



Village of Gurnee Officials participate in a groundbreaking for HeatherRidge subdivision in 1974.

SEPTEMBER 2025 HAPPENINGS COMMUNITY NEWSLETTER

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HeatherRidge property was bought in December 1973 from Spinney Run Dairy Farm by the Village of Gurnee. They hired the HeatherRidge Development Company, a Denver-based Environmental Developers, which was an affiliate of Chicago's Trans Union Corp., who planned and built our community to what it is today.

Groundbreaking took place in 1974. The entire community itself was built between 1974 and 1997.

HeatherRidge began with the construction of Hidden Hills Townhomes (Phase I) and Hidden Hills Condominiums. The golf course followed a year after the Grand Opening. During development, an Activities Director arranged events such as mixers, BBQs, tennis leagues, and even a HeatherRidge Olympics. The community expanded quickly in the 1970s, with new residents' keen to connect.

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:



ATTENTION RESIDENTS! COME JOIN THE CELEBRATION!



FRIDAY, SEPT 12TH

TENNIS COURTS AREA

- 6PM SING-A-LONG MOVIE NIGHT
- FEATURING "GREASE"



SATURDAY, SEPT 13TH

GOLF CLUBHOUSE

- 7AM RUN THE RIDGE 5K
- 9AM HR50 GOLF TOURNAMENT
- 1PM-5PM
 - FOOD TRUCKS
 - FACE PAINTING
 - MINI GOLF
 - MAGICIAN
- 7PM LIVE BAND
- AND MORE!

Frequently Asked Questions

Where is Parking?

Parking at the clubhouse will be limited to handicap only. First come first serve. Due to limited street parking, it is recommended you walk over. **There will be a shuttle making stops at:**

- Hidden Hills Rec Center:
- Covered Bridge Rec Center

What is included in the \$10 per adult fee?

We are asking everyone to pre-register:

- This gives us a headcount when ordering food trucks.
- The cost is \$10 per adult; however, each pre-registered adult will receive \$20 in food vouchers (residents only - limited supply).
- We are not asking for a registration fee for children.



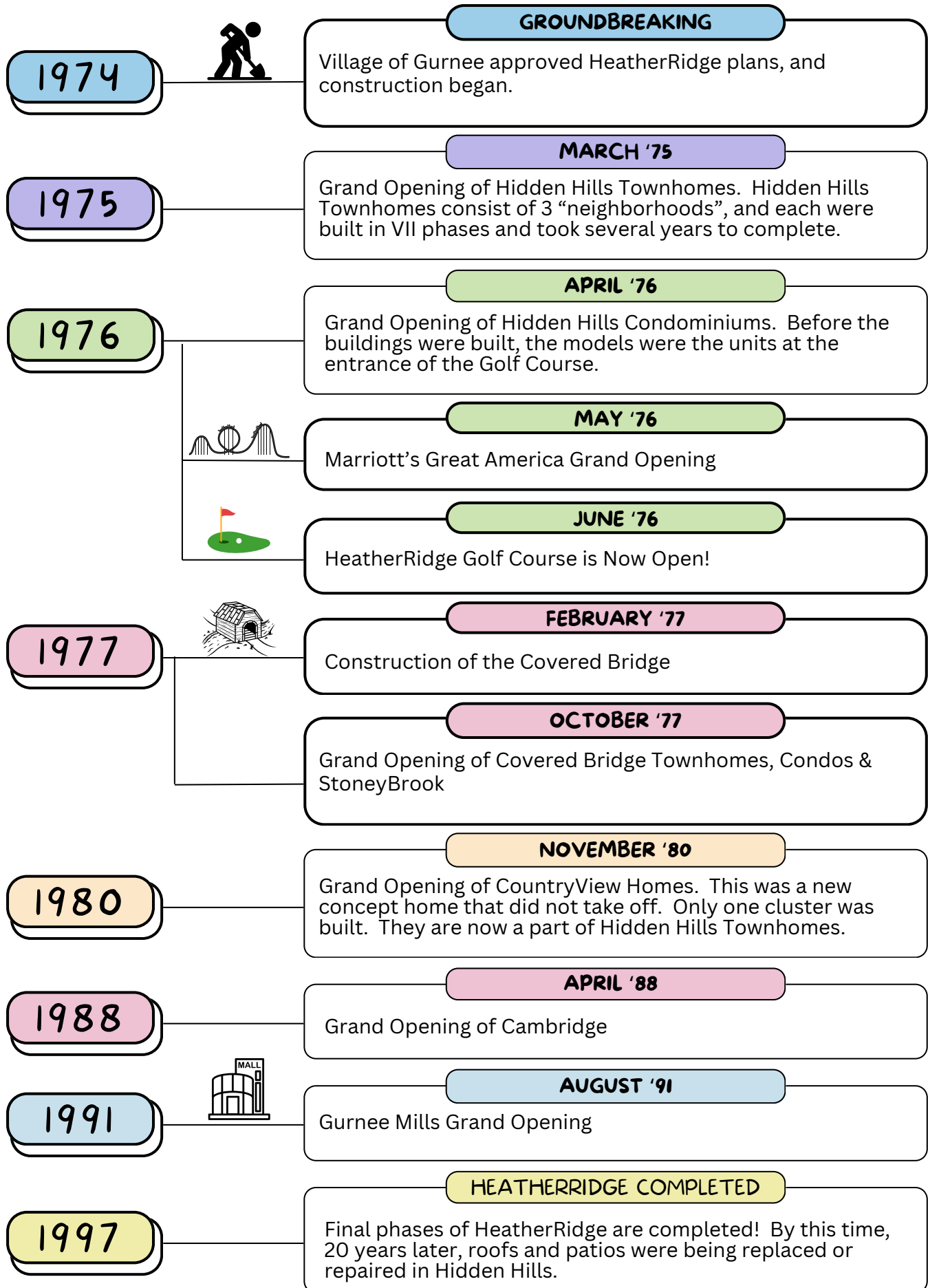
Food Vouchers

- This is for HeatherRidge Residents only. If you bring guests that do not live at HeatherRidge, they can pay at the food truck. They do not qualify for the discount of pre-registration.
- Food vouchers are good for Saturday 13th only.
- Food vouchers can be used at food trucks or the cabana bar.
- Food vouchers will be picked up on the day of the event. Please bring an ID and confirmation email of your purchase.

If I register and cannot attend, can I get a refund?

No. Unfortunately, all sales are final.

TIMELINE OF HEATHERRIDGE

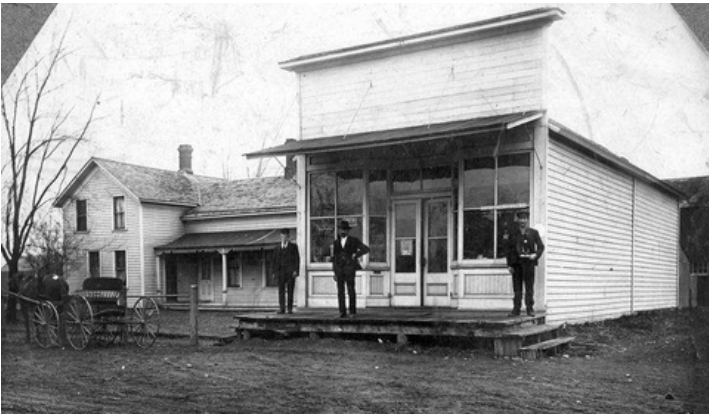


Gurnee, Illinois, was not officially "founded" in the traditional sense of incorporation, but the area began to be settled around 1835. Early settlers arrived after the Treaty of Prairie Du Chien, which opened up northern Illinois for settlement.

Early settlers in the Gurnee area came by foot horseback and by "Prairie Schooners" drawn by oxen or via the Erie Canal and the Great Lakes.

The first settlement of Warren Township (named after Major General Joseph Warren, killed at the Battle of Bunker Hill) commenced in 1835 in the vicinity of the Aux Plaines River (now the Des Plaines River).

The area was eventually named Gurnee in 1874 after former Chicago Mayor Walter S. Gurnee. The village remained a small, agricultural community until the 1960s when the Interstate 94 highway construction brought more attention to the area. The establishment of Marriott Great America in 1976 and the opening of Gurnee Mills shopping mall in 1991 solidified Gurnee's transformation into a major commercial and recreational destination in the Chicago area.



Dunning Grocery Store on Old Grand Avenue, circa 1900. Photo courtesy of Warren Township Historical Society.



Peterson Windows

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HeatherRidge Resident
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dresslerconstr@att.net



Starting in October, the newsletter will no longer be printed for Townhomes, StoneyBrook and Cambridge.

To promote environmental sustainability, we encourage you to read our Newsletter online at www.heatherridge.org or by scanning the QR code below. If you prefer a printed copy, it is available at the HUA Office or beneath the bulletin board at the Security office.



\$100 million development

The Gurnee zoning board of appeals has approved preliminary plans for a proposed \$100 million condominium development on the 384 -acre Spinney Run Farm, southwest of the village at Illinois 120 and 21.

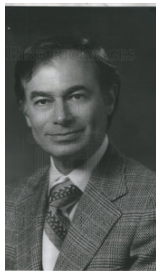
Plans for the giant complex call for a total of 3,068 low-mid-rise and cluster condominiums grouped around an 18-hole golf course, recreation areas and landscaped greenbelts, said Al Bromann, project manager for the Denver based HeatherRidge Development Co., a subsidiary of Trans Union Corp.

Bromann said the village board is scheduled to vote on final approval of the planned unit development in early November.

A pre-annexation agreement also has been submitted to the village. Four acres of the site are within the corporate limits of Gurnee, and the



Bromann



Farkas

balance of the land would be annexed after approval of the project.

THE DEVELOPERS said the plan has been scaled down to 9 housing units per acre to meet density requirements of the village. Originally the plan called for 1,100 units, or about 13 per acre.

The development will have units in four to six story buildings, 1,000 units in 1 ½ to 2 story structures and 568 single family attached condominiums, built in clusters of four units each, Bromann said.

The 500-unit first phase of the project will consist of a mix of low and mid-rise

condominiums ranging in price from \$28,000 to \$60,000.

The golf course, and other recreational facilities - including a 40,000 square foot clubhouse with meeting rooms, library and saunas, tennis courts and two swimming pools - also are planned for the first stage.

Bromann said construction will start next spring if the board approves.

THE CLUSTER condominiums, priced at \$40,000+, will be developed in second and third phases of the complex.

The developers plan to build an interim sewage treatment plant for the development and operate it for two or three years until after Gurnee's new plant is completed in 1975.

Howard Farkas, president of HeatherRidge, noted that between 5,000 and 6,000 trees have been planted on

the Spinney Run site as part of the landscaping and greenbelt areas planned for the project. Some of the mature trees being used to serve as a buffer between existing single-family homes and the property.

The developers purchased some 50,000 oaks, maples, thorn trees, spreading yews, willows, firs, fruit trees and other plantings from a nursery near St. Charles. The purchase price was about \$50,000, but Farkas said the firm will spend some \$130,000 to transplant the trees.

HeatherRidge also is planting some of the trees in its 156-unit Strawberry I townhouse development in North Chicago.



1970s Overview:

The 1970s was a complex decade of cultural change, economic struggle, and technological advancement, marked by the rise of disco and the Vietnam War's end, but also by the Watergate scandal, the energy crisis, and movements for women's rights and the environment. Politically, the U.S. saw Nixon's resignation, while the era's cultural landscape featured bell-bottoms and the growing popularity of television. Technologically, the microprocessor's invention paved the way for accessible home computing, the launch of the video game industry (with games like Pong and Atari) the first email, and significant scientific advances were made in physics.

Major Events:

Key events included the first Earth Day, the Supreme Court ruling in Roe vs. Wade, the debut of the sports network ESPN, and the release of landmark films like The Godfather and Star Wars.

Gurnee suits HeatherRidge developer

Why would a developer build HeatherRidge, a \$100 million, 3,068-unit development, 45 miles north of the Loop in Gurnee?

"Because the suburbs, not Chicago, are our prime market," says Ben Weyuker, president of HeatherRidge Development.

"Because Gurnee and all of northern Lake County is the growth area of metropolitan Chicago," Weyuker claims "There's more industry rising up here. Right now, there are no less than 16 major corporate headquarters within 8 to 10 miles of our property," he says. "Gurnee was the most desirable and closest place we could find that would meet the over-all plan of HeatherRidge."

The development located on 392 acres of wooded countryside that will eventually include 25,000 additional trees and plantings and five lakes, is the second Chicago-area development to be opened by the company, a subsidiary of Denver-based Environmental Developers, which is an affiliate of Chicago's Trans Union Corp.

Scheduled for completion in 1983, HeatherRidge will be developed in three phases. It will include 1,500 mid-



Phase I of HeatherRidge will include 480 mid-rise and 276 low-rise townhouses expected to range in price from \$25,000 to \$75,000.

rise condominiums in four to six-story masonry buildings with 40 to 50 units per building. 1,000 low-rise, attached townhouse units, and 569 single family attached cluster homes.

"This mixing of housing types and architectural styles is a new concept designed to bring people together on the basis of lifestyle and interests rather than by age or income," Weyuker says.


Phase I, expected to be completed in 1978, will include 480 mid-rise and 276 low-rise townhomes, expected to range in price from about \$25,000 to \$75,000.

There are five townhouse models; The Maple, priced from \$39,950, is a two-story unit with two bedrooms, two baths and a loft den overlooking the

living room and fireplace. The Linden, priced from \$36,500, is a two-story model with two baths, a den and a loft bedroom. The Birch, priced from \$35,950, is a two-story townhouse priced from \$28,950, has a loft bedroom and two baths. The Hawthorn, a one bedroom, one bath ranch, is priced from \$27,950.

To visit the five furnished models, take the Kennedy Expressway and the Tri-State Tollway north to Belvidere Rd (Rt 120). Travel west on Belvidere to Rt 21. HeatherRidge is just north of the intersection on Rt 21. Models are open from 10am to 7pm Sunday through Friday and 10am to 6pm Saturday. For more information, call 362-6300.





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Call Today for a free Tax Consultation

Take some time to live.



Townhomes from \$27,950 for as little as 5% down.

7-3/4% Interest Available

Directions: Tri-State Tollway to Route 120 (Belvidere Road) West, exit Route 21. HeatherRidge, Route 120 and 21, Gurnee Illinois, 362-6300. Open Saturday thru Friday 10 till 7pm. Saturdays 10 till 6pm

What we're all about.



HeatherRidge is a living concept designed for people who want to stop once in a while and catch their breath.

Our townhomes are for people who like to relax. That's why we have a 9-hole golf course, a pool, tennis courts, the HeatherRidge Club, and recreation areas everywhere we can put them.

Our townhomes are for people who like to relax. That's why we have a 9-hole golf course, a pool, tennis courts, the HeatherRidge Club, and recreation areas everywhere we can put them.



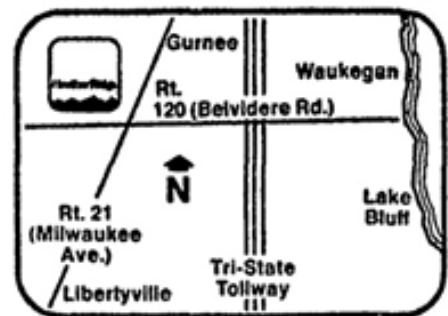
We're new, but we've preserved what's old - like acres of trees, grass and the stream that runs through the place.

There's room to breathe.

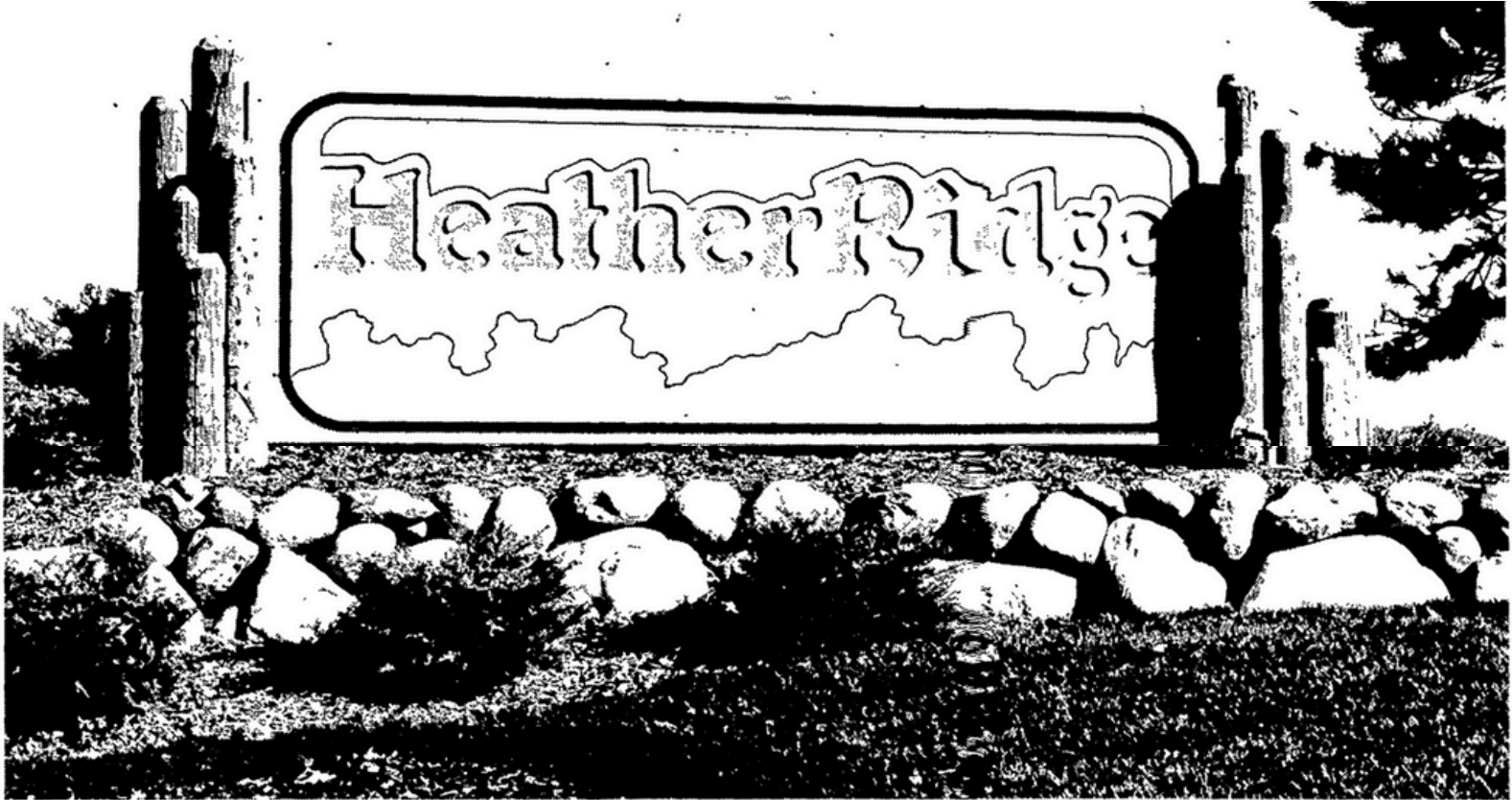


You'll like the unique architectural design of our 1 and 2 bedroom townhomes. They were conceived out of a free form rural lifestyle. Enjoy beamed ceilings, loft bedrooms, and a fireplace.

There's the modern convenience of a sundeck, garages, and privacy. From your windows you see the wooded, rolling countryside of HeatherRidge, a community for people who want to take some time to live.



**The golf course won't open until June 1st.
The community vegetable gardens and hiking paths won't be
completed for a few weeks.
And one of the neighborhood recreation centers is still being
built.
But the time to see our new condominiums is this weekend.**



Because HeatherRidge is so new, we haven't completed all the construction, just yet.

But come to the Grand Opening of our new condominiums in Gurnee this weekend, and you'll be able to take a look at things you've probably never seen before.

Like the entrance, flanked by a pair of bouldered ponds and a waterfall, the entry winds through a half century-old oak forest that's been planted with nearly 6,000 flowering bulbs.

On the other side of the forest, you'll see over 300 acres of rolling land that already includes four lakes, a year-round free-running creek, a community vegetable garden, and the 280 homes already completed in the HeatherRidge townhouse clusters.

You'll also see the reasons why we've been saying, "Take some time to live."

There are a half-dozen tennis courts already in use.

A nine-hole golf course that's almost ready.

The first neighborhood recreation center is well on its way. Many more are planned.

And soon, we will begin work on the 14,000 sq. ft. clubhouse.

And you'll see the kind of condominiums you've been looking for all along.

Starting at just \$29,990, each of the seven different HeatherRidge condominiums, is a feature underground, direct-access parking, central air conditioning, wall-to-wall carpeting, individual storage rooms located on each floor and an 8' by 20' balcony or patio, depending upon which of the four floors you choose to live on.

One thing you'll probably notice even before you see the models is that there's

no guard at the HeatherRidge gate. But inside, you'll find something even better: a 24-hour security patrol that can be direct-dialed from any residence. So that any help you might need is never more than a few minutes away.

And finally, you'll see how convenient HeatherRidge is, by following these directions:

Take the Tri-State (I-94) to Route 120 (Belvidere Road) west and exit at Route 21 (Milwaukee Avenue). Just north of Rt 120, on Rt 21 in Gurnee, you'll see the HeatherRidge entrance.

After that, it's a simple matter of turning in the long winding drive.

And taking a good, long look at an opportunity to make yourself a part of the most impressive community you've ever seen. And to do it exactly the right time.

The beginning.

**Grand Opening this weekend.
The new HeatherRidge 1, 2 and 3 bedroom Condominium Homes.**

The HeatherRidge Development Company is an affiliate of Trans Union Corporation.

Maybe money can
buy happiness.
HeatherRidge:
\$29,990 5% down.



This is living-contemporary style.

The unique, contemporary architecture of your HeatherRidge townhome is highlighted in the roof design of the exterior... and the loft bedrooms, beamed ceilings and wood-burning fireplaces inside.

From your private sundeck, you survey acres of trees and grass. We've even included hiking paths where you can wander in the woods just minutes from your front door.

The old stream that rippled through the property is still there too. HeatherRidge is one modern development that doesn't look like a modern development.

A place to come home to.

Imagine after a hurried day, relaxing by your fireplace. Getting in a round of golf. Some tennis. Or diving into the pool.

Mow the lawn? Forget it. Your homeowners' association handles that, plus most other outside maintenance including snow removal. You'll feel secure too, since the area is patrolled 24-hours a day by the HeatherRidge security force.

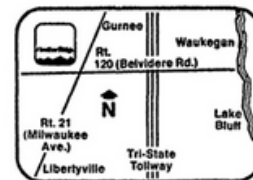
Your townhome is also covered by the HOW program. This Home Owners' Warranty protects your home for ten years.

As low as \$29,990, \$1,590 down, \$226 monthly.

The one and two bedroom homes at HeatherRidge are remarkable values. And right now, you may qualify for financing with just 5% down.

How to get to HeatherRidge.

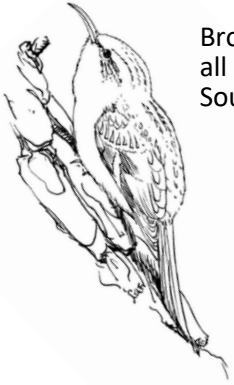
Take the Tri-State (I-94) to Route 120 (Belvidere Road) west and exit at Route 21 (Milwaukee Avenue). HeatherRidge is at the intersection of Route 120 and Route 21 in Gurnee, Illinois. Phone (312) 362-6300.



Open Monday through Friday 10 to 7. Saturday 10 to 6, and Sunday 10 to 7.

Take some time to live.

A lot of our residents spend their winters down South.



Brown Creepers (left) migrate to all points south, skipping only South America and New Zealand.

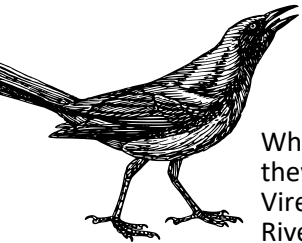
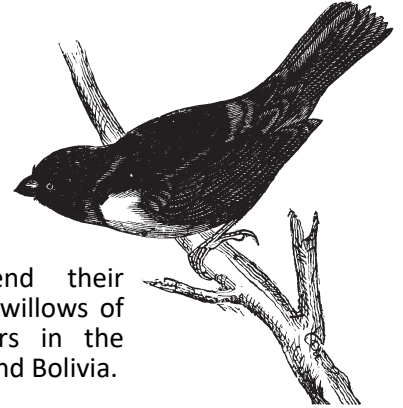


Eastern Nighthawks go where most of us would like to go: northern Mexico, the Bahamas and the Greater Antilles.

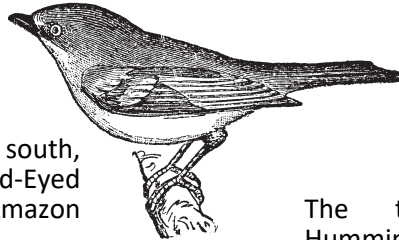
Brown Thrashers (right) like Missouri and North Carolina best but sometimes head for Texas and Florida.



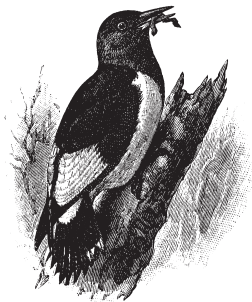
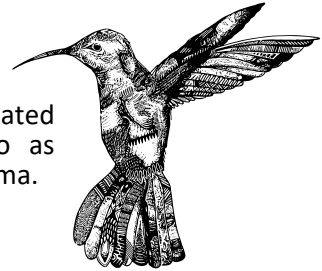
Scarlet Tanagers (right) spend their summers in the oaks and black willows of HeatherRidge and their winters in the tropical forest of Ecuador, Peru and Bolivia.



When Bronzed Grackles (left) go south, they head for Georgia. But Red-Eyed Vireos (right) go as far as the Amazon River Basin.



The tiny Ruby-Throated Hummingbirds (right) go as far as the jungles of Panama.



Many Red-Headed Woodpeckers winter in the Cimarron River Valley of New Mexico.



Baltimore Orioles winter in southern Mexico, Colombia and Venezuela.

HeatherRidge is just north of Chicago in Gurnee. It has a 30-acre oak woods, a waterfall, a creek, and over 350 acres of rolling, grass-covered hills.

All the kinds of things that naturally attract birds. And the kinds of things that attract people too.

Probably because it's been combined with townhomes that have Colorado-inspired exteriors, massive stone fireplaces, and prices that start at just \$29,990. And condominium homes with underground parking, steel, brick and concrete construction, and prices that start at just \$30,390.

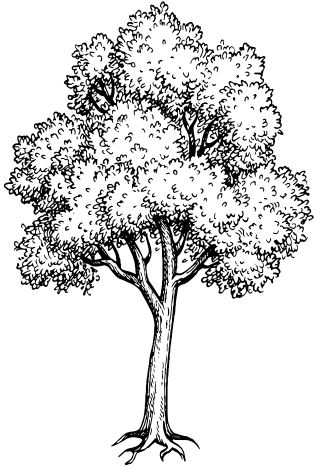
Plus the neighborhood recreation center with its swimming pool. Hiking and bike paths. Lighted tennis courts. A regulation nine-hole golf course.

And a lot of interesting neighbors. Including the ones you see here.



HeatherRidge townhomes start at just \$29,990 and condominium homes at just \$30,490.

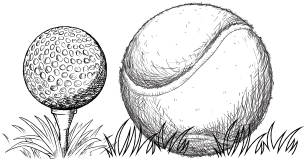
Why moving a 40 year-old maple tree is important to building a brand-new condominium home.



Most trees are cut down in the name of progress. At HeatherRidge, we move them or plan around them, instead.



The HeatherRidge Security Service can be reached within seconds by dialing a special number. They're also trained to provide first-aid assistance.



Besides the regulation-sized nine-hole HeatherRidge Golf Course, there are six lighted tennis courts. And the first neighborhood recreation center, with its swimming pool, has just opened.



Every HeatherRidge condominium home has either a 20' patio or a 20' balcony, with double sliding glass entry doors leading from both the living room and bedroom.

HeatherRidge Condominium homes start at just \$30,490.

Until a year ago, the 40 year-old maple tree growing at our entrance was growing in the middle of the HeatherRidge Golf Club's proposed eight fairway.

Obviously, the easiest thing to do would've been to turn it into firewood. But we moved it, instead.

Because it was there before we were. Because it was pleasant to look at.

And because we've found the best way to build a nice place to live is to pay a lot of attention to the details.

Like the way we've used real ceramic tile. The finely-crafted kitchen cabinetry. The use of over 60 tons of steel and 130 tons of masonry in every condominium building for especially long-lasting value.

And a choice of seven carefully-designed floorplans to let you choose exactly the kind of home you want to live in. All at prices you can easily live with.

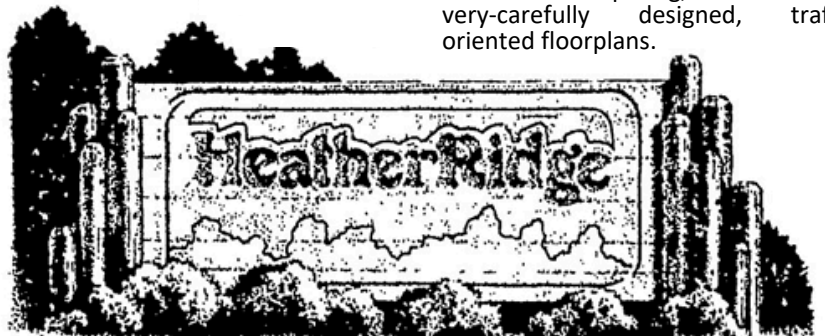
You can see it all for yourself this weekend. Beginning with the 40 year-old maple tree at our entrance.



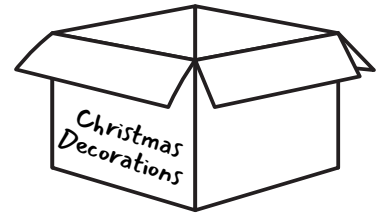
Digital electronic combination locks guard the elevators and underground parking, giving you maximum security.



HeatherRidge has over 1 1/2 miles of hiking and bike paths, much of it winding through the 30-acre oak woods at the entrance.



HeatherRidge is conveniently located just north of Chicago, in Gurnee. To find it take the Tri-State (I-94) to Route 120 (Belvidere Road) west, and exit at Route 21 (Milwaukee Road). Just north of Route 120, on Route 21, you'll see the HeatherRidge sign. The Sales Office is open daily, from 10-6. Telephone (312) 362-6300



Each condominium home, in addition to plenty of closet space, has extra storage on its floor. There's even storage for camping trailers, boats and motor homes, right on the premises.



Walls and woodwork are secured with screw-type fasteners. So you'll never see a popped nail head either.

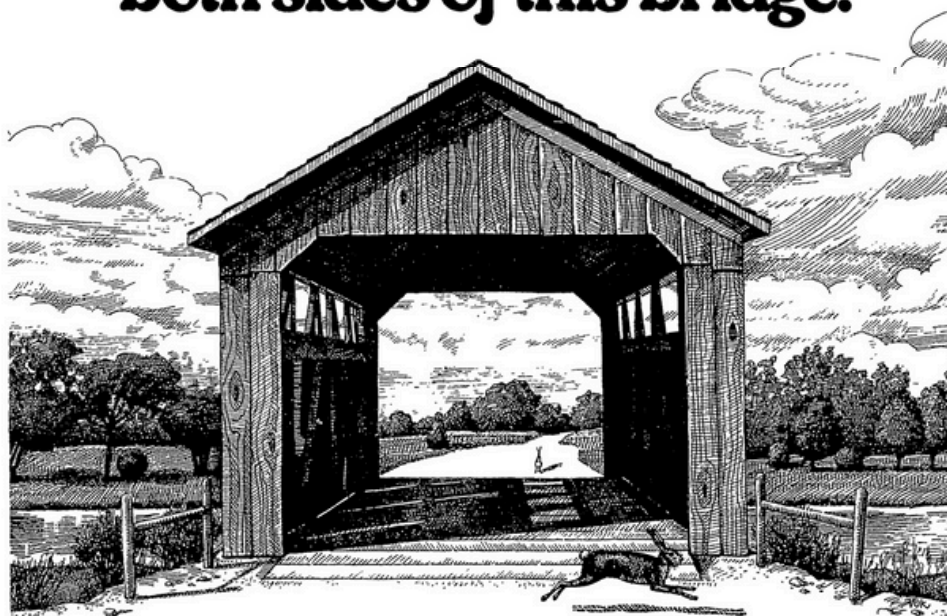


Part of HeatherRidge's 392 acres are used by residents who like to garden. They've been a boon to people who've had to settle for house plants and window boxes.



There's a wide choice of luxurious wall-to-wall carpeting, all of it laid on very-carefully designed, traffic-oriented floorplans.

This weekend, we're having a Grand Opening on both sides of this bridge.



The Grand Opening of Covered Bridge Townhomes and Condominium homes start from the low \$40s.

Drive across the namesake for one of HeatherRidge's newest neighborhoods, and you're likely to find the kinds of townhomes and condominium homes you've never seen before.

That's partly because of the unique HeatherRidge environment.

With acres of green space, rolling hills, winding lanes and stands of mature old trees, Covered Bridge quickly takes you back to a time when the pace was a little easier and life was a little gentler... the kind of atmosphere you're only likely to find tucked away in hidden corners of old New England.

It's also because of the townhomes and condominium homes we're carefully building there.

With lofted bedrooms, living rooms centered on massive fireplaces, dramatic cathedral ceilings and prices that start from the low \$50's, the townhomes stand as warm, handsomely-designed architectural achievements rivaled only by their quality of construction and days-of-old prices.

The condominium homes offer the same kinds of exclusives - but in their own inimitable way: with rambling floorplans, double-entry patios or balconies, underground parking, steel, brick and concrete construction, and prices that start from the low \$40's.

The townhomes and condominium homes both will feature access to a neighborhood recreation center with a swimming pool; and hiking and biking paths; six lighted tennis courts; plus a regulation nine-hole golf course.

And the kind of lifestyle that only the charm of a covered bridge would lead you to expect.

The Grand Opening of StoneyBrook. Single-family homes starting from the mid \$60's.

StoneyBrook has been designed especially for growing families who want a lot of room to grow up in.

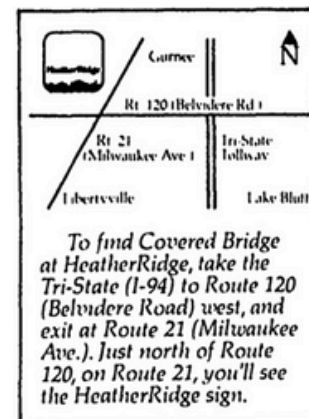
A handsome blend of old New England charm and Western hospitality, each of the six StoneyBrook models have the kinds of features you'd never expect for the price.

A good example is the Pebblestone. Its big, well-thought-out two-story floorplan includes standard features like 2 1/2 baths, a dramatic sunken living room, a 2-car garage, a fireplace, a full basement, a completely equipped kitchen and individually designed and landscaped front and backyards.

Obviously, StoneyBrook can offer a lot of home for the money. Once you see them, you'll discover that there's even more. Simply because StoneyBrook is a neighborhood in HeatherRidge. That means it's in a highly-rated school district.

And that hiking paths, bike paths, a half-dozen lighted tennis courts, a neighborhood recreation center with a swimming pool, a regulation nine-hole golf course and acres of rolling green land are all part of the community.

Take your family to the Grand Opening of StoneyBrook this weekend - and introduce them to the kind of environment you'd like your children to grow up in.



The Grand Openings of Covered Bridge and StoneyBrook. The newest Neighborhoods in HeatherRidge.

The HeatherRidge Development Company is an affiliate of Transunion Corporation.

HeatherRidge attracts 1st-timers

HeatherRidge, a development in north suburban Gurnee, has reported 14 sales in its new eight-plex and mid-rise product lines since their introduction in October.

Frank Lane, director of sales and marketing at the 392-acre property, attributes sales to first-time purchasers and empty nesters.

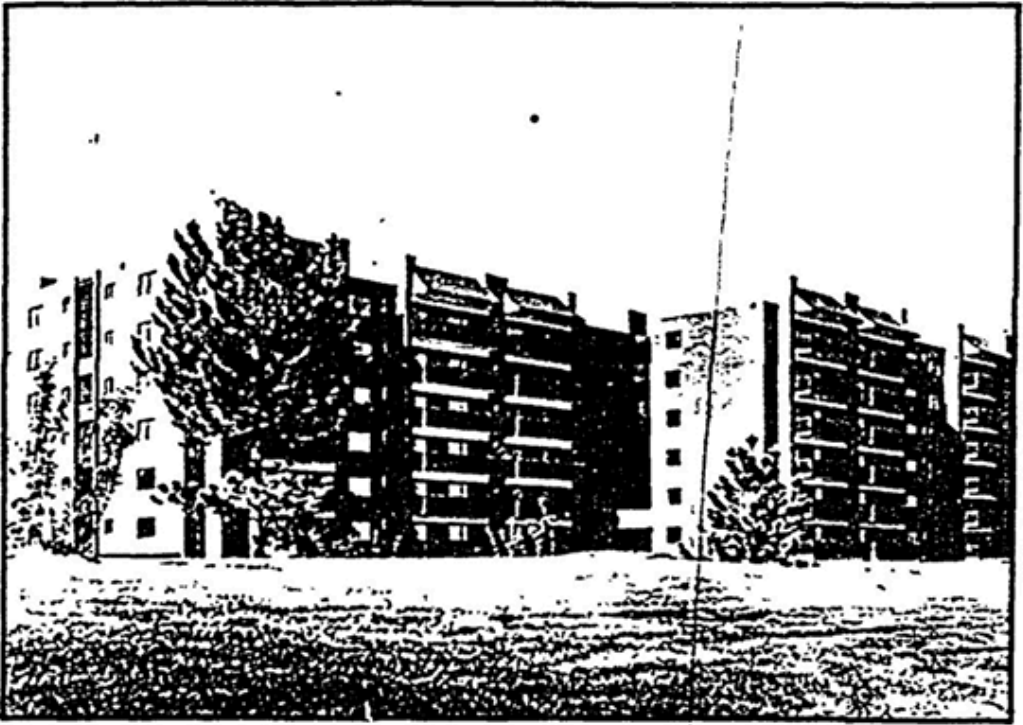
The one- and two- bedroom CountryView dwellings are built eight to each two-story building and are priced from \$49,950 to \$69,450. (Prices are subject to change without notification.)

Most have been sold - all to first-time buyers ranging in age from 30 to 35.

In comparison, the recently completed 72-unit six-story mid-rise building has appealed to empty nester couples - "existing homeowners moving from detached single-family residences who seek the security and maintenance-free lifestyle of condominiums," Lane said.

Six one- and two- bedroom floorplans are priced from \$54,950 to \$90,450.

The property is on Illinois 21 just north of Illinois 120.



These mid-rise condominiums have a special appeal to empty nesters at HeatherRidge in Gurnee.

**May 1981
Ad**

**Did you know
HeatherRidge was
to have another
option of homes?**

CountryView Homes was only one section that was to be the home of the future.

They were made with new materials such as solar panels, energy saving windows and more.

These homes were not drawing the attention as expected, so they did not continue with these models.

This section is directly next to the HUA office and have been incorporated into the Hidden Hills Townhome Association.

GRAND OPENING

The CountryView Homes of HeatherRidge

The all new "CountryView Homes" of HeatherRidge offer a bold approach to gracious living. Each CountryView Home contains 4 single level homes and 4 two-story homes for a total of 8 spacious living units within each building.

Complete luxury homes include

Attached garage, Air conditioning, Spacious color coordinated kitchen including: oven/range, refrigerator, dishwasher, disposal, range hood, laminated kitchen cabinets with Formica counter tops, Luxurious wall to wall carpeting, Master bedroom suites with over 11' closets, Energy saving insulated glass windows with screens, patio or balcony, and fully landscaped

**Charming, spacious new homes
in a wooded setting from**

\$47,950



Artists' Conception

11 3/4% FINANCING

29 Year Conventional Mortgage

HeatherRidge

HeatherRidge Development Company, an affiliate of Trans World Entertainment



GURNEE, ILLINOIS
Directions: Take the Tri-State Tollway (I-94) to Rte. 120 (Belvidere Rd.), exit west 1 mile to Rte. 21 (Milwaukee Ave.). North on Rte. 21, 600 feet to entrance. Follow signs to models. Models open daily 10-6. Phone (312) 362-6300

* Typical Example: Cash price \$47,950. \$2,397.50 down, 29 year mortgage of \$45,552.50 at 11 3/4% with monthly payments of \$461.90 principal & interest reflecting an APR of 11-7/8% (11 3/4% interest and 1 point closing cost).

Unique Designs for Living A Sportland of Activities

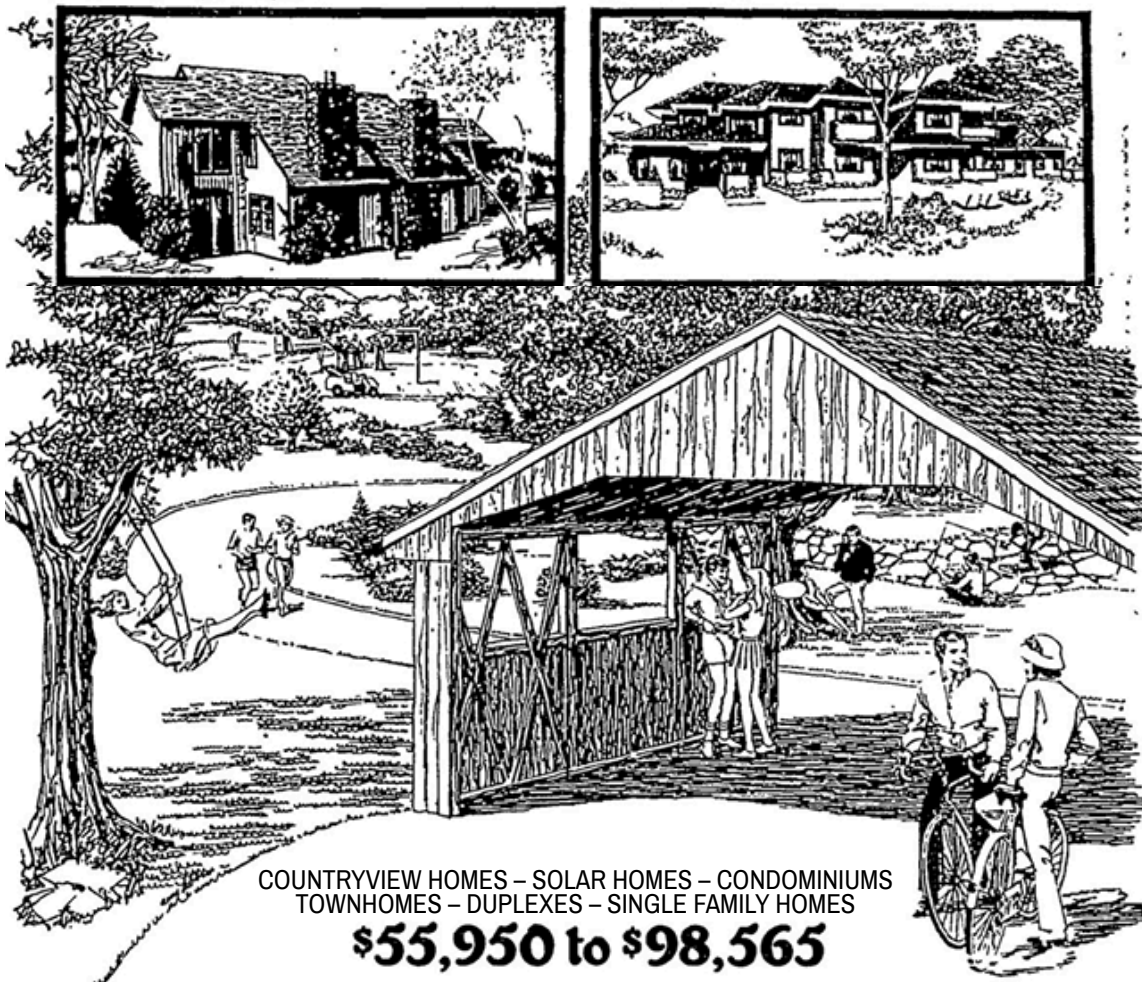
HeatherRidge Has It All!

TOWNHOMES – CONTEMPORARY ARCHITECTURE AT ITS BEST

From the lofted beamed ceilings, 2-story fireplaces, and built-in bookshelves, to the beautifully maintained exterior landscaping, these homes represent the best of modern living! Each HeatherRidge Townhome also includes air-conditioning, a complete Hotpoint kitchen, wall to wall carpeting, insulated energy conservation windows, plus a garage and extra parking place.

COUNTRYVIEW HOMES – A NEW WAY OF LIVING

If your idea of living is lots of space and light, you're going to love these exciting new homes. Here are sweeping master bedroom suites, with huge closets, separate dining and laundry areas, a private patio or balcony, even an attached garage. Air-conditioning, fully equipped kitchens, ceramic tile baths, wall-to-wall carpeting, and many other luxury extras are standard in these beautiful appointed homes.



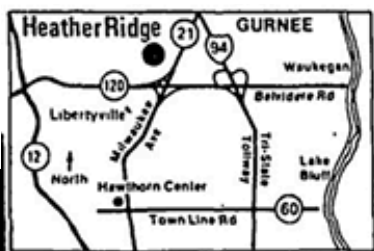
COUNTRYVIEW HOMES – SOLAR HOMES – CONDOMINIUMS
TOWNHOMES – DUPLEXES – SINGLE FAMILY HOMES

\$55,950 to \$98,565

All homes include: air conditioning, wall to wall carpeting, ceramic baths, fully equipped color coordinated kitchens with dishwasher and disposer, a garage or underground parking

HeatherRidge

HeatherRidge Development Company, an affiliate of Trans Union Corporation

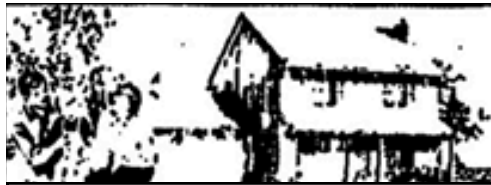


GURNEE, ILLINOIS

Directions: Take the Tri-State Tollway (I-94) to Rt. 120 (Belvidere Rd.), exit west 1 mile to Rt. 21 (Milwaukee Ave). North on Rt. 21 one block to entrance. Follow signs to models. Models open daily 10-6. Phone (312) 362-6300.

*Typical Example Cash price %55,950, \$2,797.50 down, 29 year mortgage of \$53,152.50 at 12 3/4% with monthly payments of \$579.90 principal & interest reflecting an APR of 12 7/8% (12 3/4% interest and 1 point closing cost)

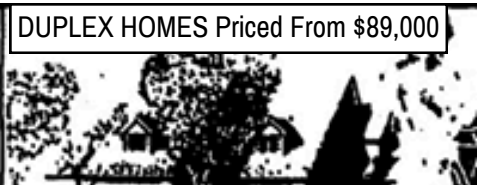
12 3/4% FINANCING!
*29 Year Conventional Mortgage



SING FAMILY HOMES Priced from \$85,000



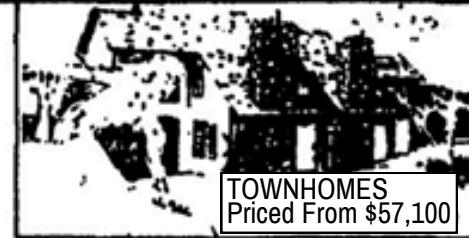
CONDOMINIUMS Priced From \$60,200



DUPLEX HOMES Priced From \$89,000



COACH HOUSES
Priced From \$52,900



TOWNHOMES
Priced From \$57,100

HeatherRidge's *NO INTEREST PAYMENT PLAN

vs.

**CONVENTIONAL FINANCING

35% DOWNPAYMENT ON A \$52,900 HEATHERRIDGE HOME

**HeatherRidge NO INTEREST PAYMENT PLAN*

***CONVENTIONAL FINANCING PAYMENT PLAN*

SALES PRICE	\$52,900
LESS 35% DOWN PAYMENT	-\$18,600

SALES PRICE	\$52,900
LESS 35% DOWN PAYMENT	-\$18,600

PRINCIPAL BALANCE	\$34,300
-------------------	-----------------

PRINCIPAL BALANCE	\$34,300
-------------------	-----------------

TOTAL PAYMENTS	\$52,900
PRINCIPAL BALANCE	
OWED AFTER 5 YEARS	\$0

TOTAL PAYMENTS	\$184,157
PRINCIPAL LOAN BALANCE	
OWED AFTER 5 YEARS	\$33,923

SAVE \$131,257

*HeatherRidge's No Interest Payment Plan is based on 35% cash down payment with 60 equal payments of principal only.

** Conventional Plan assumes the availability of a 29 year loan at 16% fixed interest rate based upon a 35% cash down payment.

SPECIAL LIMITED TIME OFFER

(APRIL 12 THRU MAY 16, 1982)

ON EVERY HeatherRidge HOME

THE FOLLOWING SPECIAL OFFERS ARE BASED UPON
A CASH DEPOSIT AND CLOSING DATE OF 20 DAYS FROM DATE OF DEPOSIT

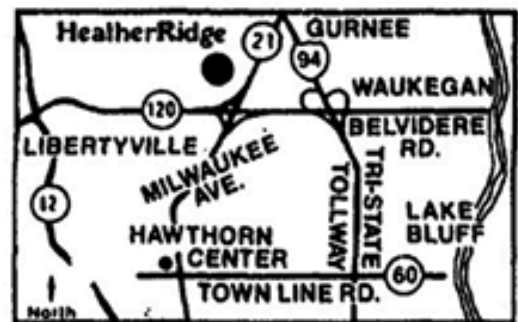
SPECIAL 25% PRICE REDUCTION PLAN

FOR AN ALL CASH PURCHASE OF BUILDER'S INVENTORY UNITS

SPECIAL 10% DOWN PAYMENT PLAN

12 3/4% GUARANTEED FIXED INTEREST RATE FOR FIRST 5 YEARS

15 3/4% GUARANTEED FIXED INTEREST RATE FOR NEXT 24 YEARS



TRI-STATE (I-94) TO RT. 120 (BELVIDERE RD.) EXIT WEST - GO 1-MILE TO RT. 21 (MILWAUKEE AVE.) EXIT NORTH 1-BLK. TO ENTRANCE. FOLLOW SIGNS TO MODELS. MODELS OPEN DAILY 10-6.

HeatherRidge

5900 HeatherRidge Drive, Gurnee, Illinois 60031

(312) 362-6300

PROGRAM &
PRICES- SUBJECT
TO CHANGE WITHOUT NOTICE

1975 FUN FACTS

Pop Culture:

- "Jaws" was the top-grossing movie: The summer blockbuster made everyone afraid of the water.
- "Saturday Night Live" debuted: The iconic sketch comedy show premiered on NBC.
- Pet Rocks were a fad: This simple, yet popular, collectible sold millions.
- The Kool-Aid Man made his first commercial appearance: The popular mascot of the drink mix became a household name.
- "Wheel of Fortune" debuted: The game show, still running today, first appeared on NBC.
- "The Hustle" by Van McCoy topped the charts: The disco hit signaled the beginning of the disco era.



Significant Events:

- The Ford F-150 truck was introduced: This popular truck remains a staple in the automotive market. (MSRP \$4,000)
- The Vietnam War ended for the US: President Ford announced the end of US involvement.
- The first women were admitted to the Coast Guard Academy: This marked a significant step towards gender equality in the military.
- The Suez Canal reopened: This event was important for international trade.
- The Apollo 18 and Soyuz 19 spacecrafts linked up: This was a significant moment in the Space Race.



Other Fun Facts:

- Average price of a movie ticket was \$2.00
- Popular slang included "boogie," "copacetic," and "dude".
- Industrial Light and Magic was founded: to create special effects for "Star Wars".
- Famous Amos cookies were introduced: by Wally Amos.
- Lee Elder became the first Black golfer to play in the Masters.
- Frank Robinson became the first African American manager in Major League Baseball.



773-502-2705

RUFFCUTT

-FITNESS-



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



726 S. IL RTE 21 SUITE
E AND F
GURNESS IL 6003
WAWATHLETICS@GMAIL.COM
RUFFCUTTFITNESS@GMAIL.COM





1975 Prices

Stamp	\$ 0.13
Loaf of White Bread	\$ 0.36
Cigarettes (pack)	\$ 0.48
Gas (gallon)	\$ 0.57
Eggs (dozen)	\$ 0.61
Coffee (1 pound)	\$ 0.66
Butter (1 pound)	\$ 1.03
Whole Milk (Gallon)	\$ 1.57
21" Console TV	\$ 500.00
Education at 4-year university (tuition, fees, room and board)	\$ 1,542.00
New Car	\$ 5,000.00
Average Income	\$ 12,600.00
Average cost of a home in Gurnee	\$ 30,000.00

Welcome new HR residents!

Covered Bridge Condo's

Marc & Louise Stoyanoff

Covered Bridge Townhomes

--

Hidden Hills Condo's

--

Hidden Hills Townhomes

Nicole Gorospe

Josh Breezee

Kay Feldman

StoneyBrook

--



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

September 6th

Vintage Car Show
The Lot, Highland Park

September 6th

Cruisin' on Center Grayslake Car Show
Downtown Grayslake

September 6th - 7th

Northern Illinois Air Show
Waukegan National Airport

September 11th

Nite Bites
City of North Chicago

September 12th

Movie Night: Grease
HeatherRidge Golf Clubhouse

September 13th

HeatherRidge's 50th Celebration
Central Recreation Facility
(HR's Golf Clubhouse)

September 16th

Farm to Table+Mole Demo
Liberty Prairie Blue Schoolhouse
Grayslake

September 19th - 21st

Lake County RV Outlet Show
Lake County Fairgrounds

September 26th - 28th

Long Grove Apple Fest
Historic Downtown Long Grove

September 27th

Pet Adoption Event
Lake County Fairgrounds

September 28th

Festival de Cultura, Comida Y Vida
Nippersink Forest Preserve,
Round Lake

September 30th

Harry Potter Trivia Night
BBQ'd Productions, Lake Zurich

October 2nd

Scarecrow Fest
Central Park Pavilion, Vernon Hills

Watergate Salad or Pistachio Pineapple Delight

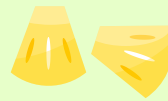
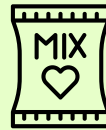
In 1975 General Foods, now Kraft Heinz, developed the recipe Pistachio Pineapple Delight using their new pistachio pudding mix. Allegedly, a Chicago food editor renamed it Watergate Salad due to the recent Watergate scandal and to promote interest in the recipe when she printed it in her column.

Ingredients

- 1 (4 ounce) package instant pistachio pudding mix
- 1 (20 ounce) can crushed pineapple with juice, undrained
- 1 cup miniature marshmallows
- ½ cup chopped nuts
- 1 ¾ cup non-dairy whipped topping, thawed

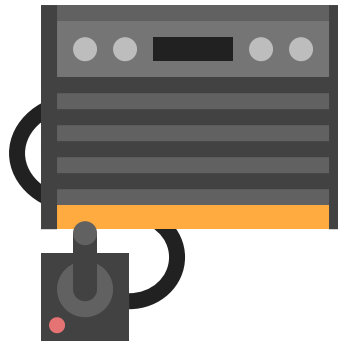
Directions

- Stir pudding mix, pineapple with juice, marshmallows and nuts in a large bowl until well blended.
- Gently stir in whipped topping.
- Refrigerate one hour or until ready to serve. Enjoy!



1970s Trivia

- Which comedian was the very first host of Saturday Night Live on its first show in September 1975?
- Which MLB team won the most World Series in the 70s?
- Atari was one of the first video game developers - they came up with Pong. What country are they from?



Answers:

- George Carlin
- Oakland Athletics (3 times)
- Japan



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!

COMMUNITY GARAGE SALE



Sept 18th - 20th
9AM - 5PM

HeatherRidge Neighborhood
Manchester Dr & HeatherRidge Dr





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.....None Available
2 Bedroom Condos.....None Available
1 Bedroom Townhomes.....None Available
2 Bedroom Townhomes.....from \$215,000
Cambridge Duplexes.....None Available
StoneyBrook Homes.....from \$359,900

Rentals

1 Bedroom Townhomes.....None Available
2 Bedroom Townhomes.....from \$2075
1 or 2 Bedroom Condos.....None Available



**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!**

640 Chip Ct.—\$2075/mo.

Awesome rental! Beautifully updated 2 bedroom & loft townhome with 1 car detached garage presides over gorgeous peaceful pond views. Freshly painted interior. New carpet upstairs. Laminate & tile floors on 1st floor. Remodeled kitchen with modern cabinets and stainless appliances. Large bedroom on 2nd floor with supplemental air conditioner. Living room features vaulted ceiling and gas fireplace. Townhome also has gas furnace, gas range, and gas dryer. Available for 9/1 occupancy (Good credit required (700+ credit score & income at least 2.5 times rent.) No smoking. No pets. \$15/per adult credit check fee. Great rental opportunity. See it today!

How much equity did you gain in the last year?

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

August 26, 2025 Monthly Meeting Minutes

Page 1 of 3

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, Debi Kiddle, Margaret Tai, Krystine Miluski, Laura Kelly, Al Villasenor (via phone). Absent: Janet Peck, Randy Brooks. 16 residents were present.

July 22, 2025 MINUTES: Janet Schwartz made a motion to accept and approve the July 22, 2025 HUA Board Meeting Minutes. Seconded by Walt Paulson and at vote, all aye, motion carried.

PRESIDENT'S REMARKS: School has started, please be aware of school buses and children. When out and about, please wear reflective clothing or gear when out walking at night.

VICE PRESIDENT'S REMARKS: None

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 and departments are all in line budget wise. The neighborhood reserves are all strong. All accounts are up to date. Janet Schwartz made a motion to receive and accept the Treasurer's Report seconded by Krystine Miluski. At vote, all aye, motion carried.

MANAGEMENT REPORT: The 2026 budgeting process has started. A draft budget will be presented to the HUA Delegates at the September HUA meeting. The HR50 project is on target with advertising having started 08/15/25. We are less than a month away and hope to see you all there. The standing garage sale approved dates for this year are 9/18-9/20/25. Assuming that there are no further issues or delays related to the repair of the main pool drain at the Covered Bridge Rec Center, the pool will reopen for the remainder of the approved season once repairs are completed.... which is: Pools are set to close 9/15 as the Board set permanent closing date. We have started the process of raising dangerous sunken manholes and addressing other deep potholes. HR50!!!!!! Come celebrate HeatherRidge. Residents: as always, before you pick up your torches and pitchforks and storm the meetings, pick up a phone or use your keyboard and call and politely ask your question and verify facts. 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 August 11th at 1pm. We are currently discussing the possibility of solar panels on the roofs of the community centers, whereas we can receive credits towards our energy costs throughout the community. We are in the beginning stages of research and will be getting consultations from experts in the field. Patching of roads has been done in many areas as well as the Village of Gurnee nearing completion of the main roads under jurisdiction. We are also discussing the possibility of charging stations for those with hybrid or electric vehicles. We are hoping to re-open the Covered Bridge pool before Labor Day and have it open until September 15th. This is dependent on the contractor completing the work in a timely fashion. The next meeting will take place on September 8th at 1pm at the HUA Office. Walt Paulson made a motion to receive and accept the Architectural and Maintenance Committee Report, seconded by Debi Kiddle. At vote, all aye, motion carried

Audit Committee: No formal report or motion required. In good order.

Finance Committee: Reviewed & discussed the July 2025 HUA financials and checks. Reviewed & discussed the July 2025 CRF financials and checks. CM gave an update on safety repairs. CM gave an update on budgets.

TLLCISI Committee: CM gave an update on legal and status of “oil leak issue.” The status of HUA Office Manager and Office Admin job descriptions is pending. Pool closing date is September 15th. Garage sale dates are September 18-20th. The status of HUA and Neighborhood Rec Center’s bulletin boards is pending CM/Committee budget meeting.

FINANCE/TLLCISI Committee: Discussed the status of the Village of Gurnee Pond Report. CM gave an update on HR50 Celebration. Recommend approval for purchase of a turf vehicle for up to \$36,564.74. Debi Kibble made a motion to accept the TLLCISI and Finance Committee Reports, seconded by Krystine Miluski. 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: No formal report or motion required.

Landscape and Ponds Committee: The Landscape/Ponds Committee met on Friday, August 15, 2025. The attendees were Brad Banwart, Janet Schwartz, and Walt Paulson. Committee was given a Landscape Department update. Department remains busy maintaining the HR property, especially the ponds shorelines. Discussed the need to purchase a turf vehicle and trading in a 2016 Jacobsen. As of the meeting, Brad is looking into a John Deere or Toro. Next meeting date is September 12, 2025 at 11am. Krystine Miluski made a motion to receive and accept the Landscape and Ponds Committee Report. Debi Kiddle seconded. At vote, all aye, motion carried.

Publications Committee: No formal meeting was held. The Publications Committee is requesting to reduce printing of newsletters for Townhomes & single-family residences by posting a sign navigating to the online newsletter (which is in color). A stack of printed newsletters will be available at the office and by the Security bulletin board for residents if they want a copy.

Recreational Activities Committee (RAC): Our committee has been meeting every week to go over the plans for our HR50 celebration. By now, you should have seen banners, posters, and soon will receive at your door a flyer along with a HR magnet advertising the celebration. We will begin our day with a 5K Run the Ridge event, followed by a golf outing. Festivities will be starting at 1pm. There will be a shuttle that will pick up residents that are not able to walk over. More will be posted as to where the pickup sites will be and times. We will also be posting an agenda for the day so that you can see when activities you want to participate in will be happening. Watch our website along with Nextdoor or Facebook. We are trying desperately to get a head count as to how many of our residents will be attending this activity. So, we are offering an incentive to double your registration money. That means when you register, you will pay a \$10 per adult registration fee and when you arrive at the celebration, you will receive your \$10 back plus an extra \$10 to pay for food and beverages. All activities for you and your children will be free. We will also offer free pop and water. After our celebration is complete, we will be looking for many people for clean up! We are also looking for perhaps scouts or high school kids that are looking for community service points to contact Jacob. This would be an excellent way to not only serve your community but also fulfill a badge or graduation requirement. The RAC Committee will get back to work after this event to plan some fall activities. We’re looking to have a fall bonfire along with a chili cookoff, and perhaps an outside movie. We would like to see regular bingo games this winter in the CRF. We are also looking to do some sort of holiday gathering as well as a Super Bowl party in February. If there are any activities you would like to see, please let us know and we will try to make them happen. The 2025 banquets and events are going strong. We have not seen this kind of activity in many years. The committee would also like to thank Wendy and Ken’s granddaughter, Kylie Coffee who took on the challenge to repaint and finish the small tables you now see outside in the Cabana. Thanks to Kylie, we have a uniform look to our patio again Walt Paulson made a motion to receive and accept the RAC Report. Janet Schwartz seconded the motion. At vote, all aye, motion carried.

Security Committee: The Security meeting was held 8/06/25. The meeting was attended by Chief Jack Berkheimer, Janet Schwartz, Al Villaseñor, and me. We discussed pool issues that have been pretty quiet this year. HR50 and staffing with Security for that. Our new issue: we discussed purchasing a drone for HeatherRidge. It would serve multiple uses, such as if we should have a child wonder off or a senior go missing, along with inspecting the top of condo buildings or townhome roofs. A good quality one would cost less than \$1,000. Our officers would be trained and certified on how to use them. Jack is already certified. The committee was in full agreement that it would be a very useful tool on numerous fronts. So, we are looking into it further. Janet Schwartz made a motion to receive and accept the Security Committee Report. Laura Kelly seconded. At vote, all aye, motion carried.

Welcoming Committee: We held our welcome meeting on the 8/12/25 hosted by Lea and me (Randy). We had 3 new households in attendance. 5 people in total. One family from Covered Bridge Condos, one from Covered Bridge Townhomes, and one from Hidden Hills Townhomes. All very nice and had good questions. Welcome to the neighborhood! Lea, thank you for hosting this meeting with me! I always love the fact that you, Vikki and Jen make it a great experience for our new residents. Krystine Miluski made a motion to receive and accept the Welcoming Committee Report. Debi Kiddle seconded the motion. At vote, all aye, motion carried.

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

NEW BUSINESS:

- Purchase/trade-in of a landscaping turf vehicle proposal. Walt Paulson made a motion to approve the purchase of a landscaping turf vehicle in the amount of \$36,564.74 with a 10% contingency, seconded by Janet Schwartz. At vote, all aye, motion carried.
- Paving safety repairs & issues. Recently had paving done around the CRF parking lot and had unexpected deeper issues. Chandler Road repairs are to be budgeted for 2026. Walt Paulson made a motion to approve the cost of the repairs in the amount of \$24,500 with a 10% contingency, seconded by Laura Kelly. At vote, all aye, motion carried.
- Discussion of status of 2026 Budget. Anyone wanting to see this can request it at the HUA Office.
- Discussion of homeowner ADA request. Board has requested a lawyer to review request and propose we split the cost with the homeowner.
- Discussion of 2024 Accountant Services. We requested an audit for this year, but due to Accounting Services availability, they would like to only do a review this year and an audit next year.
- Discussion of Newsletters being printed. It has been requested to produce our Happenings via the internet electronically and people can get hardcopies at the HUA office and under the bulletin board at the security office. Condominiums will continue to receive hard copies. Laura Kelly made a motion to approve the request, seconded by Walt Paulson .

OLD BUSINESS: None.

OPEN DISCUSSION FOR HOMEOWNERS:

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

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

Adjournment at 8:13 pm
HUA Board of Directors

Next Meeting – Tuesday, September 23, 2025
Laura Kelly – Recording Secretary

STATUS OF MEETING MINUTES NOT YET PUBLISHED

- Covered Bridge Condominiums August meeting minutes were not finalized/submitted at time of print (on-line will be updated when received).
- Covered Bridge Townhomes August meeting minutes were not finalized/submitted at time of print (on-line will be updated when received).
- Cambridge Association August meeting minutes were not finalized/submitted at time of print (on-line will be updated when received).

HEATHERRIDGE UMBRELLA ASSOCIATION (HUA) BOARD OF DIRECTORS

Treasurer's Report for AUGUST 2025

UMBRELLA CASH POSITION	Operating 6/30/25	Operating 7/31/25	Net Change Operations	Reserves 6/30/25	Reserves 7/31/25	Net Change Reserves
	\$ 38,735.61	\$ 194,403.71	\$ 155,668.10	\$ 719,672.71	\$ 745,361.66	\$ 25,688.95
UMBRELLA OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 186,268.15	\$ 186,546.70	\$ (278.55)	\$ 1,304,414.63	\$ 1,305,826.90	\$ (1,412.27)
Landscape	\$ 89,699.33	\$ 82,651.64	\$ (7,047.69)	\$ 642,053.61	\$ 662,365.40	\$ 20,311.79
Security	\$ 36,200.00	\$ 30,674.91	\$ (5,525.09)	\$ 237,375.08	\$ 226,747.36	\$ (10,627.72)
Administration	\$ 29,152.24	\$ 31,522.79	\$ 2,370.55	\$ 222,032.38	\$ 230,347.40	\$ 8,315.02
Maintenance	\$ 22,105.06	\$ 23,530.59	\$ 1,425.53	\$ 189,451.69	\$ 192,280.29	\$ 2,828.60
Total Expenses	\$ 177,156.63	\$ 168,379.93	\$ (8,776.70)	\$ 1,290,912.76	\$ 1,311,740.45	\$ 20,827.69
INCOME (LOSS)	\$ 9,111.52	\$ 18,166.77	\$ (9,055.25)	\$ 13,501.87	\$ (5,913.55)	\$ 19,415.42
CBRC CASH POSITION	Operating 6/30/25	Operating 7/31/25	Net Change Operations	Reserves 6/30/25	Reserves 7/31/25	Net Change Reserves
	\$ 19,092.14	\$ 19,063.01	\$ (29.13)	\$ 161,573.98	\$ 163,111.68	\$ 1,537.70
CBRC OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 2,853.75	\$ 2,885.47	\$ (31.72)	\$ 20,477.10	\$ 20,198.29	\$ 278.81
EXPENSES	\$ 4,456.15	\$ 2,820.90	\$ (1,635.25)	\$ 22,583.74	\$ 20,133.80	\$ (2,449.94)
INCOME (LOSS)	\$ (1,602.40)	\$ 64.57	\$ (1,666.97)	\$ (2,106.64)	\$ 64.49	\$ (2,171.13)
HHRC CASH POSITION	Operating 5/31/25	Operating 6/30/25	Net Change Operations	Reserves 5/31/25	Reserves 6/30/25	Net Change Reserves
	\$ 14,441.40	\$ 11,220.81	\$ 3,220.59	\$ 156,505.26	\$ 157,746.75	\$ 1,241.49
HHRC OPERATING INCOME & EXPENSES	Actual	Budget	Current Month Difference	Actual YTD	Year-to-Date Budget YTD	Difference YTD
INCOME	\$ 4,090.28	\$ 3,956.83	\$ 133.45	\$ 28,357.79	\$ 27,697.81	\$ 659.98
EXPENSES	\$ 6,734.20	\$ 3,956.83	\$ (2,777.37)	\$ 35,301.57	\$ 27,697.81	\$ (7,603.76)
INCOME (LOSS)	\$ (2,643.92)	\$ -	\$ (2,643.92)	\$ (6,943.78)	\$ -	\$ (6,943.78)
SBRC CASH POSITION	Operating 6/30/25	Operating 7/31/25	Net Change Operations	Reserves 6/30/25	Reserves 7/31/25	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	\$ 2,589.53	\$ 2,295.78	\$ 293.75	\$ 17,413.47	\$ 16,070.46	\$ 1,343.01
EXPENSES	\$ 3,096.62	\$ 2,295.78	\$ (800.84)	\$ 15,451.63	\$ 16,070.46	\$ 618.83
INCOME (LOSS)	\$ (507.09)	\$ -	\$ (507.09)	\$ 1,961.84	\$ -	\$ 1,961.84

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

ABANDONED VEHICLE	1	CIVIL MATTER	1	LOST PROPERTY	1	STATIONARY PATROL	1
ADMIN	28	COMMUNITY RELATIONS	2	MISSING PERSON - ADULT	1	SUSPICIOUS PERSON	2
ADMITTANCE AUTHORIZATION	2	DEATH - NATURAL	1	MOVING VIOLATION	1	SUSPICIOUS VEHICLE	2
AREA CHECK	140	DISTURBANCE - NOISE	2	NEIGHBOR ASSIST	1	THEFT	1
ASSIST AMBULANCE	1	DOMESTIC DISPUTE	1	NEIGHBOUR TROUBLES	1	TRAFFIC OFFENSE - CITED	70
ASSIST AMBULANCE - WPD	1	ELEVATOR PROBLEMS	1	OPEN DOOR/WINDOW	2	TRESSPASS	2
ASSIST GURNEE FIRE/EMS	2	FOLLOW UP	2	OVERDOSE - NON-SUICIDE	1	VEHICLE MAINTENANCE	1
BUILDING CHECK	89	FOOT PATROL	7	PARKING VIOLATION	8	VEHICLE MAINTENANCE - GAS	32
BUILDING CHECK - CALLED	3	FOUND PROPERTY	2	PROPERTY DAMAGE	1	WELFARE CHECK	1
CB GARAGE DOOR VIOLATION	1	GARAGE DOOR PROBLEM	1	RESIDENT ASSIST	6		
CHECK WELL BEING	1	LOCK OUT RESIDENCE	1	SB GARAGE DOOR VIOLATION	6		
						TOTAL	431

August 20, 2025 Monthly Meeting Minutes

These minutes have not yet been approved by the HeatherRidge Condominium Association One Board. Any corrections, additions or deletions will be made at the next regular Board Meeting prior to official approval.

Call to Order: The meeting was called to order at 6:31 pm.

Roll Call: Those in attendance: Roslyn Glattman-Hirsch-President, Margaret Hoppe-Secretary, Laura Kelly-VP 650 Whitney, and Al Villaseñor- Property Manager. Absent: Susan Hennessey-VP 690 Chandler, Larry Dressler-Treasurer. There were 6 owners in attendance.

Approval of Previous Minutes: After clarification, a motion was made by Laura Kelly to approve June 18, 2025, minutes seconded by Roslyn Hirsch. All in favor, aye. Motion carried.

President's Report: Roslyn Glattman-Hirsch: Suggested that the interior decorating in our buildings be refreshed. Budget of 2026 will try to reflect. Repairing balcony railings would be a HOA expense. Unsafe balconies are a priority and must be reported to HUA office to be addressed.

Building Vice Presidents' Reports:

690: No report

650: 1W door was needed of repair due to a part in need from Waukegan Lock. VP stayed 1 hour awaiting maintenance to bring an orange cone because of the inoperable garage door. Garage door upper half needs to be cleaned/painted to match lower panels. The pool door is not producing security from outsiders. A meeting in September will be addressed per Al. Outside front door threshold cement is lowering and creating a bump. A rubber threshold will be addressed with a board member to smooth that transition. Paid HUA monthly payments are being sent out via email/other notifications. Not a scam. Decided that an architectural committee would not be necessary for HHC1.

Treasurer's Report: Roslyn Hirsch gave the Treasurer's Report as of 07/31/25 as acting Treasurer due to absentee, unaudited Financial Statement presented by AFV Management: Total Assets: \$350,961.17, Total Liabilities: \$103,222.55, Reserve Fund: \$324,154.72 Motion to accept the Treasurer's Report made by Margaret Hoppe and seconded by Roslyn Hirsch. All ayes, motion carried.

Management Report - Al Villaseñor, Property Manager:

- 690 Garage door was run into and has been replaced. There is a 45 second delay to close. Please watch red and green lights for proper exiting/entering.
- Recycling dumpster will be placed in front of 690 w/proper fencing
- Recommended checking solar panel options for our roof before credits end.
- Sept 12 & 13, we are having a BIG 50 anniversary party.
- Addressed the balcony carpet, waterproof backing. Roslyn to investigate.

New Business:

- Both building garage floors cement is pitting. Pricing was addressed and will be included in the 2026 budget.
- Bruno Construction did an emergency tuckpointing repair in 650/402. Motion was made to pay Bruno Construction \$9,000 by Laura Kelly and second by Roslyn Hirsch. All ayes, motion carried.
- 690 Garage door received extensive damage due to a car hitting it. The party who hit the door has been very cooperative and is working with their insurance to cover this cost. In the meantime, we needed to get the garage door replaced and the cost was \$6,000. Motion to pay the contractor made by Laura Kelly and second by Roslyn Hirsch. All ayes motion carried.
- Three dates will be proposed by Linda Wach for the creation of the 2026 budget before our September board meeting.

Old Business: None

Public Comment: Homeowners are given time to present items of interest or issues they would like to have considered or reviewed. -14.3 of Rules & Regulations. Motorcycles must be rolled out of garage before turning on.

Next Meeting: The next meeting will be September 17, 2025.

Adjournment: A motion was made to adjourn at 7:55pm. All ayes - motioned carried.
Minutes respectfully submitted by Margaret Hoppe

HIDDEN HILLS TOWNHOMES ASSOCIATION

August 19, 2025 Monthly Meeting Minutes

Board Members Present: Carol Cronkhite, President; Lea Atiq, Secretary; Diane Coke, Vice President; Agnieszka (Agnes) Rodrigues, Treasurer; Roberta (Bobbi) Swisher, Director and Al Villasenor of AFV Management, Inc. 1 resident was present.

President: Carol Cronkhite called the meeting to order at 6:01pm.

PRESIDENT'S REPORT: Hope everyone is having a good summer despite the heat. Reminder that schools are back in session, so be cautious. The HR 50th celebration is coming soon.

APPROVAL OF PRIOR MEETING MINUTES: Diane Coke made a motion to accept the minutes for the June 17, 2025 meeting. Bobbi Swisher seconded. All in favor, aye. Motion carried.

TREASURERS REPORT: The Operating account balance is \$70,112.82 and the total balance in the Reserve accounts is \$636,815.66. A motion was made by Diane Coke to accept the Treasurer's Report for July 31, 2025. Bobbi Swisher seconded. All in favor, aye. Motion carried.

MANAGEMENT REPORT: The HR 50th Anniversary Celebration is next month. You will be seeing posters and flyers around the community soon if not already. It will be an exciting event, and we look forward to seeing many of you there. Finished the first round of Townhome property inspections. Overall, pretty good condition. Garage inspections are coming soon. Bobbi Swisher made a motion to accept the Management Report. Lea Atiq seconded. All in favor, aye. Motion carried.

NEW BUSINESS: The roofing project is pending final numbers. The siding project is halfway done. The 2026 preliminary draft budget was reviewed. The next budget meeting date is September 9th @ 11:30am. Discussed solar energy possibilities and will do some research for next meeting.

OLD BUSINESS: A letter will be sent out to residents regarding insurance requirements and 2025 update on minimum coverage amounts. Discussed repairs of the front wooden porches/steps. The Board agreed that the HOA would repair unless the homeowner made any changes to them or stained them. It would then become the homeowner's responsibility to maintain. The back steps, however, are a homeowner's responsibility.

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

MEETING ADJOURNED at 7:15pm.

Minutes respectfully submitted by Linda Wach

An Executive Session may be held to discuss unit owner accounts and other confidential matters as appropriate and allowed by declaration and statute.

STONEYBROOK RESIDENTIAL ASSOCIATION

August 21, 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; Treasurer, Jimena Lara; Secretary, Ulises Rivero; Director, Daniel Lopez and Al Villaseñor of AFV Management. No residents were present.

APPROVAL OF JULY MINUTES: Minutes of July 16, 2025, meeting was reviewed. A motion was made by Daniel Lopez and seconded by Ulises Rivero to approve the minutes.

PRESIDENT'S REPORT: Obey street limits and stop signs. Pick up after your pets. Pool closes on September 15th. The HR 50th anniversary celebration is September 12-13th. It's a 2-day event.

VICE PRESIDENT'S REPORT: None

TREASURERS REPORT: Reviewed the SB financials as of 07/31/25. Total Assets are \$42,219.50; Total Liabilities are \$15,520.31; Total Liabilities and Equity are \$42,219.50. 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:** Bought "No Parking on Grass" signs for parties to be put out during events held at the SBRC. Waiting on funds for the purchase of new stove. Painting project may begin in November.
- **Architecture Update:** A list was submitted and reviewed of current architectural request made of a variety of issues.

MANAGEMENT REPORT: The 50th anniversary party will be in September. Please go and have a good time! The pool pump had an issue and needed to be sent out for repair, but maintenance had a backup pump. The kiddie pool was discussed and Al suggested sending out a Survey Monkey and possibilities for it but would need verbiage for the survey. Enumerate texts and/or emails are not a scam and are legit. Going forward more functionalities will be available on our Enumerate software program.

NEW BUSINESS: Garage sale dates are September 18, 19 & 20th.

OLD BUSINESS: Finished White Ct inspections today. Rec Center and SB draft budgets were discussed. The next budget meeting will be on September 18th before the regular Board meeting. The SB/Cam Rec Center bulletin board status was discussed and is in process.

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 7:21 pm.

NEXT MEETING: The next meeting of the StoneyBrook Residential Association Board will be at 7:00 pm on September 18, 2025 @ the SBCRC.

Minutes respectfully submitted by Linda Wach

WHO IS WHO AT HEATHERRIDGE

SEPTEMBER 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 Lisa Weinhold Rosalie Sternberg Sharlene Hink Brigitte DePue Karen Schachtschneider (Alt) Gerald Kippes (Alt)	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)	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
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	Property Manager: AFV Management - Al Villaseñor 847-816-9300	Property Manager: AFV Management - Al Villaseñor 847-816-9300	Property Manager: AFV Management - Al Villaseñor 847-816-9300
HUA Office	CB Townhome Board:	HH Townhome Board:	Cambridge
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	President: Adrienne Doherty Vice Pres: OPEN Secretary: Adrienne Doherty Treasurer: Margaret Tai Director: Beth Taylor Director: Randy Brooks	President: Carol Cronkhite Vice Pres: Diane Coke Secretary: Lea Atiq Treasurer: Agnes Rodrigues Director: Roberta Swisher	President: Art Stevens Vice Pres: Brooks Gerlach Secretary: Jerry Kegg Treasurer: Patty Drummond Director: Janet Carey-Peck Bookkeeper: Cheryl Vogt
HR Facilities	Committee Chairpeople:	Committee Chairpeople:	Committee Chairpeople:
Golf / Main Rec Center: 847-367-6010 5900 HeatherRidge Dr Email: HeatherRidgeGolfGM@gmail.com www.heatherridge.org www.heatherridgegolf.net	Archi: OPEN Newsletter: OPEN Diane Perkins (Chair-Neigh Rec) Delegates: Sheila Quinn OPEN Evelyn Peterson OPEN (Alt) Vikki Herzog OPEN (Alt) Ingrid Lorenz	Archi: Ty Belmont Newsletter: HUA Office Larry Dressler (Neigh Chair) Delegates: Diane Coke Diane Liggett Carol Cronkhite Bev Ruz Bonnie Dolter Ashley Serdar Lea Atiq Agnes Rodrigues Sue Janda OPEN (Alt) Mike Kraemer OPEN (Alt)	Archi: Brooks Gerlach Welcome: Jennifer Laffin Social: Jennifer Laffin Delegates: Art Stevens OPEN (Alt) Jeremy Laffin
HR Security	Property Manager:	Property Manager:	Property Manager:
Office: 847-362-3255 Cell: 224-629-6616 Gurnee Police/Fire: 911 Poison Control: 800-222-1222	AFV Management - Al Villaseñor 847-816-9300	AFV Management - Al Villaseñor 847-816-9300	AFV Management - Al Villaseñor 847-816-9300
Newsletter Info:	HR Rec Center Addresses:	Redwood	HighPointe
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	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	Redwood Condo Board: President: Leo Odiani Vice Pres: OPEN Secretary: Meifa Close Delegates: Meifa Close OPEN (Alt)	HighPointe Condo Board: President: Todd Campbell Vice Pres: Richard Mann Secretary: OPEN Treasurer: OPEN Director: Daniela Luciu Director: OPEN Delegates: Richard Mann Daniela Luciu (Alt)





SEPTEMBER 2025



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 LABOR DAY	2	3	4	5 4PM TGIF Burger Night @Cabana	6
7	8 11AM Golf Com. @CRF 1PM Archit. & Maint. Com. @HUA office	9 10:30AM RAC @CRF 7PM Welcoming Committee @CFR	10 6:30PM Cambridge Board @SBCRC	11	12 11AM Landscape Com. @HUA office 4PM TGIF Burger Night @Cabana 6PM Movie Night "Grease" @CRF	13 HR50 Celebration @CRF
14	15 POOLS CLOSED FOR SEASON	16 11AM Finance/TLLCISI @ HUA office 6PM HHTA Board @HHRC	17 6:30PM HHCA Board @Chandler	18 47PM StoneyBrook Board@SBCRC Community Garage Sale	19 4PM TGIF Burger Night @Cabana Community Garage Sale	20 Community Garage Sale
21	22	23 7PM HUA Board @CRF	24 6:30PM CBTA Board @CBRC	25 6:30PM CBCA Board @CBRC	26 4PM TGIF Burger Night @Cabana	27
28	29	30	1 OCTOBER	2	3 	4

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)