



### WATCH THE SUPER BOWL AT THE GOLF CLUBHOUSE!

**Sunday, February 8<sup>th</sup>**  
**Doors open at 4:00 PM**

The biggest game of the year is almost here, and we're showing it live at the Central Recreational Facility (CRF) and the Waterfall Lounge will be OPEN!

Grab your friends and join others for an exciting night of football, fun, and good company!

#### NEXT MEETINGS:

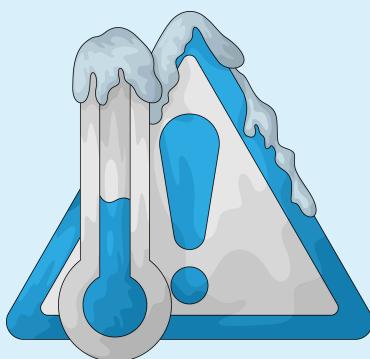
ASSOCIATION	Feb	Mar
HeatherRidge Umbrella Assoc (HUA)	Tue, Feb 24th	Tue, Mar 24th
Hidden Hills Townhome Assoc (HRTA)	Tue, Feb 17th	Tue, Mar 17th
Hidden Hills Condo Assoc (HRCA)	Wed, Feb 18th	Wed, Mar 18th
Covered Bridge Townhome Assoc (CBTA)	Wed, Feb 25th	Wed, Mar 25th
Covered Bridge Condo Assoc (CBCA)	Thu, Feb 26th	Thu, Mar 26th
StoneyBrook Residents Assoc (SRA)	Thu, Feb 19th	Thu, Mar 19th
Cambridge Assoc	NA	NA

#### IN THIS ISSUE:

	Pages
Super Bowl at CRF Clubhouse	1
Next Meetings	1
Snow/Cold Weather	1 - 2
Join a HR Board	2
Local Events	3
National Cancer Prevention	3
Buffalo Chicken Dip Recipe	4
Black History Month	4
Improve your Heart Health	5
Welcome New HR Residents	5
ReMax	6
HR Snow Plan	7
Meeting Minutes	9-18
Who's Who	19
February Calendar	20



## SNOW / COLD WEATHER



The weather in Illinois can change quickly, especially during the winter season. Strong winter storms can easily bring large amounts of snow and ice, along with blowing snow and whiteout conditions.

Exposure to the outside cold temperatures, vehicle accidents caused by slick roads, or fires resulting from the improper use of heaters, many people are injured or killed each year as a direct result of winter weather. Winter storms range from a moderate snow over a few hours to a massive blizzard with blinding, wind-driven snow that lasts for several days.

The greatest snowfall on record from a single storm was 27.9 inches measured near Waukegan in Lake County, from January 3-5, 2015.

continued on page 2

#### HEATHERIDGE UMBRELLA ASSOCIATION (HUA) OFFICE:

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

Phone: 847-816-9300

Email: [Heatherridge.office@gmail.com](mailto:Heatherridge.office@gmail.com)

Website: [www.heatherridge.org](http://www.heatherridge.org)



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



# Why you should consider joining your HOA and/or HeatherRidge HUA board:

## Personal & Community Growth



- **Influence Decisions:** Directly shape rules, budgets and improvements for your neighborhood.
- **Build Connections:** Meet and build relationships with neighbors, fostering a stronger sense of community.
- **Enhance Skills:** Develop leadership, financial management, negotiation, conflict resolution, and communication skills that transfer to your career.
- **Use Your Talents:** Apply your expertise in areas like finance, law, landscaping, or event planning to benefit the community.
- **Increase Transparency:** Help explain decisions and finances to neighbors, reducing frustration and building trust.

## Community & Property Value



- **Protect Your Investment:** Ensure standards are maintained, which helps preserve property values.
- **Improve Quality of Life:** Oversee amenities, maintenance, and community events that make your neighborhood more pleasant.
- **Solve Problems:** Address issues like repairs, common area upkeep, and neighborhood disputes directly.

## Professional & Financial Insight



- **Learn Operations:** Gain deep insight into the administrative, financial, and legal aspects of property management.
- **Network:** Build professional relationships with property managers, lawyers, and vendors.
- **Manage Finances:** Oversee budgets and expenditures, learning to spot waste and make smart fiscal choices.

## TIPS FOR SNOW / COLD WEATHER (cont.)



- Dress in layers by wearing several layers of loose-fitting, lightweight, warm clothing rather than one layer of heavy clothing. The outer garments should be tightly woven and water repellent.
- Avoid overexertion when shoveling snow as it can increase the risk of a heart attack. Take frequent breaks and stay hydrated.
- Make sure your home heating system is serviced professionally to ensure that it is clean and working/ventilated properly.
- Check your smoke/carbon monoxide (CO) detectors. The dangers of CO poisoning is greater during winter storms when doors and windows stay closed and fireplaces and gas heaters are in use.
- You can also be exposed to deadly CO levels when “warming up” your car in the garage or when snow covers your tail pipe.
- Home preparation should include insulation, caulking, and weather stripping.
- Check road conditions before setting out (gettingaroundillinois.com) and keep your vehicle fueled up.
- A winter travel preparedness kit could include a cell phone charger, blankets, extra clothing, jumper cables, flashlights with extra batteries, water, and high-calorie, non-perishable food.

## Local Events (For a full list visit: [www.visitlakecounty.org](http://www.visitlakecounty.org))

### February 1<sup>st</sup> - 28<sup>th</sup>

Lake County February Flavor Fest  
Lake County, IL Convention &  
Visitors Bureau

### February 6<sup>th</sup> - 8<sup>th</sup>

Hearts & Handmade Craft Fair  
Gurnee Mills

### February 7<sup>th</sup>

Coffee with a Gurnee Cop  
Gurnee Mills

### February 7<sup>th</sup>

9th Annual Cocoa Crawl  
Historic Long Grove

### February 8<sup>th</sup>

Super Bowl LX  
Waterfall Lounge,  
HeatherRidge CRF Clubhouse

### February 7<sup>th</sup>

Snow Ball Family Dance  
Village of Fox Lake

### February 21<sup>st</sup>

Let's Wine about Winter  
Libertyville Mainstreet

### February 21<sup>st</sup>

Beer Fest  
Lake County Fairgrounds

### March 6<sup>th</sup> - April 5<sup>th</sup>

Easter Bunny Photos  
Gurnee Mills

## COMPUTER PROBLEMS?

Call Lake County's #1 Computer Specialist!

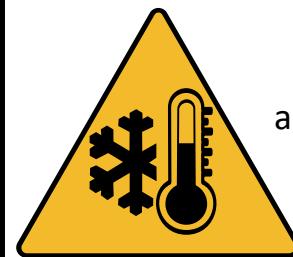
- PC Repairs & Upgrades
- Virus Removal
- Printer Installation
- PC Diagnostics
- PC Tune-Up
- PC Sales
- Data Recovery
- New Computer Setup
- PC Tutoring



**WHITE BOX  
COMPUTERS**  
(847) 833-9324

**SENIOR DISCOUNT**  
20% off all services  
[www.WBComputers.com](http://www.WBComputers.com)

Just a reminder that the neighborhood rec centers are always available to residents experiencing heating system failures to use as temporary warming facilities.



If you don't have key card access, please contact security prior to use for entry.

## February is National Cancer Prevention Month

1. Avoid Smoking
2. Eat Healthy
3. Avoid Too Much Sun
4. Stay Fit/Mindful of Weight
5. Practice Personal Hygiene
6. Limit Alcohol Intake
7. Learn Your Family History and  
Get an Annual Check-up



# Super Bowl Snack - Buffalo Chicken Dip Recipe

This Buffalo Chicken Dip Recipe is everyone's favorite game day or party appetizer!

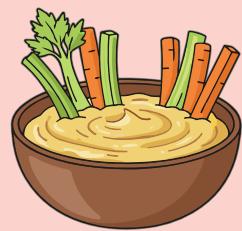
Servings: 20  
Prep Time: 10 Minutes  
Cook Time: 20 Minutes  
Total Time: 30 Minutes

## Ingredients

- 2 cups shredded cooked chicken
- 1 package (8 oz) cream cheese, softened
- ½ cup Buffalo Sauce
- ½ cup ranch dressing
- ½ cup blue cheese crumbles

## Directions

- Preheat oven to 350 degrees
- Mix all ingredients in a large bowl
- Spoon into shallow 1-quart baking dish
- Bake 20 minutes or until mixture is heated through
- Stir melted goodness
- Sprinkle with green onions and additional blue cheese crumbles, if desired.
- Serve with chips, crackers, and/or cut up veggies.



## INTERESTING FACTS ABOUT BLACK HISTORY MONTH



**Thurgood Marshall** was the first African American man appointed to the U.S. Supreme Court in 1967.



**Ketanji Brown Jackson** was the first African American woman, appointed in 2022.

Originally focused on reaching **Black students** in public schools.



Launched by **Dr. Carter G. Woodson**.



Celebrated in **the US, the UK, Canada, Germany, Netherlands, and the Republic of Ireland**.

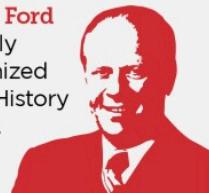


**Kent State** successfully promoted Black History Month in 1970.



Started on February 7, 1926, as **Negro History Week**.

In 1976, **President Gerald Ford** officially recognized Black History Month.



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

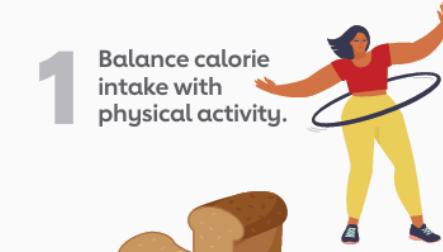


**Craig Bieganowski, Owner**  
Cell: 708-906-0172

[www.robertsplumbing.biz](http://www.robertsplumbing.biz)  
[craig@robertsplumbing.biz](mailto:craig@robertsplumbing.biz)

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

# 10 Ways to Improve Your Heart Health



1 Balance calorie intake with physical activity.



2 Add a variety of fruits and vegetables.



3 Incorporate whole grains.



4 Focus on healthy protein sources, mostly from plants and seafood.



5 Use non-tropical liquid plant oils.



6 Eat minimally processed foods.



7 Minimize added sugars.



8 Cut down on salt.



9 Limit alcohol. (If you do not drink alcohol, do not start.)



10 Follow these recommendations whether eating at home or dining out.



February is American Heart Month

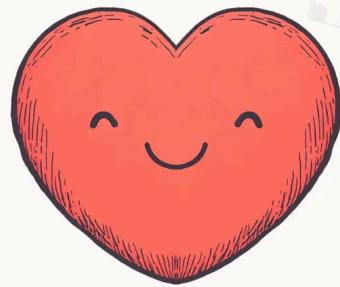


Learn more at: [heart.org](http://heart.org)



American Heart Association.

WHERE DO CARDIOLOGISTS BUY TOOLS?



IN THE HEART-WARE STORE.



mellen&co.  
est. 1938

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

## Types of Insurance:

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

**EMPLOYERS**



**CNA**

**AmTrust INSURANCE**



**PEKIN INSURANCE**

Beyond the expected

TRAVELERS



**aetna**

**Humana**

Welcome  
Home

Welcome new  
HR residents!

### Covered Bridge Townhomes

Gina Schostok

Roman Toukur

Katezyna Kolodkina

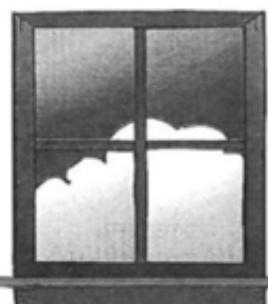
### Covered Bridge Condos

Azra Zulovic

### Hidden Hills Townhomes

Michela Maiola

**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

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



## 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 \$155,000  
1 Bedroom Townhomes....None Available  
2 Bedroom Townhomes....from \$259,900  
Cambridge Duplexes.....None Available  
StoneyBrook Homes.....None Available

### Rentals

1 Bedroom Townhomes....from \$1700  
2 Bedroom Townhomes....None Available  
1 or 2 Bedroom Condos....None Available



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

### **650 Whitney Ct. #108—\$169,900**

This light & neutral 2 bedroom 2 bath large (1380 sq. ft.) Cedar model condo features a spacious living room with wood burning fireplace. Sliding doors open to a large patio with peaceful view of courtyard and golf course. This floor plan also features a separate dining room. Generous master bedroom with private bath and walk-in closet. Laundry in unit. Heated underground parking.

**Tax \$3,271 (with homeowner & sr. exemptions)  
Assoc. Fee \$614/mo.**

**How much equity did you gain in the last year?**

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

# HEATHERIDGE'S SNOW PLAN

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

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

You should know...



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

## Street and Parking Lot Plowing:

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

You should know...

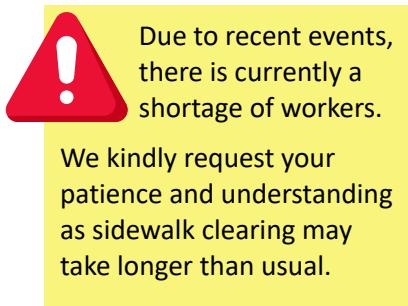


- Heavily traveled streets are done first, courts and roadways done in rotating order with each snowfall (includes condo horseshoe drives). StoneyBrook driveway areas and all parking lots are done next.
- Please note: Manchester, Colby Road, Leonard, HeatherRidge Drive, Edington and Regency Court are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

## Shoveling:

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

You should know...



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

Please remember:



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





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

**HeatherRidge Clubhouse** is ideal for private events such as golf outings, corporate meetings, charity events, bridal showers, birthday parties, weddings, and more. We offer various settings with amenities like a cozy atmosphere, kitchen facilities, a fireplace, bar options, a dance floor, and a beautiful courtyard for outdoor cocktails. Our space can accommodate 10 to 125 guests, and you can choose our caterers or bring your own. For more information, please contact us at [HeatherRidgeGolfGM@gmail.com](mailto:HeatherRidgeGolfGM@gmail.com) or call 847-367-6010.



## DO YOU OWN A BUSINESS OR SERVICE?

### Are You Looking For More Customers And Clients?



Advertising in the HeatherRidge Happenings 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](http://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.

## January 27, 2026 Monthly Meeting Minutes

Page 1 of 3

Note: There was no HUA meeting in December 2025

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

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

**Present:** Todd Campbell, Randy Brooks, Walt Paulson, Janet Schwartz, Janet Knight-Carey, Debi Kiddle, Margaret Tai, Laura Kelly. Absent: Krystine Miluski and Al Villasenor. 5 residents were present.

**November 25, 2025 MINUTES:** Debi Kiddle made a motion to accept and approve November 25, 2025 HUA Board Meeting Minutes. Seconded by Randy Brooks and at vote, all aye, motion carried.

**OPEN DISCUSSION FOR HOMEOWNERS for AGENDA ITEMS:** None

**PRESIDENT'S REMARKS:** There will be a Super Bowl party at the CRF. Check the website for more info to come. Al had a medical emergency taken care of and is at home in recovery. He has been very much in contact with Board Members and staff on a regular basis. Rec Centers are available as warming centers. Please check on neighbors. Last week the accountant resigned and we wish her well.

**VICE PRESIDENT'S REMARKS:** Would like to thank Linda for picking up the slack and taking care of things as much as she can in the interim. During this cold snap, it is beneficial to keep blinds closed to help keep your home warm(er). Also, please remember to clean your furnace filters.

**TREASURER'S REMARKS:** Walt Paulson gave the highlights of the Treasurer's Report. Checked year-end financials and they are in order. SBRC is getting new bids for HVAC system. Did not have CRF financials due to Al's absence. Security is over budget due to health insurance and payroll issues with staffing. CBTH at year end was behind one month but has since caught up. CRF financials - asking to switch banking to Chase Bank for Reserves. Margaret Tai made a motion to receive and accept the Treasurer's Report seconded by Janet Knight-Carey. At vote, all aye, motion carried.

**MANAGEMENT REPORT:** The association accountant has resigned without notice in early January effective with the end of the first pay period of the year. Both the Finance Committee Chair and the Community Manager have been in contact with the association's CPA Firm to discuss this and the Community Manager will be developing a plan to address the current gap in duties long term. In the short term, both contracted management staff and HUA admin staff have picked up the slack and necessary functions are being completed effectively. Elections are in March for the HUA and a few of the residential associations, so be on the lookout for election information online, in the Happenings and at the Office. As communicated to residents via social media, there is a current salt shortage throughout the upper Midwest. We are currently rationing what salt we have available to us. Please take extra precautions when driving and walking throughout the property. The snow season started early this year and with that, we will likely be well over budget in the areas of snow removal, supplies and shoveling when final F/S are completed for 2025. In recent years, we end with a surplus in these areas due to late starts and mild winters through year end. It's an educated guess at the end and timing was not on our side for 2025. CBTH is the first association to be folded into the new Engage platform of accounting management software. Among other things, residents registered have received notifications about the salting issue and CRF vents via that platform. While this is not HUA related, it is an important step in the advancement of HeatherRidge out of the 1980's and into the 2020's. We will slowly be developing this transition to all management associations. Be on the lookout for future announcements regarding this issue. Margaret Tai 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 January 12th @ 1pm. Staff is currently troubleshooting the underground electrical, which powers our common area lighting and garages. Salt has become increasingly difficult to get, requiring us to ration and use sparingly. Residents can salt their parking areas/spots if so desired. Note, it is road salt that is affected, not bagged salt. This is an issue across the state, not just Heather Ridge. We have recently switched HVAC contractors from Cahill back to Comfort Cavalry. Discussion has begun as to new utilization of the lower tennis courts. We are hoping to turn it into a space to gather and provide games and possibly a small stage for movies or live music shelter. Any thoughts or ideas will be welcome at our monthly HUA meetings on the 4<sup>th</sup> Tuesday of the month. The next meeting will take place on February 9<sup>th</sup> @ 1pm at the HUA Office. Janet Schwartz made a motion to receive and accept the Management Report, seconded by Walt Paulson. At vote, all aye, motion carried.

Audit Committee: No formal report or motion required. Accountant moved on. Staff is handling during the interim. Canley will continue with Compilation 2025 and taxes for 2026.

Finance Committee: No HUA December financials and checks to review at this time. No CRF December financials and checks to review at this time. Christmas party expenditures postponed to next month. Discussed what HUA needs when RAC Committee plans events as to expected expenditures. 2026 bonus listings to include total costs for HUA and CRF is postponed to next month. Reported to Committee that no Workman's Comp money is due to HUA. Touched on employee comp time. To be discussed next month in greater detail.

TLLCISI Committee: Discussed RAC Committee Description. Will also be on agenda next month. Discussed CBTH parking issues. Will also be on agenda next month. Neighborhood Rec Center's cameras are postponed. SCRC gate card readers are postponed. HUA Department Managers/Supervisors' job descriptions are postponed.

FINANCE/TLLCISI Committee: HUA Office Admin search is still ongoing and pending interviews. Playground fence painting is postponed. Debi Kiddle made a motion to accept the TLLCISI and Finance Committee Reports, seconded by Randy Brooks. At vote, all aye, motion carried.

General Election and Oversight: Election is March 24<sup>th</sup>. The Delegates will vote for 3 seats on the HUA Board. Margaret Tai made a motion to accept the General Election and Oversight Committee Report, seconded by Randy Brooks. At vote, all aye, motion carried.

Nominating Committee: No formal report or motion required. 3 people running as of now. Need candidates to step up for Umbrella HUA Board. Think about becoming a Board Member and being willing to volunteer. Board Members are the ones that make decisions. You can join a committee if you're not able to be a board member.

Golf and Tennis Committee: The Golf Committee meeting was held January 20, 2026 @ 12pm. Attendees were Dirk Skelley, Jacob Shwaiko, Margaret Tai, Janet Knight-Carey, Sharlene Hink, and David Grum. Equipment will have to be replaced in 2026 (tractor & air aerator). AFV increased the fees for golf for 2026. Golf Committee suggested adding more signs around the greens to protect the greens from damage caused by the golf carts. Next meeting will be held in February but no date was confirmed. Randy Brooks made a motion to receive and accept the Golf and Tennis Committee Report. Walt Paulson seconded the motion. At vote, all aye, motion carried.

Landscape and Ponds Committee: The Landscape, Ponds, and Woods Committee met on Friday, January 9, 2026. The attendees were Brad Manwart, Krystine Miluski, and Walt Paulson. Landscape Department has been busy cleaning property and dormant pruning. Budget update – about \$10,000 over budget. This is due to sidewalk shoveling (\$6,400), sidewalk salt (\$1,900) and scavenger service (rate increase from \$300 to \$600 per pull). Brad has also reduced Cintas Services to only include uniforms and 1<sup>st</sup> Aid supplies. Butterfly Garden - waiting on lower tennis court decisions.

Landscape and Ponds Committee Continued:

Discussed 2 residents who requested replacement tree plantings. Will forward this to CM. Briefly discussed annuals vs perennials plants for the Clark flower bed. Next meeting date: February 3, 2026. Debi Kiddle made a motion to receive and accept the Landscape, Ponds, and Woods Committee Report. Margaret Tai seconded the motion. At vote, all aye, motion carried.

Publications Committee: No formal report or motion required.

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

Security Committee: The January Security Meeting was held at 10am on 1/19/26. We had 3 golf carts stolen on 1/18/26, they are insured. At the time of this report, 2 had been recovered. Security cameras are being installed in the 917 condo building on 1/19/26 and Jack thinks the other CB condo buildings will have their cameras installed this week or early next. The company installing the cameras is Imperial Security which is doing a good job and has very fast response time with questions and tech support. Imperial Security are ready to go with pool card readers and pool gate issues starting next month or as soon as the weather breaks when outdoor work can be started and completed. The chimney fire on the block of Clark was reported as being discovered by Gurnee Fire, it was actually discovered by Officer Bruce on patrol who called it in. Security's fast response is what helped keep the fire damage contained to a minimum. A huge thank you to our Security Officers and Officer Bruce! Janet Schwartz made a motion to receive and accept the Security Committee Report. Walt Paulson seconded the motion. At vote, all aye, motion carried.

Welcoming Committee: The Welcome Meeting was held on January 13<sup>th</sup>. A huge thank you to Vikki and Lea for stepping up to the plate to cover the January Welcome Meeting! I was out of town for work. We had 5 new residences at the meeting, very well attended especially for a cold January night! Thank you both for all you do to make HeatherRidge a special place to live! Walt Paulson 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:** None

**OLD BUSINESS:** None

**OTHER:** 2026 Garage sale dates are as follows: June 18, 19 & 20 and September 10, 11 & 12. Earth Day is April 22, 2026. It will be put in the Happenings and if anyone has any ideas, please bring to the Board.

**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.

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

Adjournment at 8:21 pm  
HUA Board of Directors

Next Meeting – Tuesday, February 24, 2026  
Linda Wach – Recording Secretary

The HeatherRidge Umbrella Association (HUA) is nonflying all residents of the Notice of Election and availability of the Nomination Forms at the HUA office (9-5 Monday - Friday) for the three (3) open Director positions on the HUA Board of Directors.

## CALL TO ANNUAL ELECTION

The Annual Election will be held at the Main Recreation Center 5900 HeatherRidge Drive  
**on Tuesday, MARCH 24, 2026 at 7:00 pm.**

### FOR THREE (3) OPEN HUA BOARD OF DIRECTORS POSITIONS:

three (3) positions for a 3-year term

We welcome anyone who is an owner  
to consider running for a seat on the HUA Board of Directors.

Nominations may be taken from the floor prior to election  
on the evening of Tuesday, March 24, 2026.

And Now the Big Question:

## WHAT DO THE DIRECTORS AND THE BOARD DO?

- HeatherRidge Umbrella Association (HUA) Board of Directors are “vested”
  - (definition: to invest with authority or power) to direct and administer the business of the HUA property as elected representatives of the owners.
- Directors may serve on, or chair, official committees (Finance, Landscape, Ponds, Golf, Security, Legal, etc.).
- Directorship is not a paid position. However, it does require investment of time, expertise, and dedication.
- Responsibilities include purchasing decisions, personnel issues, legal and policy decisions, business for “common areas and buildings,” Budget and Six-Year Plan input - just to name a few tasks.
- Directors get to meet and interact with residents, employees, contractors, and consultants.
- There are meetings to attend and research to be done for the good and welfare of all residents.
- The term of office is for three (3) years, one-third of the HUA Board turnover each year.
- It is a very important job, and it takes a special type of person to perform it.

## HOW ABOUT YOU?

## Treasurer's Report for DECEMBER 2025

2025 End of year invoices/budgets are still being reconciled.

The report will be published in the next Happenings.



## STATUS OF MEETING MINUTES NOT YET PUBLISHED

- Hidden Hills Condo Association (HRCA1) did not have a meeting in December 2025 and January 2026.
- Hidden Hills Townhomes Association (HRTA) did not have a meeting in December 2025 and January 2026.
- Cambridge Association's December and Annual Meeting Minutes were not submitted by the time this newsletter was published.

**HEATHERIDGE SECURITY DEPARTMENT REPORT**  
**NUMBER OF CALLS BY TYPE FOR NOVEMBER & DECEMBER 2025**

ABANDONED VEHICLE	8	CB GARAGE DOOR VIOLATION	1	RECOVERED PROPERTY	1
ADMIN	28	DISTURBANCE - NOISE	3	RESIDENT ASSIST	11
ADMITTANCE AUTHORIZATION	4	FIRE ALARM	1	ROADWAY OBSRUCTION	1
ANIMAL RELATED CALLS	1	GARAGE DOOR PROBLEM	4	SB GARAGE DOOR VIOLATION	2
AREA CHECK	150	HH GARAGE DOOR VIOLATION	1	SNOW AND ICE	2
ASSIST AMBULANCE GFD	3	LOCK OUT RESIDENCE	5	SUSPICIOUS PERSON	1
ASSIST AMBULANCE GFD/GPD	2	LOST PROPERTY	2	SUSPICIOUS VEHICLE	1
ASSIST GOLF COURSE	1	MEDICAL ASSIST	1	TRAFFIC OFFENSE - CITED	80
ASSIST GURNEE FIRE/EMS	5	MOVING VIOLATIONS	2	VEHICLE MAINTENANCE	3
ASSIST GURNEE POLICE	2	NEIGHBOR TROUBLES	1	VEHICLE MAINTENANCE - GAS	45
ASSIST HUA	4	ODOR COMPLAINT	1	WELFARE CHECK	3
BUILDING CHECK	185	OPEN DOOR/WINDOW	7		
BUILDING CHECK - CALLED	23	PARKING VIOLATION	16		
BURGLAR ALARM	1	PLUMBING PROBLEMS	1		
				<b>TOTAL</b>	<b>613</b>

## January 22, 2026 Monthly Meeting Minutes

Note: There was no CBCA meeting in December 2025

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

**ROLL CALL Present:** Janet Schwartz, Lisa Weinhold, Diane Perkins, and Walter Schultz. Absent: Paul Pugliese & Al Villasenor, CM. 2 residents were also present.

**OPEN FORUM:** A resident inquired about the new stickers placed in the condo buildings. It was noted that it was for the new camera systems that were installed. Who can be contacted regarding questions/concerns anyone has to help get answers? You can call the office at 1-847-816-9300 or email: heatherridge.office@gmail.com or Al and/or Linda at their respective email addresses.

**MINUTES:** Minutes of November 20, 2025, were approved by Diane Perkins and seconded by Walter Schultz. All in favor, aye. Motion carried.

**TREASURER'S REPORT:** As of 12-31-25: We have total cash of \$50,576.70 with expected receivables of \$5,515.16. Our short-term loan balance is \$21,040.57 and our long-term loan balance is \$129,853.96. Walter Schultz made a motion to accept the report. Diane Perkins seconded the motion. All in favor, aye. Motion carried.

**MANAGEMENT REPORT:** No formal report or motion required.

**NEW BUSINESS:** Walter Schultz made a motion to accept Comfort Cavalry proposal for immediate maintenance including heating and Ecobee thermostats at a cost of \$17,395.00 for all 3 buildings. Diane Perkins seconded the motion. All in favor, aye. Motion carried. 920 washer & dryer replacements were discussed. Board would like to research pricing & contracts to replace them. The CBCA Annual Election will be in March. Be on the lookout for information being mailed out and consider running for the Board. HUA Election is also in March.

**OLD BUSINESS:** Update on cameras: cameras are being installed with stickers notifying residents that they are now being filmed. Board needs to get more information for follow up on the cameras. Update on pipes: the pipes going through the garages were scoped and in good shape.

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

Meeting adjourned at 7:17pm.

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

The Next Board Meeting will be Thursday, February 26, 2026 @ 6:30pm at the Covered Bridge Rec Center.

Respectfully submitted by Linda Wach

January 22, 2026 Monthly Meeting Minutes

**NOTICE of ELECTION**  
**Covered Bridge Condominium Association**  
**5864 Manchester Dr.**  
**Gurnee, IL 60031**  
**(847) 816-9300**

January 27, 2026

Dear Fellow Homeowners,

In accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for the CBCA, the Annual Meeting of the Condominium Association is scheduled for Thursday, March 26, 2026, at 6:30pm at the Covered Bridge Rec Center located at 918 Vose Dr.

The primary purpose of this meeting is to elect three homeowners to the Board of Directors: each for a two-year term.

**Announcement of Annual Meeting and Election:**

**What:** CBCA Annual Meeting and Election:

There will be three seats on the Board of Directors available.

**When:** Annual Meeting will be held on Thursday, March 26, 2026, at 6:30pm

**Where:** Covered Bridge Rec Center located at 918 Vose Dr, Gurnee, IL 60031

**Who:** Any eligible homeowners interested in nominating themselves should contact the CBCA office at (847) 816-9300 and you will be sent a nomination form or you can complete the one on the back of this notice and return it to the office.

*Please note: As you know the Covered Bridge Condo Association Annual Meeting always takes place in March. For the past several years, owner participation has been disappointing, resulting in low voting returns and especially in owners declining to serve on the Board of Directors.*

*This election is critical, and it is time for each of you to think seriously about your contribution, or lack thereof, in serving the community where you live.*

**Nominations must be received at the CBCA office by 5pm, February 27, 2026**

**CBCA Meeting dates for 2026 are as follows which will all be at the CB Rec Center:  
(Please mark your calendars as reminders to attend)**

01/22/26	05/28/26	09/24/26
02/26/26	06/25/26	10/22/26
03/26/26	07/23/26	November - TBD
04/23/26	08/27/26	

## January 28, 2026 Monthly Meeting Minutes

Note: There was no CBTA meeting in December 2025

**BOARD ATTENDEES:** A. Doherty, President, Beth Taylor, Treasurer, Randy Brooks, Vice President, Margaret Tai, Co-Secretary.

**AFV management:** Nic Alghine

**Meeting Attendance:** Three Covered Bridge residents were present

**President's Report:** Reported to residents of the fire on Clark Drive and the importance of having their fireplace cleaned annually.

**Treasurer's Report as of 1/28/26:**

- Checking: \$152,579.78
- Money Market: \$132,579.78
- CD: \$185,000.00

**Management Report:**

- Enumerate Launch Recap: Receiving payments from homeowners and would like to have at least 2/3 of homeowners registered for the program to be successful.
- Reserve Study: Reserve Study completed, Nic met with the contractors to review the roofs, siding and sidewalks. Roofs and siding are in good condition; sidewalks need some repairs. Nic will obtain quotes for the repairs.
- Owner Balance Report: Association is still owed \$48K, but all payments have not been recorded. Nic will have a better idea of what is owed once all payments have been recorded.

**New Business:**

- Archie Requests: Forms should be filled out completely in detail and signed by the homeowner of the contractor.
- Zoom Opportunities: Will be offering Zoom meetings as well as face-to-face.
- Zelle Sunset Timeline: It will be ninety (90) days to sunset.
- Top Tec bid approval: Motion was made by A. Doherty to approve the bid of \$1,404.00 from Top Tec to install two (2) Woodford 3/4" MPT x 1/2" FPT 8 inch – hose BIB.

**Old Business:**

- WM Container Update: there were 21 overfills of the dumpster with an additional cost of over \$500.00. It was recommended that we obtain additional dumpsters.
- Coupon Books & Account Ledgers: Coupon Books were mailed out, and all homeowners should have received their coupon books. Nic reported that for every homeowner there is an account ledger.

**Public Comments:**

- There was discussion of property being used as rentals.

**Close:** Meeting adjourned at 7:55 pm.

Next meeting will be held February 25, 2026 @ 6:30pm.

Respectfully Submitted by Covered Bridge Association Board of Directors

Note: There was no HRTA1 meeting in December 2025 and January 2026

**HeatherRidge Townhome Association-One**  
**c/o 5864 Manchester Drive**  
**Gurnee, Illinois 60031-6126**

**HeatherRidge Townhome Association-One**  
**Notice of Election**

February 2, 2026

Dear Fellow Homeowners,

In accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for the association, the Annual Meeting of the Homeowner's Association is scheduled for Tuesday, March 17, 2026 at 6:00 pm at the Hidden Hills Recreation Center.

The primary purpose of this meeting is to elect three people to the Board of Directors, each for a two-year term.

Announcement of Annual Meeting and Election:

**What:** HeatherRidge Townhome Association-One Annual Meeting and Election:

There will be three seats on the Board of Directors available.

The Board openings are due to the expiration of the terms of Carol Cronkhite, Diane Coke and Lea Atiq.

**When:** The event will be held on March 17, 2026 @ 6 pm

**Where:** Hidden Hills Recreation Center  
724 Wakefield Road  
Gurnee, IL 60031

**Who:** Any eligible homeowner interested in nominating himself/herself, should contact the association office at (847) 816-9300 and you will be sent a nomination form or you can fill out the one on the back of this notice and return it to the office.

**Nominations must be received at the Association office by 5 pm on**  
**Wednesday, February 18, 2026.**

Cordially,

The Board of Directors of the HeatherRidge Townhome Association-One

# STONEYBROOK RESIDENTS ASSOCIATION

## October 16, 2025 Monthly Meeting Minutes

Note: There was no SRA meeting in December 2025

**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 and Director, Daniel Lopez. Absent: Secretary, Ulises Rivero and Al Villaseñor of AFV Management. No residents were present.

**APPROVAL OF AUGUST MINUTES:** Minutes of October 16, 2025, meeting was reviewed. A motion was made by Daniel Lopez and seconded by Jimena Lara to approve the minutes.

**PRESIDENT'S REPORT:** It's dark early, so please keep an eye out for children, pedestrians, and pets. Speaking of pets, remember to pick up after your pets. December, SB was fined \$300 for improper recycling! That's about \$2.00 per SB residence for the month of December. Dixon \$150 and White, Wilbur, Williams were \$50 each. Be considerate when disposing of trash and recycle. Be mindful of what is recycle and what is not. Don't leave trash outside of the dumpsters or outside of the corrals. Residents need to take it seriously when they receive a violation notice. They need to respond on the issue in a timely manner, not ignore it.

**VICE PRESIDENT'S REPORT:** None

**TREASURERS REPORT:** Reviewed the SB financials as of 12/31/25. Total Assets are \$44,942.29; Total Liabilities are \$17,189.67; Total Liabilities and Equity are \$44,942.29. 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: No response from residents on the kiddie pool. Kitchen cabinet status: \$1,000 quote. Touch up paint status: \$2,800 quote.
- Architecture Update: No report.

**MANAGEMENT REPORT:** No report

**NEW BUSINESS:** Jimena Lara made a motion to approve of Halloween and Christmas decoration contests yearly. The winner would receive \$100. Wayne Lee seconded the motion. All aye, motion carried. Walt Paulson will submit a request to Brad for ground cover/landscaping on the east side of the SBCRC. Board members up for re-election in 2026 are Ulises Rivero, Daniel Lopez and Walt Paulson.

**OLD BUSINESS:** SBCRC camera update is deferred. The pool gate card reader is deferred. SBCRC building exterior power washing will be done in the Spring. The split rail fence on Dunham needs to be fixed, not removed.

**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 February 19, 2026 @ the SBCRC.

# WHO IS WHO AT HEATHERIDGE

## JANUARY 2026

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



# February 2026



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Groundhog Day 	3	4	5	6 5PM TGIF Waterfall Lounge Open @CRF	7
8 SUPER BOWL LX  Waterfall Lounge Open @ 4PM	9	10 7PM Welcoming Meeting @ CRF	11	12	13 5PM TGIF Waterfall Lounge Open @CRF	14 <i>Valentine's Day</i> 
15	16 ★  ★ <b>PRESIDENT'S — DAY —</b>	17 6:00 PM HRTA1 Board @ HHRC	18 6:30PM HRCA1 Board @Whitney	19 7 PM StoneyBrook @SBCRC	20 5PM TGIF Waterfall Lounge Open @CRF	21
22	23 7PM HUA Board @CRF	24 6:30PM CBTA Board @CBRC	25 6:30PM CBCA Board @CBRC	26	27 5PM TGIF Waterfall Lounge Open @CRF	28
1	2	3	4	5	6	7
<b>March</b>						

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)