



APRIL 2026

HAPPENINGS

HEATHERRIDGE COMMUNITY NEWSLETTER

no time to siesta
 LET'S
Fiesta
 PLEASE JOIN US FOR
Cinco de Mayo

FRIDAY
01
MAY
FROM
5-8
PM

Admission: FREE FOR RESIDENTS

Tacos, Chicken Fajitas, Quesadillas, Chips & Salsa
(while supplies last)

Golf Clubhouse
5900 HeatherRidge Dr, Gurnee IL

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2026 Season Passes Now Available

To purchase season passes, gift cards or
 for more information call:
 (847) 367-6010 or email:
HeatherRidgeGolfGM@gmail.com




NEXT MEETINGS:

ASSOCIATION	Day	Apr	May
HeatherRidge Umbrella Assoc (HUA)	4th Tue	28-Apr	26-May
Hidden Hills Townhome Assoc (HRTA)	3rd Tue	21-Apr	19-May
Hidden Hills Condo Assoc (HRCA)	3rd Wed	15-Apr	20-May
Covered Bridge Townhome Assoc (CBTA)	4th Wed	22-Apr	27-May
Covered Bridge Condo Assoc (CBCA)	4th Thu	23-Apr	28-May
StoneyBrook Residents Assoc (SRA)	3rd Thu	16-Apr	21-May
Cambridge Assoc	Wed	NA	NA

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:



OPENING
SOON



CABANA BAR & GRILL

Opening Mid-April
Weather permitting



STAY TUNED

FEEDING WILDLIFE:

It's hard to resist feeding the wildlife but please don't -
for their health and your safety

THEIR HEALTH

- The native animals who live here, including birds, squirrels, racoons, and other wildlife, need nature's diet to be healthy.
- Human food is "junk food" for wildlife. Well-intentioned handouts may cause disease, injury, and even death for animals.
- Providing unnatural food encourages wildlife to congregate in large numbers, leading to territorial fighting, attacks by predators, and being hit by cars.
- Animals you feed today may be killed as "pests" tomorrow. Don't harm wildlife with your kindness... help them remain healthy, safe, and free.

YOUR SAFETY

- Native animals who eat human food...
 - May bite, scratch or threaten other visitors.
 - May come into conflict with your pets.
 - May spread disease.



POOL UPDATES

THE POOL SEASON IS APPROACHING.
HERE ARE UPDATES REGARDING OUR POOLS:



COVERED BRIDGE REC CENTER

- Key card access - fixed
- Pool heater - fixed
- Pool liner - A new pool liner will be installed before opening day unless any issues occur.

HIDDEN HILLS REC CENTER

- Key card access - fixed

HIDDEN HILLS CABANA

- Key card access - fixed

CAMBRIDGE/ STONEBROOK

- Key card access - fixed
- Wading Pool - TBD

Opening: Friday, May 23rd (alternately
Saturday, May 24th)

Hours: 9:00AM - 10:00PM Daily
(contingent upon the completion
of pool cleaning)

Closing: Tuesday, September 15th

- Residents MUST have their key cards with them while at the pool.
- Residents MUST be present with their guests at all times.
- If you require a key card, please visit the security office.
- For HeatherRidge Pool Rules, please refer to:
www.heatherridge.org/heatherridge-umbrella =>

HUA Pool Rules

Dog reminders:



We have been receiving an increased amount of phone calls regarding dogs being loose and running through the grounds, streets and open spaces. While it may be easier to open the door to let your dog outside, please remember that not only is this a violation of the HeatherRidge governing documents, but it is also a dangerous situation for your dog, children, pedestrians and other animals. Your dogs must be restrained at all times.

Furthermore, when a dog is let loose to run, there is nobody there to clean up after it or control it around cars, people, and animals. Any dog seen running loose without an owner is subject to a fine and animal control will be notified to pick up the dog. This is for the safety of your animal and for the community as a whole.

THERE IS NO

POOP FAIRY



PLEASE PICK UP AFTER YOUR DOG



PUBLIC SERVICE ANNOUNCEMENT

Recently we have learned of 2 instances where dogs were diagnosed with Blastomycosis (“Blasto”) and requested we share this information with our community.

What is Blastomycosis?

Blastomycosis in dogs is a **serious, potentially fatal fungal infection caused by inhaling spores found in moist soil and decaying organic matter**. It frequently causes pneumonia, fever, weight loss, and skin lesions. Early diagnosis is critical; although treatable with long-term antifungals, it can progress rapidly to blindness or death.

Affected pups are often lethargic, have decreased appetite, and may run a fever.

Prompt treatment can be curative when pet parents seek care early.





Six Common Signs of SCAMS

Protect yourself, your family, and your business.



KNOW THE RED FLAGS

1 Urgent Payment Demands

Scammers pressure you with threats of arrest, unpaid bills, or closed accounts.

2 Requests for Unusual Payment

Any request for **Bitcoin**, gift cards, wire transfers, or prepaid cards is a red flag.

3 Impersonating Authorities

Scammers pretend to be law enforcement, banks, utilities, or delivery services.

4 Requests to "Keep it Secret"

Using threats or intimidation to stop you from notifying your bank, family, or police.

5 Suspicious Emails, Calls, or Texts

Misspelled words, odd sender addresses, unknown name or numbers, improper grammar.

6 Changes to Normal Procedures

Their requests don't follow usual billing, payment, or verification processes.

What To Do If You're Unsure:

- **Stop! Do not send money**
- Verify independently (*call the business or agency directly*)
- Contact your local police department

Gurnee Police Department

Non-Emergency: 847-599-7000



Follow us on social media for alerts & safety tips

When in doubt - check it out.

Let's Make Earth Day A Lifestyle, Not Just A Date

15 SIMPLE WAYS TO MAKE EARTH DAY EVERY DAY



A. Eco-Friendly Habits at Home

Unplug devices when not in use

Reduce phantom energy usage and cut down your electricity bill.

Switch to LED lights

They use 75% less energy and last up to 25x longer.

Use natural cleaning products

Safer for the environment and your health.

Save water intentionally

Fix leaks, install low-flow taps, and reuse greywater where possible.



B. Sustainable Living & Consumption



Say no to single-use plastics

Carry reusable bags, bottles, containers, and cutlery.



Walk, cycle, or carpool

Lower your carbon footprint while staying active



Shop local and seasonal

Support small producers and reduce transportation emissions.



Eat more plant-based meals

Even a few meatless days a week can help the planet significantly.

WHAT CAN WE DO?

Simple Actions, Big Impact

Choose walking or cycling over motor vehicles.

Reduce, reuse, recycle—especially plastics.

Plant trees and care for green spaces.

Use reusable bags, bottles, and containers.

Educate yourself and others about sustainability.

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

Now - April 5th

Easter Bunny Photos
Gurnee Mills

April 2nd

Flashlight Egg Hunt
Village of Antioch

April 4th

Annual Bunny Hop
Historic Downtown Long Grove

April 4th

Eggstravaganza Trail
Corrine J Rose Park, Waukegan

April 11th

Shop'N Swirl Wine Walk
Grayslake Heritage Center

April 11th - 12th

Antique Vintage Market
Lake County Fairgrounds

April 11th - May 30th

Saturdays 10AM - 2PM
Spring Farmers Market
Downtown Grayslake

April 14th

Egg Quest
Addler Park, Libertyville

April 18th

Artwauk in Waukegan
Downtown Waukegan

April 18th

Maker Faire Lake County
College of Lake County

April 18th

PAWS Chicago Adoption Event
Gorton Center, Lake Forest

April 25th

Puppy Painting Party
Lambs Farm, Libertyville

May 2nd

Bonfire and Brews: Food Truck
Frenzy
Viking Park, Gurnee

May 1st - 3rd

Mother's Day Craft Fair
Gurnee Mills



IT'S GOLF SEASON

The weather is getting nicer and the days are getting longer. Let's play some golf!

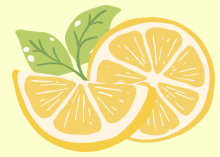


Reserve your tee time today!

Call (847) 367-6010 or email: HeatherridgeGolfGM@gmail.com

Lemon Pasta Recipe

Pasta al limone, or lemon pasta, is one of those dishes that's so simple, yet so delicious.



This lemon pasta is super easy to make! All you need is a few simple ingredients like spaghetti, garlic, lemon and Parmesan. The most important part is making sure everything is fresh and saving some of your pasta water to get a nice, creamy sauce. It's great as a weeknight vegetarian meal, or to serve with a pan-seared protein like Chicken, Salmon, or Steaks.

Timing:

Prep Time: 5 Minutes
Cook Time: 20 Minutes
Total Time: 25 Minutes
Servings: 8 Servings

Ingredients

- 1 pound spaghetti cooked (with ½ cup pasta water reserved)
- ¼ cup olive oil
- 3 garlic cloves, minced
- 3 Tbsp fresh parsley
- ¼ Tsp crushed red pepper
- 1 Tbsp lemon zest
- 3 Tbsp lemon juice
- ¼ Tsp salt
- ½ cup freshly grated parmesan cheese, plus more for serving



Directions

- Cook the spaghetti in a pot of salted water according to package instructions until al dente. Drain and reserve ½ cup of the cooking pasta liquid.
- In a large skillet over medium heat, heat the olive oil. Add the garlic, parsley, and crushed red pepper, and cook until fragrant, about 1 minute. Add the lemon zest, lemon juice, salt, cooking pasta liquid, and pasta, and cook until the pasta is heated through, about 1 minute.
- Turn off the heat and stir in the Parmesan cheese until it clings to the pasta.
- Serve with extra parsley and Parmesan cheese, if desired.

YOU'RE INVITED

**FREE
SHRED
EVENT**

SATURDAY, APRIL 11TH 10AM - 12PM

GURNEE VILLAGE HALL
325 O'PLAINE RD, GURNEE

GET YOUR DOCUMENTS TOGETHER!

The event is limited to Gurnee residents and is free of charge. Any documents from businesses/commercial institutions will not be accepted.



Welcome New
HeatherRidge Residents:

Hidden Hills Townhomes

Rita Roewert
Zoila Schwatzbach
Ryan April
Haley Clebanoff

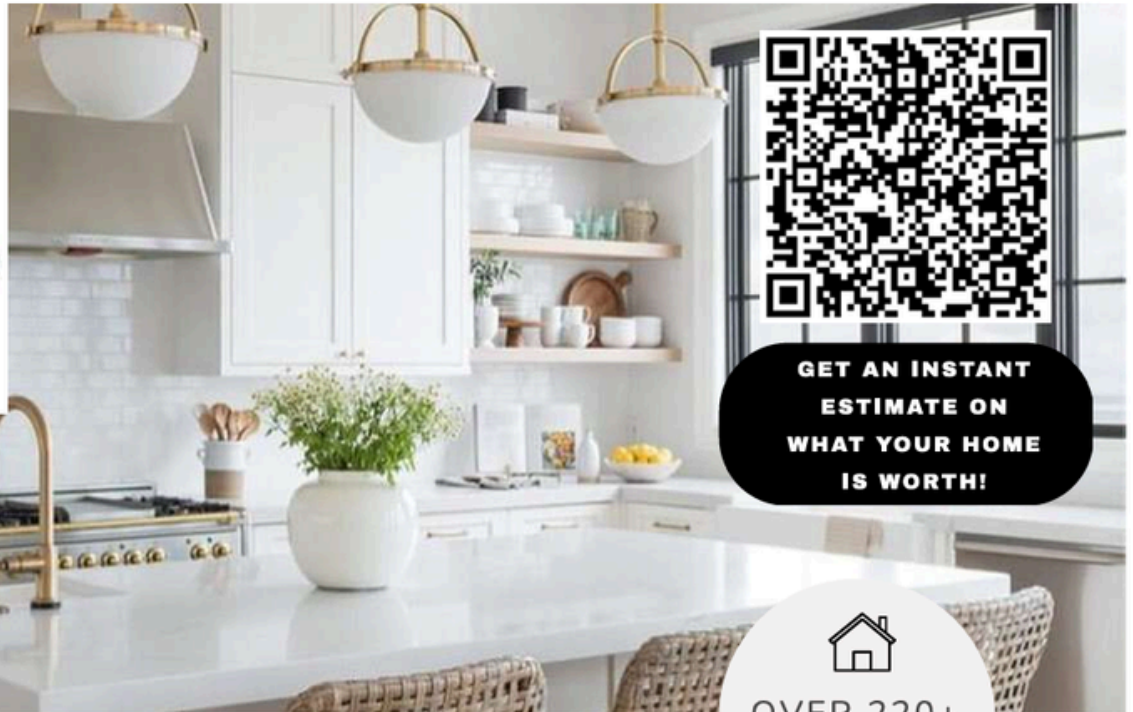
StoneyBrook

Arelys Cruz
Jose Rodriguez
Inez Morroni
Jerry Genova
Julian Sardo





**COLDWELL
BANKER
REALTY**



**GET AN INSTANT
ESTIMATE ON
WHAT YOUR HOME
IS WORTH!**



**OVER 220+
HAPPY
CLIENTS**

BUYING OR SELLING A HOME?

LET'S WORK TOGETHER!

With 20+ years in the Lake County Real Estate Market, Pam brings experience, strategy, and zero guesswork to Buying or Selling a home.

She knows the neighborhoods, the numbers, and how to spot potential—whether that's helping Sellers prep and price their home to stand out, or helping Buyers see beyond the walls and imagine what's possible.

Clients love her for being calm, honest, detail-driven, and always in their corner. No pressure, no fluff—just solid advice and results you can feel good about.

PAM DEVENDORF

A PET FRIENDLY REALTOR!



CONTACT:

-  CELL: 847.989.0711
-  PAMDEVENDORFREALTOR@GMAIL.COM
-  PAMDEVENDORFNORTHSHOREREALTOR.COM/



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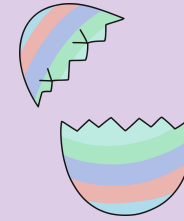
Bonfire & Brews: Food Truck Frenzy (21+)

Saturday, May 2nd
6:30PM - 10:30PM
Viking Park, Gurnee



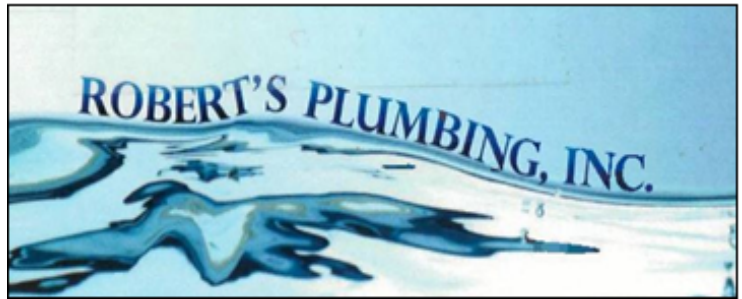
Get ready for a sizzling night of delicious food, refreshing brews, and cozy vibes at our “Bonfire and Brews: Food Truck Frenzy” event, exclusively for adults 21+!

WHY SHOULDN'T
YOU TELL AN
EASTER EGG A
JOKE?



IT MIGHT
CRACK UP

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



Craig Bieganowski, Owner
Cell: 708-906-0172

www.robertsplumbing.biz Ph: 847-543-4311
craig@robertsplumbing.biz Fax: 847-543-4314



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!

COMPUTER PROBLEMS?

Call Lake County's #1 Computer Specialist!

- PC Repairs & Upgrades
- Virus Removal
- Printer Installation
- PC Diagnostics
- PC Tune-Up
- PC Sales
- Data Recovery
- New Computer Setup
- PC Tutoring

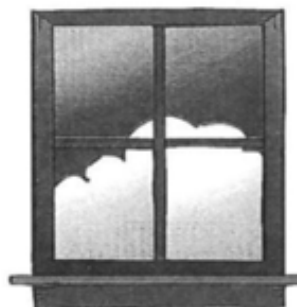


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20% off all services

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Peterson Windows



Window Glass Installation
Spring & Screen Repair
Window Washing Service

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

Low Prices/Friendly Service



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.....from \$199,000
1 Bedroom Townhomes.....None Available
2 Bedroom Townhomes.....None Available
Cambridge Duplexes.....None Available
StoneyBrook Homes.....None Available

Rentals

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



April—Pulse of the Market

The supply of homes, townhomes and condos in Gurnee continues to be extremely limited. There is still more demand than supply for Gurnee properties. So prices remain high compared to previous years and properties have been selling quickly.

If you're thinking about buying, selling, or renting in HeatherRidge. I would be happy to have a no-pressure conversation about the market and how I can help you accomplish your real estate goals!

**All my listings are sold, so
no homes to advertise here
this month. I will reserve
this space for when you
work with me to sell or rent
your HeatherRidge home!**

How much equity did you gain in the last year?

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



HeatherRidge Main Clubhouse
5900 HeatherRidge Dr, Gurnee
847-367-6010

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



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





Are You Looking For More Customers And Clients?

Advertising in our Newsletter can give you a monthly exposure* to more than 2,000 residents and golfers

Here are some of the types of businesses and services that could increase their customer base by running an ad:

- Auto Repair
- Baby-sitting
- Dentist
- Dry Cleaners
- Financial Planning
- Garage Door Repair
- Handyman, Painters, etc.
- Home Inspectors
- Housekeeping
- Legal Services
- Medical Services
- Mental Health Services
- Pet Sitting/Walking
- Pet Grooming/Boarding
- Physical Therapy
- Plumbing & Electric
- Restaurants
- Takeout & Delivery
- Tax Services
- Transportation Services
- ... And **More!**

RATES ARE LOW and EXPOSURE IS HIGH!

Visit our website to learn more today!
www.heatherridge.org/heatherridge-news
Use this QR code to view our newsletter:



*The HeatherRidge Newsletter is printed 11 times a year. The Dec/Jan is a combined issue.

March 24, 2026 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 7:27pm.

Present: Todd Campbell, Walt Paulson, Janet Schwartz, Janet Knight-Carey, Margaret Tai, Krystine Miluski, Debi Kiddle, Laura Kelly and Al Villasenor.

February 24th, 2026 MINUTES: Janet Schwartz made a motion to accept and approve February 24th, 2026 HUA Board Meeting Minutes. Seconded by Debi Kiddle and at vote, all aye, motion carried.

OPEN DISCUSSION FOR HOMEOWNERS for AGENDA ITEMS: None.

PRESIDENT'S REMARKS: Todd Campbell noted in the election meeting that Randy Brooks submitted his resignation letter from the board. Todd thanked Randy for his service on the board and stated he was a great asset to the community! It is lighter longer but please watch bus stops with children present and be careful.

VICE PRESIDENT'S REMARKS: None.

TREASURER'S REMARKS: Walt Paulson noted that he did not get financials in time to review them fully, so therefore a complete report will not be given. HUA checks are in order, but the balance sheet is still out of balance due to 2025 books not being closed. Margaret Tai made a motion to receive and accept the Treasurer's Report seconded by Janet Carey. At vote, all aye, motion carried.

MANAGEMENT REPORT: The new administrative associate has been hired to work in the office. Please welcome Catherine Epling to the HR family. There are plans to expand her role in the future. The board has approved the job description for the HR Accountant role. The CM has been making efforts to fill the vacancy. Be on the lookout for announcements regarding recent events. I am unsure what can be publicized at this time. Apologies for the cryptic note. 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: No formal report or motion required.

Audit Committee: No formal report or motion required.

Finance Committee:

1. No HUA financials or checks to review.
2. No CRF financials or checks to review.
3. No status update on HRGC request for equipment leases at the committee.
4. Reviewed requests and bids for a new HVAC system for SBCRC. Committee recommends the proposal from Comfort Calvary of \$9,870.00. Questions: is there a maintenance agreement for this unit? If so, is it extra or included?

TLLCISI Committee: Employee comp time is not reference in HR Employee Manuel, just overtime for non-exempt employees. Since we only have one major issue, T/F suggests CRF Manager (AFV) addresses this issue and reports back to HUA. Committee description for RAC: T/F request RAC puts together their proposed changes in the committee description format for T/F to review. HUA update on filling the accounting position and no feedback on the job description given to the CM. Again T/F believes the scope of this accounting is beyond a bookkeeper's area of expertise. T/F is expressing concerns about this position moving forward.

March 24, 2026 Monthly Meeting Minutes

Page 2 of 3

FINANCE/TLLCISI Committee: Reviewed RAC request for budget, RAC has never really had a budget. No committee has a budget. Before T/F recommendation, RAC role needs to be identified. See III TLLCISI #2

OTHER: Audit Committee Chair to schedule a meeting with Audit Committee, CM and HUA President to review.

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: No formal report or motion required.

Publications Committee: No formal report or motion required.

Recreational Activities Committee (RAC): RAC Committee met on Monday, March 23, 2026. In attendance: Sharlene Hink, Laura Kelly, Jacob and Jan Carey. Plans were discussed for our first social event of the year, Cinco De Mayo party on Friday, May 1st, 2026. We hopefully will qualify for a community grant from the Village of Gurnee...we are just waiting for approval. If the grant is extended to us the food will be free and you will only pay for beverages. Watch Facebook, NextDoor & HeatherRidge Website for more information on this event. Waterfall Bar will be open for drinks at 5pm and dinner will be served around 5:30pm. Bring your neighbors and enjoy an evening together. Jacob added that he is interviewing and testing an additional food vendor for the Cabana Bar. Pricing at the bar will have an increase. The price of beer and drinks will be as they were last season and there will be a small increase for food items of course, this will always be subject to change depending on pricing, A new menu board will be available this summer and offer advertising as well as events. We are suggesting that the CRF rentals cleanup cost be increased to offset some of the labor increases. As of today, we have scheduled 11 events, 6 have been completed and 5 are upcoming. Our overall revenue for the 6 completed events was \$7,711.00 gross. Watch for the food trucks beginning in June. They will be scheduled the 3rd Thursday of the month. More to come on the offerings. The Cabana Bar is scheduled for opening in May or earlier depending on the weather. There will be a TGIF Friday burger night available throughout the warm weather. Wat Paulson made a motion to receive and accept the RAC Committee Report seconded by Krystine Miluski. At vote, all aye, motion carried.

Security Committee: We held our Security Meeting on the March 19th, 2026 at 10:30am at the HUA office.

We discussed StoneyBrook key card situation for the SB pool. We have the new panels paid for and set to go; we are just waiting for the last technical issue to be handled. Jack said we will be up and running before pool opening. Once again, parking issues are always a problem. We go through the rules at the welcome meetings, as well as most HUA and HOA meetings. If a homeowner or renter has 2 cars, one in the garage and one outside, it is that simple. The other problem is people thinking the garage is a storage locker...they are not. Common courtesy and being a good neighbor would go a long way in solving security issues BEFORE they arise. Walt Paulson made a motion to receive and accept the Security Report seconded by Janet Carey. At vote, all aye, motion carried.

Welcoming Committee: We held our Welcome Meeting on the March 10th, 2026. Once again ...Lea was my savior!!! I was out of town for work and Lea stepped up and hosted the meeting single handedly! Vikki was a little under the weather. We had 5 new residences at the meeting. Great turn out for March!!!

I have no doubt Lea made them feel welcome and gave them great information about living in Heather Ridge. Love both of you Ladies!!! Janet Schwartz made a motion to receive and accept the Welcoming Report seconded by Krystine Miluski. At vote, all aye, motion carried.

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

NEW BUSINESS: Walt Paulson made a motion to approve Comfort Cavalry proposal for the SBRC HVAC system replacement at a cost of \$9,870.00 plus 10% contingency. Debi Kiddle seconded the motion. All in favor, aye. Motion carried. Janet Schwartz made a motion to approve the Windy City proposal for the CB pool shell and cover at a cost of \$40,846.98 plus 10% contingency. Debi Kiddle seconded the motion. All in favor, aye. Motion carried. The HH pool cover proposals are tabled until next month. Employee comp time was discussed. Laura Kelly made a motion to approve the CRF clean up fee increases with new contracts as follows: 1-75 (\$200), 76-125 (\$225), 125+ (\$250) which is nonrefundable. Krystine Miluski seconded the motion. All in favor, aye. Motion carried.

OLD BUSINESS: Walt Paulson made a motion to approve of the lease agreement for 3 pieces of equipment as presented by AFV Management in the amount of \$86,000 over the next 4 years (48 months). Janet Schwartz seconded the motion. Walt amended his motion to reflect the price of \$117,612 subject to review of the terms and conditions plus 10% contingency. Janet Schwartz seconded the motion. All in favor, aye. Motion carried.

NEW DIRECTORS AND OFFICERS FOR HUA BOARD: Officer nominations and seating of Board Members

- Walt Paulson nominated Todd Campbell for President.
- Walt Paulson nominated Mary Hall as Vice President.
- Krystine Miluski nominated Walt Paulson as Treasurer.
- Walt Paulson nominated Janet Peck as Secretary.

OPEN DISCUSSION FOR HOMEOWNERS FOR NON AGENDA ITEMS (20 minutes total):

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

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

Adjournment at 8:26 pm
HUA Board of Directors

Next Meeting – Tuesday, April 28, 2026
Linda Wach – Recording Secretary

HEATHERRIDGE SECURITY DEPARTMENT REPORT NUMBER OF CALLS BY TYPE FOR FEBRUARY 2026

ABANDONED VEHICLE	1	BUILDING CHECK - CALLED	10	HH GARAGE DOOR VIOLATION	4	SB GARAGE DOOR VIOLATION	1
ADMIN	9	BUILDING CHECK	90	ILLEGAL DUMPING	1	SUSPICIOUS PERSON	3
ADMITTANCE AUTHORIZATION	6	CB GARAGE DOOR VIOLATION	1	LOST PROPERTY	1	SUSPICIOUS VEHICLE	1
AREA CHECK	54	CHECK WELL BEING	1	MOVING VIOLATION	1	TRAFFIC ACCIDENT - PROPERTY	1
ASSIST GPD	1	DEATH - NATURAL	1	NEIGHBOR TROUBLES	1	TRAFFIC OFFENSE - CITED	32
ASSIST GURNEE FIRE/EMS	3	DOOR LOCK PROBLEMS	1	OPEN DOOR/WINDOW	2	VEHICLE MAINTENANCE	1
ASSIST GURNEE POLICE	2	ELEVATOR PROBLEMS	1	PARKING VIOLATION	10	VEHICLE MAINTENANCE - GAS	23
ASSIST HUA	5	FOLLOW UP	1	PROPERTY DAMAGE	2	WELFARE CHECK	4
BREAKING AND ENTERING	1	GARAGE DOOR VIOLATION	1	RESIDENT ASSIST	4		
TOTAL							281

March 24, 2026 Monthly Meeting Minutes

**Board of Directors Annual Meeting
HeatherRidge Umbrella Association (HUA)**

President Todd Campbell called the meeting to order at 7:00 pm.

Present: Todd Campbell, Randy Brooks, Janet Knight-Carey, Janet Schwartz, Walt Paulson, Debi Kiddle, Krystine Miluski, Margaret Tai, Laura Kelly and Al Villasenor, Community Manager.

2025 ANNUAL MEETING MINUTES: Todd Campbell noted a correction of the 2025 Annual meeting Minutes. The meeting started at 6:30pm, not 7:00pm as listed. Wayne Lee made a motion to accept the minutes of the 2025 Annual Meeting of the HUA Board of Directors with the correction noted, seconded by Dawn Ross. At vote, all aye, motion carried.

Todd Campbell turned over the meeting to Nominating Chairperson Janet Schwartz. Janet presented the slate of nominees and introduced the candidates of Margaret Tai, Janet Carey and Laura Kelly.

CALL FOR NOMINATIONS: Janet Schwartz asked for nominations from the floor. Walt Paulson nominated Mary Hall from the floor. Todd Campbell noted that he received and accepted Randy Brooks' resignation from the board. Todd thanked Randy for all of his work and contributions during his time on the board. Todd Campbell explained there are four board positions with Randy's resignation; 3 positions with three-year terms and one position is a one-year term. Todd explained that the three people receiving the highest vote total will get the three-year terms and the fourth candidate will have the one-year term.

CONFIRMATION FROM GENERAL ELECTION OVERSIGHT COMMITTEE (GEOC) THAT SUFFICIENT DELEGATES ARE PRESENT FOR A QUORUM:The quorum of 25% of Delegates was met and exceeded.

Todd Campbell announced the election results. Margaret Tai, Janet Carey, and Laura Kelly will serve three-year terms and Mary Hall will fill the one-year term on the HUA Board of Directors. Walt Paulson made a motion to ratify the election, seconded by Janet Schwartz. At vote, all aye, motion carried.

ADJOURN TO REGULAR HUA BOARD MEETING: Sheila Quinn made a motion to adjourn the Annual Meeting, seconded by Marianne Smith. At vote, all aye, motion carried. The Annual Meeting and Election was adjourned @ 7:27pm.

March 25, 2026 Monthly Meeting Minutes

BOARD ATTENDEES: A. Doherty, President, Beth Taylor, Treasurer, Randy Brooks, Vice President, Margaret Tai, & Kristine Mulinski Co-Secretaries.

AFV management: Nic Alghine

Meeting Attendance: Four Covered Bridge residents were present

President's Report: Reported to remind homeowners of the safety of walking on the roads at night, to be sure to wear reflective clothing.

Treasurer's Report as of 3/25/26:

- Checking: \$135,092.41
- Money Market: \$132,891.45
- CD: \$190,000.00

Management Report:

- Reconsider handyman selection (Urgent Scenarios): Nic made a proposal to use Pedro for urgent scenarios, while he looks for a second handyman that can be used for urgent scenarios. It was suggested to call Larry Dressler because he is a reliable handyman and can be used for urgent scenarios.
- 2026 Projects: Repair deck on 903 Vose and repair siding on 907 Vose.

New Business:

- Insurance Policy Renewal: A motion was made to renew the same policy for \$2M with Hanover Insurance, Carl E. Mellon (agent) for \$4,598.67 for the period of December 2026 – December 2027.

Old Business:

- Zelle Sunset Timeline: Is set for May 12, 2026

Public Comments:

- There was discussion about parking issues. A meeting is scheduled for 4/30/2026 to further discuss parking issues. All Covered Bridge homeowners will be invited.

Close: Meeting adjourned at 7:34 pm.

Next meeting will be held April 22, 2026 @ 6:30pm.

Respectfully Submitted,
Covered Bridge Association Board of Directors

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 6.30 pm.

Roll Call: Those in attendance: Margaret Hoppe-Secretary, Laura Kelly-VP 650 Whitney, Susan Hennessey-VP Chandler, and Larry Dressler, Treasurer. Absent was President Roslyn Hirsch. There were four owners in attendance, along with Community Manager, Al Villasenor.

Approval of Previous Minutes: correction made on Building Vice Pres. Report to reflect that 650 was requesting a 4-year plan and 690/4th floor needs painting/carpeting. A motion was made by Secretary Dressler to approve February 18, 2026 minutes seconded by VP Kelly. All in favor, aye. Motion carried.

President's Report: Roslyn Glattman-Hirsch: Absent. Meeting conducted by VP Hennessey.

Building Vice Presidents' Reports:

650 Report:

- Walk thru was conducted by two board members; different hallway lighting and emergency lights that needed replacement. Finding was reported to HUA office.
- Storage closets were labelled. It is still a work in progress.
- Driveway on Whitney potholes were reported.
- Carpeting cleaning on 4th floor will be cleaned March 21.

690 Report:

- 1East door is broken/reported and waiting estimate.

Treasurer's Report: Total Assets: \$483,480 Total Liabilities: \$185,700 Reserve Fund: \$397,793 Motion to accept the Treasurer's Report made by Ms. Hennessey and seconded by Ms. Kelly. All ayes, motion carried.

Management Report: Al Villasenor, Community Manager:

1. approved job to hire for accounting position.
2. Payables (line 53) is due to HUA backlogged because of open accounting position.
3. Pools to open in May.
4. Tuckpointing of 690 getting estimates to move forward and will address 650 at that time.
5. will schedule April buildings walk through.
6. Three board positions are opening in June 2026. Nominations of President, VP 690 and VP 650 must be received by May 22 to HUA office.

For those of you in attendance at the February board meeting for our condo association or who have heard about the events that transpired that evening:

The issue brought up that caused some contention was regarding some administrative filings for our current management company. Rest assured that the issue has been immediately addressed and within 3 days was rectified. Is merely an oversight on their part despite any aspersions that were cast otherwise.

Based on discussions during meetings and the manner in which information is communicated, as well as concerns raised during public comments, residents are encouraged to contact the board through the management company office at any time—either via email or telephone—with their questions or concerns. It is not necessary to wait for a board meeting to address these matters. In fact, this approach is preferred, as board meetings are intended primarily for conducting scheduled business. While resident input is valued, time constraints during meetings may limit the opportunity to fully address all concerns. Direct communication also enables the board to research and respond more thoroughly to any inquiries or topics presented.

New Business: Carpeting for 650/2nd floor and 690/4th floor estimate was received. A motion was made to take \$23,958.66 from Reserves fund by VP Kelly and second by Treasurer Dressler to move forward with the replacement of the carpeting in 650/2nd and 690/4th buildings.

Old Business: None

Public Comment:

- Water retention in unit (referred to contact HUA)
- Decorating committee suggested

Next Meeting: The next meeting will be April 22, 2026, at 690 Chandler.

Adjournment: A motion was made from VP Hennessey & VP Kelly to adjourn at 7:33pm. All ayes - motioned carried.

Minutes respectfully submitted by Margaret Hoppe

March 17, 2026 Monthly Meeting Minutes

BOARD MEMBERS PRESENT: Diane Coke, Acting President and Vice President; Lea Atiq, Secretary; Agnieszka (Agnes) Rodrigues, Treasurer; Roberta (Bobbi) Swisher, Director and Linda Wach of AFV Management, Inc. Three residents were present.

PRESIDENT / VICE PRESIDENT: Diane Coke called the meeting to order at 6:10pm.

PRESIDENT / VICE PRESIDENT'S REPORT: We had enough proxies turned in for the annual election but need to figure out ways to collect more proxies and more efficiently. It is cold so please be careful as it is also icy out.

APPROVAL OF PRIOR MEETING MINUTES: Agnes Rodrigues made a motion to accept the February 17, 2026 meeting minutes. Bobbi Swisher seconded. All in favor, aye. Motion carried.

TREASURERS REPORT: The Operating account balance is \$317,259.13 and the total balance in the Reserve accounts is \$637,363.23. A motion was made by Lea Atiq to accept the Treasurer's Report for February 28, 2026. Bobbi Swisher seconded. All in favor, aye. Motion carried.

MANAGEMENT REPORT: No report.

NEW BUSINESS: Cyber Liability Insurance was reviewed and will be revisited next month.

SEATING OF BOARD MEMBERS AND ELECTION OF OFFICERS: President – Diane Coke, Vice President – Lea Atiq, Secretary – Matt Barber, Treasurer – Agnes Rodrigues and Director - Bobbi Swisher. All in favor, Aye. Motion carried.

OLD BUSINESS: None.

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

MEETING ADJOURNED at 6:50pm.

NEXT MEETING DATE: April 21, 2026

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

Respectfully Submitted by Linda Wach

March 17, 2026 Annual Meeting Minutes

Board members present: Diane Coke, Acting President and Vice President; Agnes Rodrigues, Treasurer; Roberta Swisher, Director; Lea Atiq, Secretary, and Linda Wach from AFV Management, Inc.

Diane Coke called the 2026 Annual/Election Meeting to order at 6:06 pm. Three homeowners were present. Linda Wach reported that quorum was established with the proxies that had been submitted and homeowners present.

Linda Wach explained the annual election procedures. She then announced that there were no other candidates from the floor. By acclamation the three candidates – Lea Atiq, Matt Barber and Diane Coke were elected to the Board, each for two-year terms.

The annual/election meeting adjourned at 6:09pm.

Respectfully Submitted by Linda Wach.

March 18, 2026 Monthly Meeting Minutes

CALL TO ORDER

President Art Stevens called the meeting to order at 7:02 PM, present were Art Stevens, Janet Carey Peck & Brooks Gerlach; Absent were Jerry Kegg & Jackie Dormagen. There were no homeowners present.

MINUTES of the Annual meeting and last quarter 2025 was held on December 10, 2025, meetings were reviewed and approved by the board. The new board was seated.

PRESIDENTS COMMENTS: Looking forward to a lovely Spring ahead! Please remember while walking your pets after dark to always wear a reflective piece of clothing and be sure your leashes also have reflective qualities. It is coyote time so please be careful.

We will be looking forward to having another Cambridge community picnic late summer early fall.

Just as a reminder the Heather Ridge happenings are **NO LONGER** printed and put into our brochure box at Eddington & Regency Ct. They are **available online** or you can pick one up at the Heather Ridge office.

The Stony Brook/ Heather Ridge pool will open Memorial Day weekend. We are looking forward to having a new gate lock system so that all residents will be required to use their Heather Ridge key card for entry.

TREASURERS REPORT: Our checking account balance is \$6967.81 as of February 28, 2026. We do not have any delinquent accounts, and our bank account is balanced through the end of February.

ARCHITECTURAL REPORT: Just a reminder the Spring walk around will be scheduled soon. You will be receiving a letter in the mail as of what the inspectors will be looking for. If you have any leftover repairs or issues from last year, we ask you to have them completed before the next inspection.

DELEGATES REPORT: HUA Delegate Art Stevens reminds us that the Heather Ridge garage sale dates are as follows: Thursday June 18th -20th and September 10th-12th.

MEETING ADJOURNED AT 7:28PM.

Next Cambridge HOA meeting is **Wednesday June 11th** at 7:00 PM. We'd love to see more of you join us.

March 19, 2026 Monthly Meeting Minutes

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

ROLL CALL: President, Walt Paulson; Vice President, Wayne Lee; Secretary, Ulises Rivero; Director, Daniel Lopez and Linda Wach of AFV Management, Inc. Absent: Treasurer, Jimena Lara and Al Villasenor. No residents were present.

APPROVAL OF FEBRUARY MINUTES: Minutes of February 19, 2026, meeting was reviewed. A motion was made by Daniel Lopez and seconded by Ulises Rivero to approve the minutes.

PRESIDENT'S REPORT: Staying light longer. Please obey speed limits, stop signs and watch for pedestrians. Remember to keep pets on a leash. With the nice weather coming, it is a great time to start planning our summer projects and getting ready for our StoneyBrook inspections. Join us at our HUA Cinco de Mayo celebration at the Main Rec Center Friday, May 1st. We are having our 2nd Annual StoneyBrook Easter Egg Hunt. Thank you, Jimena!

VICE PRESIDENT'S REPORT: None

TREASURERS REPORT: Reviewed the SB financials as of 02/28/26. Total Assets are \$111,062.18; Total Liabilities are \$83,483.80; Total Liabilities and Equity are \$108,204.18. The balance sheet is out of balance by \$2,858.00 due to the 2025 books not being closed yet. A motion was made by Wayne Lee to accept the Treasurer's Report and was seconded by Daniel Lopez. All aye, motion carried.

COMMITTEE REPORTS:

- SBRC Update: HVAC system replacement status – the new HVAC system replacement cost will be taken out of the Reserves.
- Architecture Update: No report.
-

MANAGEMENT REPORT: None.

NEW BUSINESS: Home inspections are right around the corner. A letter will be mailed out as a reminder of the areas to focus on.

OLD BUSINESS: Discussed the Easter Egg Hunt for StoneyBrook residents only. Discussed homeowners who are behind in assessments. Discussed residents who have been fined for violations.

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 7:45 pm.

NEXT MEETING: The next meeting of the StoneyBrook Residential Association Board will be at 7:00 pm on April 16, 2026 @ the SBCRC.

Respectfully submitted by Linda Wach

WHO IS WHO AT HEATHERRIDGE

MARCH 2026

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 Knight-Carey Treasurer: Walt Paulson Director: Janet Schwartz Director: Margaret Tai Director: Krystine Miluski Director: Debi Kiddle Director: Laura Kelly Committee Chairpeople: Arch/Maint: Debi Kiddle Audit: Janet Schwartz Executive: Comm of Whole Fiance: Walt Paulson Gen Elec Ovrsite: Todd Campbell Golf/Tennis: Margaret Tai Landscape/Ponds: Walt Paulson Nominating: Janet Schwartz Publications: Laura Kelly RAC: Janet Knight-Carey Security: TBD Tennis Task Force: Debi Kiddle TLLCISI: Walt Paulson Welcoming: TBD Community Manager: AFV Management - Al Villasenor 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 Rosalie Sternberg Brigitte DePue Lisa Weinhold Sharlene Hink Alt Delegates: Karen Schachtschneider Gerald Kippes Property Manager: AFV Management - Al Villasenor 847-816-9300	President: Roz Glattman-Hirsch VP Chandler: Susan Hennessey VP Whitney: Laura Kelly Secretary: Margaret Hoppe Treasurer: Larry Dressler Committee Chairpeople: Neigh Chair: Larry Dressler Delegates: Marianne Smith Larry Dressler Margaret Hoppe Alt Delegates: Vicky Leafblad Lisa Grum Property Manager: AFV Management - Al Villasenor 847-816-9300	President: Walt Paulson Vice Pres: Wayne Lee Secretary: Ulises Rivero Treasurer: Jimena Lara Director: Daniel Lopez Committee Chairpeople: Archi: Alicia Zibell Neigh Chair: Jimena Lara Delegates: Jim Ellefson Jimena Lara Wayne Lee Daniel Lopez Alt Delegates: Ulises Rivero OPEN Property Manager: AFV Management - Al Villasenor 847-816-9300
Cambridge			
Cambridge Board:			
HUA Office HUA Office: Mon - Fri 9AM - 5PM 5864 Manchester Dr Office: 847-816-9300 FAX: 847-816-9312 Email: HeatherRidgeOffice@gmail.com www.heatherridge.org	CB Townhome Board: President: Adrienne Doherty Vice Pres: Randy Brooks Co-Secretary: Margaret Tai Co-Secretary: Krystine Miluski Treasurer: Beth Taylor Committee Chairpeople: Archi: OPEN Chair-Neigh Rec: Lisa Weinhold Delegates: Sheila Quinn Vikki Herzog Dawn Ross OPEN OPEN Property Manager: AFV Management - Al Villasenor 847-816-9300	HH Townhome Board: President: Diane Coke (Acting) Vice Pres: Diane Coke Secretary: Lea Atiq Treasurer: Agnes Rodrigues Director: Roberta Swisher Committee Chairpeople: Archi: Ty Belmont Neigh Chair: Larry Dressler Delegates: Diane Coke Carol Cronkhite Bonnie Dolter Lea Atiq Sue Janda Mike Kraemer Diane Liggett Bev Rusz Ashley Serdar Agnes Rodrigues Property Manager: AFV Management - Al Villasenor 847-816-9300	President: Art Stevens Vice Pres: Janet Knight-Carey Secretary: Jerry Kegg Treasurer: Jackie Dormagen Director: Brooks Gerlach Bookkeeper: Cheryl Vogt Committee Chairpeople: Archi: Jeremy Laffin (Chair) Brooks Gerlach Kevin Sackover Welcome/Social: Jennifer Laffin Patty Drummond Neigh Cmte: Bob Gillies Jackie Dormagen Jennifer Laffin (Alt) Delegates: Bob Gillies Jackie Dormagen Alt Delegates: Jennifer Laffin
HR Facilities			
Golf / Main Rec Center: 847-367-6010 5900 HeatherRidge Dr Email: HeatherRidgeGolfGM@gmail.com www.heatherridge.org www.heatherridgegolf.net	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	Redwood Redwood Condo Board: President: Leo Odiani Vice Pres: OPEN Secretary: Meifa Close Delegates: Meifa Close Alt Delegates: OPEN	HighPointe HighPointe Condo Board: President: Todd Campbell Vice Pres: Richard Mann Secretary: OPEN Treasurer: OPEN Director: Daniela Luciu Director: OPEN Delegates: Richard Mann Alt Delegates: Daniela Luciu
Newsletter Info:			
Production: Publications Committee Ads & Info: HUA Office: 847-816-9300 Note: Further info for boards and Delegates can be obtained at the HUA office: 847-816-9300			



April 2026



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 <i>Happy Passover</i> April 1 st - 9 th	2	3 5PM TGIF Waterfall Lounge Open @CRF	4
5 <i>Happy Easter</i>	6	7	8	9	10 11:00AM Landscape Comm @CRF 5PM TGIF Waterfall Lounge Open @CRF	11
12	13 11:00AM Golf & Tennis Comm @CRF 1:00PM Arch & Maint Comm @CRF	14 10:30AM RAC Comm @CRF 7PM Welcoming Meeting @ CRF	15 6:30PM HRCA1 Board @Chandler	16 7PM StoneyBrook @SBCRC	17 5PM TGIF Waterfall Lounge Open @CRF	18
19	20	21 11:00AM Finance & TLLCISI @CRF 6:00 PM HRTA1 Board @ HHRC	22 6:30PM CBTA Board @CBRC	23 6:30PM CBCA Board @CBRC	24 5PM TGIF Waterfall Lounge Open @CRF	25
26	27	28 7PM HUA Board @CRF	29	30	1 MAY 5PM Cinco de Mayo Party @CRF	2

HUA HeatherRidge Umbrella Assoc.
 HRTA1 Hidden Hills Townhome Assoc.
 HRCA1 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)