receive and accept the Management Report, seconded by Debi Kiddle. At vote, all aye, motion carried.

STANDING REPORTS:

Architecture and Maintenance Committee: The meeting took place on September 8th at 1pm. The main focus the past month was to get ready for the HR50 celebration. Many Board Members, staff, and volunteers organized to make the day a huge success! Pools are now closed, and the Maintenance Department is working to drain pools and prepare them for winter. The Hidden Hills recycling dumpster is now located in the 690 Chandler condo parking area. The next meeting will take place on October 13th at 1pm at the HUA Office. Randy Brooks made a motion to receive and accept the Architectural and Maintenance Committee Report, seconded by Walt Paulson. At vote, all aye, motion carried.

Audit Committee: Continues to be great and will pick up in October or November. No formal report or motion required. In good order.

Finance Committee: Reviewed & discussed the August 2025 HUA financials and checks. Reviewed & discussed the August 2025 CRF financials and checks. Landscape Department turf vehicle was ordered. Discussed Budgets and Capital Expenditures.

TLLCISI Committee: Discussed job description for Office Admin Assistant. Committee recommended not creating a separate job description if shared by Security. CM gave legal updates. Work order issued to hard wire Neighborhood Rec Centers cameras. Non-functioning Neighborhood pool card readers will be addressed asap. HR Employee Handbook is deferred as a 2026 project.

FINANCE/TLLCISI Committee: Randy Brooks made a motion to accept the TLLCISI and Finance Committee Reports, seconded by Janet Peck. At vote, all aye, motion carried.

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

Nominating Committee: No formal report or motion required.

Golf and Tennis Committee: The Golf Committee meeting was held September 15, 2025 at 11am. Attendees were Al Villasenor, AFV CEO; Nic, Janet Carey-Peck, Sharlene Hink, Margaret Tai, David Grom, Rose Sternberg and Jacob. The golf course had record sales in August. The next meeting will be held on 10/13/25 @ 11am. Debi Kiddle made a motion to receive and accept the Golf and Tennis Committee Report. Walt Paulson seconded the motion. At vote, all aye, motion carried.

Landscape and Ponds Committee: The Landscape/Ponds Committee met on Friday, September 12, 2025. The attendees were Brad Banwart, Krystine Miluski, Vikki Herzog, and Walt Paulson. Landscape Department projects – starting leaf clean up. Ponds – still working on pond shorelines. Turf vehicle – ordered for November delivery. Butterfly Garden – no report. Lost tree at 920 building. Suggestion: replace it with a flowering tree or two. Work order was put in. Discussed Earth Day. Discussed possible sculptures, artwork, etc. on the HR path across from the HUA Office Building. Next meeting date is October 10, 2025 at 11am. Janet Schwartz made a motion to receive and accept the Landscape and Ponds Committee Report. Randy Brooks seconded. At vote, all aye, motion carried.

Publications Committee: No formal report or motion required.

Recreational Activities Committee (RAC): A big thanks to all of the employees, volunteers, and helpers but most of all to our HR50 committee for putting this event into action with only 4 months prep time. We had some very stressful times, but we got through it! We feel this event was a complete success. We estimate that we had more than 300 people enjoy the day. I think only the committee knew some of the glitches but that really didn't matter to the overall event. A big thanks to Laura Kelly for securing the Gurnee grant of \$4,000 and a special thanks to my co-chairman, Sharlene Hink, who was a personal help to me. Although HR50 was a great success and we learned many lessons, namely limitations of the Cabana Bar and improvements needed for the future. We would love to move the grill. We'd like to look into having a tent or pergola or retractable awning for additional shade. We hope to work with Finance on a timeline for when we can hope to schedule our improvements. We are planning another event for this Fall, a HeatherRidge Fall Fest that will take place on Halloween evening starting at 6pm. We are just in the very preliminary stages of planning this so you will have to watch your social media as well as our website. Laura Kelly managed to get us another grant for this occasion! Thank you, Laura. Some of the events will be a scary movie projected on our new screen facing the outside Waterfall patio, a fire pit on the patio, good food, beverages and lots of sweets and of course Waterfall Lounge will be open for adult beverages. Bring your lawn chairs again and enjoy the Halloween events. On Saturday, November 1st, Golf is planning a fall fling event. More to come about this. There was a golf meeting held on Thursday, September 17th that included Al, Jacob, Dirk and myself. Some of the things that were discussed were staffing, pricing, fees and annual passes. We also discussed digital menu boards for the Cabana Bar, two TVs outside where sports can be enjoyed, review of the course condition, and a pull behind tractor. Discussion of the condition of the pond between 6 & 7. TGIF Burger night will end the last Friday in September. We are planning on having TGIF's in the Waterfall Lounge every Friday between 5-8pm.

Recreational Activities Committee (RAC) continued: We will be monitoring this event for attendance. Pizza, popcorn and pretzels will be sold and if you care to DoorDash your dinner and enjoy a beverage at the bar, feel free. This is a wonderful way to socialize with your neighbors and friends. All Bears games can be enjoyed at either the Cabana or the Waterfall Lounge depending on the weather ½ hour prior to kickoff. Walt Paulson made a motion to receive and accept the RAC Report. Margaret Tai seconded the motion. At vote, all aye, motion carried.

Security Committee: We held our Security Meeting on September 16th. In attendance was Walt Paulson, Janet Schwartz, Chief Jack Berkheimer, Al Villasenor and myself. We discussed a range of topics. The budget for a new patrol SUV to the HR50 event. We had a couple residents ask if it was necessary to have so many officers at the event and the cost of the officers. The officers' salaries were paid by CRF not the homeowners association dues. In actuality, we only had 2 officers who were paid for being at HR50. Chief is on salary, and one officer was patrolling as usual. It was a good neighborhood meet and greet for residents to meet some of our officers. I went and spoke to each officer personally to get to know them better. Plus, we had Gurnee Police Officers as well who used our HR50 event as a community outreach. It was the same reason Gurnee Fire and Rescue were at HR50. Thank you to all the first responders and security for all you do to keep our community safe. Chief Jack has gone and replaced all lithium-ion batteries in all clubhouses for our security cameras until they can be hard wired. Jack is also looking into IL State Police to come to HeatherRidge to do informational training on a wide range of subjects from how to spot a scam and scam alerts to home safety. It would be free for HR residents. Debi Kiddle made a motion to receive and accept the Security Committee Report. Margaret Tai seconded. At vote, all aye, motion carried.

Welcoming Committee: The Welcome Meeting was held on the 9th of September. It was hosted by Vikki and Lea. Thank you both for stepping up! I'm sorry I wasn't able to make it. We had one new resident attend. Now that pool season is over, the Welcome Meetings become less attended. Thank you, Lea, Vikki and Jen, for being such good team members and always helping run the meetings. You are truly an asset to HeatherRidge! Walt Paulson made a motion to receive and accept the Welcoming Committee Report. Janet Schwartz seconded the motion. At vote, all aye, motion carried.

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

NEW BUSINESS: None.

OLD BUSINESS: Budget review – proposing 5.36% increase which is \$13.18 per unit/month. The proposed budget will be presented to the Delegates next month and then residents will have 30 days to review and will then be voted on at the November meeting.

OPEN DISCUSSION FOR HOMEOWNERS:

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

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

Adjournment at 7:49 pm
HUA Board of Directors

Next Meeting – Tuesday, October 28, 2025
Linda Wach – Recording Secretary

STATUS OF MEETING MINUTES NOT YET PUBLISHED

The following Associations did not have a meeting in September or did not submit meeting minutes:

- Cambridge Association
- Covered Bridge Condo Association
- Covered Bridge Townhome Association
- Hidden Hills Condo Association (HRCA1)
- Hidden Hills Townhomes Association (HRTA1)
- HighPointe Association
- Redwood Association
- StoneyBrook Association

HEATHERRIDGE UMBRELLA ASSOCIATION (HUA) BOARD OF DIRECTORS

Treasurer's Report for AUGUST 2025

UMBRELLA CASH POSITION	Operating 7/31/2025	Operating 8/31/2025	Net Change Operations	Reserves 7/31/2025	Reserves 8/31/2025	Net Change Reserves
	\$ 194,403.71	\$ 286,376.54	\$ 71,972.83	\$ 745,361.66	\$ 745,199.65	\$ (162.01)
UMBRELLA OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 186,921.97	\$ 186,546.70	\$ 375.27	\$ 1,491,336.60	\$ 1,492,373.60	\$ (1,037.00)
Landscape	\$ 87,813.45	\$ 82,651.65	\$ (5,161.80)	\$ 729,867.06	\$ 745,017.05	\$ 15,149.99
Security	\$ 35,861.11	\$ 30,674.91	\$ (5,186.20)	\$ 273,236.19	\$ 257,422.27	\$ (15,813.92)
Administration	\$ 30,832.27	\$ 31,522.79	\$ 690.52	\$ 252,864.65	\$ 261,870.19	\$ 9,005.54
Maintenance	\$ 28,099.16	\$ 23,530.59	\$ (4,568.57)	\$ 217,550.85	\$ 215,810.88	\$ (1,739.97)
Total Expenses	\$ 182,605.99	\$ 168,379.94	\$ (14,226.05)	\$ 1,473,518.75	\$ 1,480,120.39	\$ 6,601.64
INCOME (LOSS)	\$ 4,315.98	\$ 18,166.76	\$ (13,850.78)	\$ 17,817.85	\$ 12,253.21	\$ 5,564.64
CBRC CASH POSITION	Operating 7/31/2025	Operating 8/31/2025	Net Change Operations	Reserves 7/31/2025	Reserves 8/31/2025	Net Change Reserves
	\$ 19,063.01	\$ 17,919.62	\$ (1,143.39)	\$ 163,111.68	\$ 164,649.43	\$ 1,537.75
CBRC OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 2,878.76	\$ 2,885.47	\$ (6.69)	\$ 23,355.88	\$ 23,083.76	\$ 272.12
EXPENSES	\$ 3,036.75	\$ 2,820.90	\$ (215.85)	\$ 25,620.49	\$ 22,954.70	\$ (2,665.79)
INCOME (LOSS)	\$ (157.99)	\$ 64.57	\$ (222.54)	\$ (2,264.61)	\$ 129.06	\$ (2,393.67)
HHRC CASH POSITION	Operating 7/31/2025	Operating 8/31/2025	Net Change Operations	Reserves 7/31/2025	Reserves 8/31/2025	Net Change Reserves
	\$ 11,220.81	\$ 8,801.07	\$ 2,419.74	\$ 157,746.75	\$ 158,988.28	\$ 1,241.53
HHRC OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 3,934.79	\$ 3,956.83	\$ (22.04)	\$ 32,292.58	\$ 31,654.64	\$ 637.94
EXPENSES	\$ 5,893.96	\$ 3,956.83	\$ (1,937.13)	\$ 41,195.53	\$ 31,654.64	\$ (9,540.89)
INCOME (LOSS)	\$ (1,959.17)	\$ -	\$ (1,959.17)	\$ (8,902.95)	\$ -	\$ (8,902.95)
SBRC CASH POSITION	Operating 7/31/2025	Operating 8/31/2025	Net Change Operations	Reserves 7/31/2025	Reserves 8/31/2025	Net Change Reserves
	\$ 7,337.81	\$ 7,881.13	\$ 543.32	\$ 65,483.35	\$ 66,285.42	\$ 802.07
SBRC OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 2,529.98	\$ 2,295.78	\$ 234.20	\$ 19,923.45	\$ 18,366.24	\$ 1,557.21
EXPENSES	\$ 3,247.58	\$ 2,295.78	\$ (951.80)	\$ 18,699.21	\$ 18,366.24	\$ (332.97)
INCOME (LOSS)	\$ (717.60)	\$ -	\$ (717.60)	\$ 1,224.24	\$ -	\$ 1,224.24

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

ABANDONED VEHICLE	1	BUILDING CHECK - CALLED	6	LOCK OUT RESIDENCE	1	STRAY DOG	1
ADMIN	2	CB GARAGE DOOR VIOLATION	1	NEIGHBOR ASSIST	2	SUSPICIOUS PERSON	1
AREA CHECK	24	DISTURBANCE - NOISE	1	NEIGHBOR TROUBLES	3	TRAFFIC OFFENSE - CITED	60
AREA CHECK	107	DOOR LOCK PROBLEMS	2	OPEN DOOR/WINDOW	1	VEHICLE MAINTENANCE	1
ASSIST GOLF COURSE	1	FOOT PATROL	1	PARKING VIOLATION	18	VEHICLE MAINTENANCE - GAS	29
ASSIST SHERIFFS OFFICE	2	FOUND PROPERTY	1	RESIDENT ASSIST	11	WELFARE CHECK	2
BUILDING CHECK	98	GARAGE DOOR PROBLEM	1	SB GARAGE DOOR VIOLATION	3		
TOTAL							381

August 28, 2025 Monthly Meeting Minutes

Note: August's meeting minutes did not make it into September's Newsletter, so they are being published in the October Newsletter.

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

ROLL CALL: Present: Janet Schwartz, Lisa Weinhold, Diane Perkins, Walter Schultz, Paul Pugliese & Al Villasenor, CM. 5 residents were also present.

OPEN FORUM: A resident suggested that vents should be cleaned more frequently or get a fire blanket. The more you use your dryer, the sooner you should have them cleaned for safety reasons. Check your dryer vents people!! It was mentioned that something could be posted in the newsletter and to inquire with the fire department how often they recommend them to be cleaned.

MINUTES: Minutes of July 24, 2025, were approved by Walter Schultz and seconded by Lisa Weinhold. All in favor, aye. Motion carried.

TREASURER'S REPORT: As of 07-31-25: We have total cash of \$217,352.58 with expected receivables of \$1,718.95. Our short-term loan balance is \$30,270.61 and our long-term loan balance is \$150,153.56. Paul Pugliese made a motion to accept the report. Walter Schultz seconded the motion. All in favor, aye. Motion carried.

MANAGEMENT REPORT: The tuckpointing project is done for the year. HR50 is coming up. Please come on out and have a good time. CB Pool – draining it out for a week. There is a crack in the main drain, and the contractor is scheduled to repair it. The issue is that it keeps filling up with water. Need to have the pit dry before the contractor can repair the drain. If it gets addressed in time, we will open if we can. We want to make sure it is fixed before it closes for the year. The pool will close September 15th regardless. Balcony update: getting very close. Only 2 are remaining.

NEW BUSINESS: Budget meeting for CBCA is Wednesday, September 17th @ 10am in the HUA Office. Researching solar panels to save electricity on budget, possibly at 920.

OLD BUSINESS: Common laundry room dryer vents – will reach out to Jetz Laundry & CoinMach. Garage plumbing video project – need to get a date set for preventative maintenance before the next meeting - estimate. Cameras on the intercom systems – waiting for proposal from BJR Systems.

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

Meeting adjourned at 7:28pm.

Executive Session to discuss confidential matters as appropriate and allowed by Declaration and Statute.

The Next Board Meeting will be Thursday, September 25, 2025 @ 6:30pm at the Covered Bridge Rec Center.

Minutes respectfully submitted by Linda Wach

- Covered Bridge Condo Association did not have a meeting in September

August 27, 2025 Monthly Meeting Minutes

Note: August's meeting minutes did not make it into September's Newsletter, so they are being published in the October Newsletter.

CALL TO ORDER: Interim president, Adrienne Doherty called the meeting to order at 6:32 PM

BOARD MEMBERS PRESENT: A. Doherty, interim President, Beth Taylor, Treasurer, Margaret Tai, Director, Randy Brooks, Director, Krystine Miluskii, Director Villaseñor, AFV Management.

MEETING ATTENDANCE: The meeting was attended by four Covered Bridge Townhome neighbors.

APPROVAL OF PRIOR MEETING MINUTES: A motion to approve the July 2025 meeting minutes was made by Randy Brooks and seconded by Margaret Tai.

PRESIDENT'S REPORT: Included a note of appreciation that the manager, AL Villaseñor, who had been suffering from Covid, appeared at the meeting to make his report. It was also noted that the meeting was to include the important task of electing the various board chair positions.

TREASURER'S REPORT: Current bank account balances as of 8/27/25:

Checking-\$135,165.09, Money Market - \$131,443.29, CD - \$185,000.00

MANAGER'S REPORT: The final tranche of records, invoices and checks have been retrieved from the former management company. Collections notifications will be being sent out to those accounts in arrears. The board approved the purchase of a check deposit machine for expediting association fee checks. The board approved the replacement of the compromised patio at 935 Taylor drive. The board approved the drafting of a new Covered Bridge bylaw regulating Air B & B's within the Covered Bridge Townhome Association. A Budget meeting of the board was called for and scheduled for September 4th, at 6:30 PM @ CBRC.

NEW BUSINESS: A vote was held by the board to elect each of the open chair positions.

The resulting appointments are as follows:

President, Adrienne Doherty, Vice President, Randy Brooks, Treasurer, Beth Taylor,

Secretarial Co-chairs are Margaret Tai and Krystine Miluski.

BUDGET MEETING: Thursday September 4th at 6:30 PM @ CBRC

NEXT BOARD MEETING: SEPTEMBER 24TH, 6:30 PM @ CBRC

MEETING ADJOURNMENT: The meeting was adjourned at 7:20 PM

WHO IS WHO AT HEATHERRIDGE

OCTOBER 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 Committee Chairpeople: 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: OPEN Publications: Laura Kelly RAC: Janet Peck Security: Randy Brooks TLLCISI: Walt Paulson Welcoming: Randy Brooks Community Manager: AFV Management - Al Villaseñor 847-816-9300	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 Lisa Weinhold Rosalie Sternberg Sharlene Hink Brigitte DePue Karen Schachtschneider (Alt) Gerald Kippes (Alt) Property Manager: AFV Management - Al Villaseñor 847-816-9300 CB Townhome Board: President: Adrienne Doherty Vice Pres: OPEN Secretary: Adrienne Doherty Treasurer: Margaret Tai Director: Beth Taylor Director: Randy Brooks Committee Chairpeople: Archi: OPEN Newsletter: OPEN Diane Perkins (Chair-Neigh Rec) Delegates: Sheila Quinn OPEN Evelyn Peterson OPEN (Alt) Vikki Herzog OPEN (Alt) Ingrid Lorenz Property Manager: AFV Management - Al Villaseñor 847-816-9300 HR Rec Center Addresses: 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: Ros Glattman-Hirsch VP Chandler: Susan Hennessey VP Whitney: Laura Kelly Secretary: Margaret Hoppe Treasurer: Larry Dressler Committee Chairpeople: Delegates: Marianne Smith Vicky Leafblad (Alt) Larry Dressler Barb Kapple (Alt) Margaret Hoppe Larry Dressler (Neigh Chair) Property Manager: AFV Management - Al Villaseñor 847-816-9300 HH Townhome Board: President: Carol Cronkhite Vice Pres: Diane Coke Secretary: Lea Atiq Treasurer: Agnes Rodrigues Director: Roberta Swisher Committee Chairpeople: Archi: Ty Belmont Newsletter: HUA Office Larry Dressler (Neigh Chair) Delegates: Diane Coke Diane Liggett Carol Cronkhite Bev Ruzs Bonnie Dolter Ashley Serdar Lea Atiq Agnes Rodrigues Sue Janda OPEN (Alt) Mike Kraemer OPEN (Alt) Property Manager: AFV Management - Al Villaseñor 847-816-9300 Redwood Redwood Condo Board: President: Leo Odiani Vice Pres: OPEN Secretary: Meifa Close Delegates: Meifa Close OPEN (Alt)	President: Walt Paulson Vice Pres: Wayne Lee Secretary: Ulises Rivero Treasurer: Jimena Lara Director: Daniel Lopez Committee Chairpeople: Archi: Alicia Zibell Newsletter: Walt & Paula Paulson Delegates: Jim Ellefson Daniel Lopez Jimena Lara Ulises Rivero (Alt) Wayne Lee OPEN (Alt) SBRC Neighborhood Rec: Chairman: Jimena Lara Property Manager: AFV Management - Al Villaseñor 847-816-9300 Cambridge Cambridge Board: 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 OPEN (Alt) Jeremy Laffin Property Manager: AFV Management - Al Villaseñor 847-816-9300 HighPointe HighPointe Condo Board: President: Todd Campbell Vice Pres: Richard Mann Secretary: OPEN Treasurer: Daniela Luciu Director: Daniela Luciu Director: OPEN Delegates: Richard Mann Daniela Luciu (Alt)
HUA Office	HR Facilities	HR Security	Newsletter Info:
HUA Office: Mon - Fri 9AM - 5PM 5864 Manchester Dr Office: 847-816-9300 FAX: 847-816-9312 Email: HeatherRidgeOffice@gmail.com www.heatherridge.org www.heatherridge.org	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	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





OCTOBER 2025



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 5PM TGIF Waterfall Lounge Open @CRF	4
5	6	7	8 10:30AM RAC @CRF	9	10 11AM Landscape Com. @HUA office 5PM TGIF Waterfall Lounge Open @CRF	11
12 11AM Golf Com. @CRF 1PM Archit. & Maint. Com. @HUA office Waterfall Lounge Open for Bears Game 7:15PM	13	14 7PM Welcoming Committee @CFR	15 6:30PM HHCA Board @Chandler	16 47PM StoneyBrook Board@SBCRC	17 5PM TGIF Waterfall Lounge Open @CRF	18
19 Waterfall Lounge Open for Bears Game 12:00PM	20	21 11AM Finance/TLLCISI @ HUA office 6PM HHTA Board @HHRC	22 6:30PM CBTA Board @CBRC	23 6:30PM CBCA Board @CBRC	24 5PM TGIF Waterfall Lounge Open @CRF	25
26 Waterfall Lounge Open for Bears Game 12:00PM Gurnee Trick or Treat 2PM-5PM	27	28 7PM HUA Board @CRF	29	30	31 HeatherRidge HALLOWEEN PARTY 6PM - 9PM @CRF 	1

HUA HeatherRidge Umbrella Assoc.
HHTA Hidden Hills Townhome Assoc.
HHCA Hidden Hills Condo Assoc.
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)