

JULY 2026

HeatherRidge

THE HAPPENINGS

ASSOCIATION	NEXT MEETINGS	DAY	July	Aug
HeatherRidge Umbrella Assoc (HUA)		4th Tue	Jul 28	Aug 25
Hidden Hills Townhome Assoc (HRTA1)		3rd Tue	NA	Aug 18
Hidden Hills Condo Assoc (HRCA)		3rd Wed	NA	Aug 19
Covered Bridge Townhome Assoc (CBTA)		4th Wed	Jul 22	Aug 26
Covered Bridge Condo Assoc (CBCA)		4th Thu	TBD	Aug 27
StoneyBrook Residents Assoc (SRA)		3rd Thu	TBD	TBD
Cambridge Assoc		Wed	NA	NA

FOOD TRUCK

3RD THURSDAY OF THE MONTH

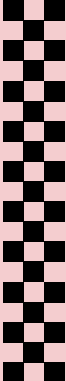


JULY 16th
5 PM - 8 PM

AUGUST 20th
5 PM - 8 PM

Cabana Bar & Grill
HeatherRidge Golf Course
5900 HeatherRidge Dr., Gurnee

CABANA BAR & GRILL

BURGER

FRIDAY

\$6
WITH PURCHASE OF A DRINK

Meetings of the HUA Delegates

have been scheduled for **Saturday July 25th** at the CRF:

Hidden Hills delegates: 10:00 AM

Covered Bridge delegates: 12:00 PM noon

Stoneybrook delegates: 2:00 PM

FARMER'S MARKET

ANTIOCH, SEQUOIT CREEK PARK
THU 4PM - 7PM

GRAYSLAKE, COLLEGE OF LAKE CO.
THU 3PM - 5:30PM

GRAYSLAKE, DOWNTOWN
THU 3PM - 7PM

GURNEE, SARATOGA SQUARE
SUN 10AM - 2PM

LIBERTYVILLE, MAINSTREET
THU 7AM - 1PM

MUNDELEIN, PARK ST
SAT 8AM - 12PM



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:



Celebrate summer by hosting a **BLOCK PARTY**



Block parties are a great way for neighbors to get to know each other and, therefore, cultivate a welcoming and safe community for everyone. The Village of Gurnee encourages these outdoor events, hosted by residents, by supplying barricades and coordinating visits from the Police Department & Fire Department.

The Block Party Grant Program can provide up to \$500 to have a block party! For more information visit www.gurnee.il.us

POOL INFORMATION

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



Welcome New HeatherRidge Residents:

Covered Bridge Condos

Lily Bielinski
Margaret Ellen Russell
Natasa Ilic

Covered Bridge Townhome

Thomas Fischer
Marc Grote

Hidden Hills Condo

Elyse Levine
Jack Johnson

Hidden Hills Townhomes

Renee Rivera
April Baab
Diana Reyes
Alexander Marino
Kimberly Mehta
Justice Jackson
Faith Duensing
Noah Grant

StoneyBrook

Nick Angelo
Jurgita Simokaityte
Rainius Mingela
Dorothy Wright
Darlene Wilcox



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



July 2nd America's 250 th Celebration Viking Park, Gurnee	July 4th Parade and Fireworks Vernon Hills	July 12th Heroes Day Turtle Creek Waterpark, VH
July 2nd - 5th Mundelein Community Days Courtland Commons, Mundelein	July 4th Parade & Party in the Park Antioch Community High School	July 18th Grayslake Authorfest 2026 Grayslake Heritage Center
July 3rd - 4th Independenced Fest Highland Park	July 4th Independence Day Celebration Zion Park District	July 18th America 250 Celebration Village of Wauconda
July 3rd First Friday in Downtown Grayslake Downtown, Grayslake	July 10th - 11th Scoop Waukegan 2026 (Hot Rods) Downtown Waukegan	July 18th Cardboard Boat Regatta Jones Island Park Beach, Grayslake
July 3rd - 4th Deerfield Family Days Jewett/Shepard Park, Deerfield	July 10th Sock Hop Brothers' Field, Long Grove	July 16th - 19th Vernon Hills Days Century Park, Vernon Hills
July 3rd - 4th Red, White & Boom Spring Lake Park, Lincolnshire	July 11th 5K Family Fun Run and Walk Downtown Grayslake	July 17th - 19th Taste of Highwood Highwood Metra Station
July 3rd - 4th America 250 Beachfest Round Lake Beach	July 10th - 11th Dog Days of Summer Cook Park, Libertyville	July 24th - 25th Summer Sidewalk Sale Downtown Highland Park
		July 25th - 26th Vintage Days Downtown Long Grove

Sounds of Summer

July 9th @ 7PM
Billy Elton

July 23rd @ 7PM
Mike & Joe
Note: Hunt Club Park

Viking Park Band Shell
4374 Old Grand Ave

August 13th @ 7PM
No Limit



Roasted Tomatoes Recipe

Have a lot of tomatoes that you need to use up?? Roast Them!

Roasting tomatoes in the oven creates a savory sweetness that's delicious when made into a simple tomato sauce for pasta, as a soup, tossed in pasta salads, or served as an appetizer. Best of all, you need just 5 basic ingredients to roast tomatoes!

Prep Time: 5 minutes
Cook Time: 40 minutes
Total Time: 45 minutes
Servings: 4 cups

Ingredients:

- 4 pounds tomatoes (cocktail, roma, plum or cherry)
- 2 Tbsp extra virgin olive oil
- 6-8 cloves of garlic (left whole or roughly chopped)
- ½ Tsp kosher salt
- ½ Tsp freshly ground black pepper
- 10 springs fresh herbs (thyme, basil, parsley, or rosemary)



Directions

- Preheat the oven to 400°F. Line a rimmed baking sheet with aluminum foil.
- Prep the tomatoes. If using cherry or cocktail tomatoes, you can leave the tomatoes whole. For plum or romas, stem the tomatoes, then slice them in half lengthwise. Remove the seeds by gently squeezing them out (if you feel like it), or remove with a spoon.
- Season and toss with oil. Working on the baking sheet, toss the tomatoes with olive oil, salt, and pepper. Add the garlic and herbs.
- Roast. Arrange the tomatoes, cut side up if cut in half, in a single layer on the baking sheet. For cocktail, roma, or plum tomatoes, roast for 40-50 minutes or until the skin softens and begins to burst. For cherry tomatoes, roast for 15-20 minutes.
- Use as desired. Discard the herbs and slice, chop or add whole to salads, grains, or rice; mash and spread on toasted crostini; or add the garlic and tomatoes to a blender and whiz until smooth for an easy pasta sauce.



July is National Ice Cream Month

The celebration was established in 1984 when President Ronald Reagan signed a proclamation designating the month of July to the frozen treat, and the third Sunday in July as National Ice Cream Day.

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



Craig Bieganowski, Owner
Cell: 708-906-0172

www.robertsplumbing.biz
craig@robertsplumbing.biz

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



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"Pam was a great partner and helped us sell our house. With her help we received an offer above asking price within 24 hours of going live! We felt cared for and knew we selected the right partner!"
Jonita & Anthony W. — Gurnee, IL



"Our Home had been previously on the Market with another Realtor. After no offers & 2 price reductions, we decided to retain Pam as our new Realtor. Not only did she sell our Home in less than 48 hours, we had multiple offers and it sold at full price!"
Mylene & Ed H. Deerfield, IL



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Realtor



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With 20+ years of experience on Chicago's North Shore, Pam is known for her warmth, local expertise, and genuine commitment to every client. She specializes in communities like Deerfield, IL, Highland Park, IL, Lake Forest, IL and Gurnee, IL.
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Public Works



Fire Dept



Police Dept





Public
Works



Fire
Dept.



Police
Dept.

OPEN HOUSES

One Day Only!
Saturday, August 8th

Join your Fire, Police, and Public Works departments for a **FREE** Open House with activities for the whole family!



10:30am - 12:30pm



FREE shuttles to each location departing from Fire Station 1 on Old Grand Avenue



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

Types of Insurance:

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

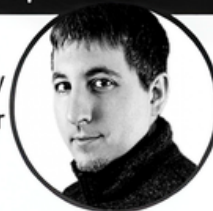


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- | | |
|-------------------------|----------------------|
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| • PC Tune-Up | |

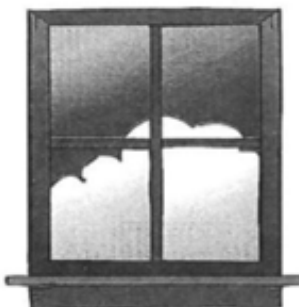


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HeatherRidge Homes

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

call Scott Paul

847-274-3591

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



Scott Paul has been helping people buy and sell homes in HeatherRidge for 33 years and would love to help you find the perfect HeatherRidge home!

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

Homes for Sale

1 Bedroom Condos.....None Available
2 Bedroom Condos.....None Available
1 Bedroom Townhomes.....None Available
2 Bedroom Townhomes.....from \$215,000
Cambridge Duplexes.....None Available
StoneyBrook Homes.....from \$330,000

Rentals

1 Bedroom Townhomes.....None Available
2 Bedroom Townhomes.....from \$2100
1 or 2 Bedroom Condos... . None Available



July—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 UMBRELLA ASSOCIATION (HUA) BOARD OF DIRECTORS

June 23, 2026 Monthly Meeting Minutes was canceled and replaced with Residents Townhome meeting.

*HeatherRidge Umbrella Association
5864 Manchester Drive, Gurnee, Illinois 60031-6126
Office (847) 816-9300 Fax (847) 816-9312*

July 15, 2026

Dear HeatherRidge Umbrella Association Delegates and Alternate Delegates,

At the direction of the President of the HUA Board, **meetings of the Delegates** have been scheduled for **July 25th at the CRF** for the purpose of reviewing and discussing the current status of the Golf Visions lawsuit and judgment. Additionally, we will discuss the lawsuit and the upcoming special election for the purpose of filling the vacant board positions.

The meetings shall be conducted according to the following schedule:

HiddenHills delegates: 10:00 AM
CoveredBridge delegates: 12:00 noon
Stoneybrook delegates: 2:00 PM

Because this matter involves ongoing litigation, attendance shall be restricted to delegates and alternate delegates only.

If for some reason you are unable to attend in person, please contact the office at (847) 816-9300.

We value your time and input and therefore respectfully request your attendance.

Sincerely,

HeatherRidge Umbrella Association Board

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

ABANDONED VEHICLE	3	ASSIST HUA	3	LOST KEYS	1	SUSPICIOUS VEHICLE	1
ADMIN	11	BUILDING CHECK	72	ODOR COMPLAINT	1	THEFT	3
ADMITTANCE AUTHORIZATION	5	BUILDING CHECK CALLED	10	OPEN DOOR/WINDOW	3	TRAFFIC OFFENSE CITED	26
AREA CHECK	83	DEAD ANIMAL	1	PARKING PERMIT	1	VEHICLE MAINTENANCE	10
ASSIST AMBULANCE GFD	2	DIRECTIONS	1	PARKING VIOLATION	7	VEHICLE MAINTENCE GAS	9
ASSIST GURNEE FIRE/EMS	2	DISTURBANCE NOISE	1	PLUMBING PROBLEMS	1	WELFARE CHECK	3
ASSIST GURNEE POLICE	1	DOOR LOCK PROBLEMS	1	RESIDENT ASSIST	4		
ASSIST HUA	1	GOLF COURSE PATROL	1	SB GARAGE DOOR VIOLATION	1		
ASSIST GPD	1	LOCK OUT RESIDENCE	2	SUSPICIOUS PERSON	1		

GRAND TOTAL

273

COVERED BRIDGE TOWNHOME ASSOCIATION

June 24, 2026 Monthly Meeting Minutes

BOARD ATTENDEES : Adrienne Doherty, Pres., Randy Brooks, Vice President, Beth Taylor, Treasurer, Margaret Tai, Secretary.

AFV MANAGEMENT: Nic Alghine

CALL TO ORDER: The meeting was called to order at 6:30 PM

MEETING ATTENDANCE: The meeting was attended by five Covered Bridge Town Neighbors.

APPROVAL OF PRIOR MEETING MINUTES: A motion was brought to approve the May 2026 meeting minutes, seconded and unanimously approved.

PRESIDENT'S REPORT: The report addressed the unfolding revelations of the HUA Management lawsuit and the circumspect posture of the Covered Bridge Townhome board as it is seeking a more complete Knowledge of the developing situation.

TREASURES'S REPORT: Checking: \$107,220.26 Savings: \$133,461.75 CD \$190,000.00

MANAGER'S REPORT: CBTAGarage inspections to take place over the summer as well as some garage lock security checks. The upcoming Covered Bridge Townhome Association Annual elections will be held at the monthly July meeting and will employ the traditional paper ballots.

NEW BUSINESS:The annual Covered Bridge Townhome Exterior building condition walkthrough and survey was undertaken and completed by Nic Alghine and three CBTA board members in five hours.

OLD BUSINESS: Water damage remediation in several townhomes will be completed shortly.

PUBLIC COMMENT: A homeowner pointed out an error in the posting of due dates for submission of board candidate forms. Management was thereby notified of the error in its letter to homeowners.

It was requested that discussion and questions about topics unrelated to the CBTA neighborhood be saved for a future meeting to be set for later in the summer.

MEETING ADJOURNMENT: The meeting was adjourned at 7:30 PM

NEXT MEETING: WEDNESDAY JULY 22, 2026 @6:30 PM ANNUAL ELECTIONS

COVERED BRIDGE CONDO ASSOCIATION

June 25, 2026 Monthly Meeting was canceled

HIDDEN HILLS CONDO ASSOCIATION (HRCA1)

June 17, 2026 Annual Meeting Minutes

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

- I. Call to Order
The meeting was called to order at 6:30 pm
- II. Established a Quorum
A quorum was established via proxy or by ballot. Ballots of 20 were presented.
- III. Explanation of Election Procedures
Al Villasenor gave a rundown of the procedures and process of an annual election.
- IV. Nominations from the Floor
Laura Kelly, Roslyn Glattman-Hirsch and Susan Hennessey.
- V. Introduction of Candidates
Roslyn Glattman-Hirsch, Susan Hennessey and Laura Kelly were introduced.
- VI. Voting and Collection of Ballots
The total votes, by proxy and in person via ballot were counted and confirmed.
- VII. Public Comments none
- VIII. Announcement of Election Results
The Board Members voted to seat the Board as is presently:
President, Roslyn Glattman-Hirsch
Treasurer, Larry Dressler
Secretary, Margaret Hoppe
VP 650 Whitney, Laura Kelly
VP 690 Chandler, Susan Hennessey
- IX. Adjournment – A motion was made by Larry Dressler to adjourn the meeting second by Margaret Hoppe, and with a vote of all ayes, the motion carried. The meeting was adjourned at 6:45 pm.

Respectfully submitted
Margaret Hoppe

June 17, 2026 Monthly Meeting Minutes

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

Call to Order: The meeting was called to order at 6:45 pm.

Roll Call: In attendance were President Roslyn Glattman-Hirsch, Margaret Hoppe Secretary, Susan Hennessey VP Chandler, Larry Dressler Treasurer, Laura Kelly VP 650 Whitney, nine owners in attendance, along with Property Manager, A. Villasenor, joining us on video.

Legal Update: Property Manager A. Villasenor provided an update regarding the Golf Visions lawsuit, noting that the jury found in favor of Golf Visions in the amount of \$1.3 million. A JNOV hearing is scheduled for June 30, after which a Town Hall meeting will be scheduled for HeatherRidge owners.

Approval of Previous Minutes: Treasurer Dressler moved to approve the May 20, 2026, meeting minutes, and Vice President Kelly seconded the motion. All were in favor, and the motion carried.

President's Report – Roslyn Glattman-Hirsch: President Glattman-Hirsch thanked Treasurer Dressler for coordinating installation of the exterior garagelighting at 690, improving safety and visibility. She also reported that repairs are underway for the damaged banister at the front of the 690 building and noted that roof photos showed standing water and debris blocking drainage areas, requiring roofing contractor follow-up.

Building Vice Presidents' Reports:

650: Several leak and maintenance items remain under review, including the 402-ceiling leak, a leak near Unit 407, and garage door cleaning and painting.

690: A water leak near the third-floor elevator window was reported, and Waukegan Glass was contacted. Maintenance will replace damaged ceiling tiles, and a dryer vent cleaning notice will be sent to owners reinstating a five-year inspection recommendation and suggesting possible vendors.

Open Comments: Vice President Kelly moved to allow public comments after each report, and Treasurer Dressler seconded the motion. All were in favor, and the motion carried.

Treasurer's Report: Treasurer Dressler reported total assets of \$485,676, including \$410,960 in the Reserve Fund; total liabilities of \$192,891; and total equity of \$202,837. Vice President Kelly moved to accept the Treasurer's Report, and Vice President Hennessey seconded the motion; all were in favor, and the motion carried. The balance sheet remains out of balance by \$89,947 due to the 2025 books not yet being closed.

Management Report – A Villasenor, Community Manager: Community Manager A. Villasenor reported that budget season is approaching and encouraged owners to attend HOA meetings for updates. Food trucks are also scheduled at the Central Recreation Facility. The cabana pool heater has been repaired, and the pool temperature was reported at 81 degrees. Vice President Kelly stated that the cabana security door is still not latching properly, and no-parking marking was requested for the walkway to the cabana pool.

New Business: The annual elected officers will continue in their current roles. A dryer vent letter will be sent to unit owners, and Bruno Construction Masonry will begin tuckpointing repairs at 690 Chandler, with notice to be provided to owners regarding preparation inside their units.

Old Business: Phase 1 decorating upgrades for the first floors of the 650 and 690 buildings were discussed. Vice President Hennessey moved to approve \$10,900 representing both 1st floors painting, including walls, doors and new trim. Vice President Kelly seconded the motion. All were in favor, and the motion carried.

Paint selections will be presented to unit owners for voting. Replacement of baseboard is \$5,600 and electrical labor only, to replace sconces, dropped fixtures, and recessed can trims \$4,850. New sconce fixtures cost TBD.

Public Comment: Homeowners were provided time to present items of interest or issues for Board consideration or review

Next Meeting: The next meeting is scheduled for July 15, 2026, at 6:30 p.m. at 650 Whitney, per the original schedule.

Adjournment: Vice President Kelly and Treasurer Dressler moved to adjourn the meeting at 8:00 p.m. All were in favor, and the motion carried.

Minutes respectfully submitted by Margaret Hoppe

HIDDEN HILLS TOWNHOME ASSOCIATION (HRTA1)

June 16, 2026 Monthly Meeting Minutes

These minutes have not yet been approved by the HeatherRidge Townhome Association One Board.

Any corrections, additions or deletions will be made at the next regular Board Meeting prior to official approval.

BOARD MEMBERS PRESENT: Diane Coke, President; Lea Atiq Vice President. Secretary ;Matt Barber. Agnieszka (Agnes) Rodrigues, Treasurer; Roberta (Bobbi) Swisher, Director and Al Villaseñor of AFV Management, Inc.

PRESIDENT: Diane Coke called the meeting to order at 5:41 pm. Pools are open, Be safe, Enjoy the Summer.

VICE PRESIDENT'S REPORT: None.

APPROVAL OF PRIOR MEETING MINUTES: Diane made a motion to accept the June 16 2026 meeting minutes with a couple of minor edits on names and titles. Bobbi Swisher seconded. All in favor, aye. Motion carried.

TREASURERS REPORT:

The Advia Operating account balance is \$244,647.59

The Reserve Barrington account is \$537,626.88

Balance in the Wintrust reserve is \$163,021.36

These figures are listed on the Balance Sheet under Operating - Advia Credit Union and Reserve - Barrington and Reserve - Wintrust.

Overall finances in good shape and approx \$3500 discrepancy to be balanced.

MANAGEMENT REPORT:

Agnes is inquiring about reconciliation for an approx \$3500 discrepancy in the books. Al noted he has accounting working on it to resolve and review 2nd quarter and 2025 books. Expecting results this or next week.

Concerns raised over insurance proof and compliance from homeowners. Each homeowner is required to provide insurance coverage information for their home to the association.

Pools: - Cabana Pool needs a heater repair in progress. Main Pool is open, but heater has failed. Being replaced asap. Keycard readers should be in working order.

Diane raised question on check 5394 to clarify if it was HUA or HRTA1.

Lea motion to accept the Report June 16, 2026. Bobbi 2nd, all in favor.

NEW BUSINESS:

Keycard system: Reviewing new options for replacement in various locations.

Request to verify that Security is checking ID's @ the pool

Al is reviewing details on a lawsuit matter that is to be overviewed @ the HUA meeting tonight. Lots of concern and questions on the issues. Updates to come.

There is some new Legislation related to HOA's in IL. Docs to review and add to if needed. Motion to accept: Lea. Bobbi 2nd, all in favor.

SEATING OF BOARD MEMBERS AND ELECTION OF OFFICERS: None

OLD BUSINESS: Porch inspections have been moving along with suggestions to replace many of them. Questions on materials to use (lumber vs. Concrete stairs) Looking for costs for either details to be reviewed.

Reviewed a mailing about Common Elements Sump Pumps - 2 mailings per year proposed to let folks know and get feedback on any failures or issues. Review again before sending out. Matt Barber motion to approve Agnes 2nd, All in favor.

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

Ideas shared about trying to pool insurance providers among homeowners in an attempt to save on premiums.

Lots of concern over the HR lawsuit discussion post this meeting.

MEETING ADJOURNED at 6:25pm.

NEXT MEETING DATE: Aug 20, 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 Matt Barber

STONEYBROOK RESIDENTS ASSOCIATION

June 18, 2026 Annual Meeting Minutes

CALL TO ORDER – Walt Paulson called the meeting to order at 7:00 PM at the StoneyBrook Rec. Center.

ROLL CALL - Present were Walt Paulson, President; Wayne Lee, Vice-President; Jimena Lara, Treasurer; Daniel Lopez, Director and Al Villaseñor of AFV Management. Absent: Ulises Rivero, Secretary. 17 residents were present, however not all of them were StoneyBrook residents. The Community Manager addressed some non-StoneyBrook residents' questions regarding the Golf Visions and HUA issue. The non-StoneyBrook residents then left the meeting.

Jimena Lara made a motion to approve the annual meeting minutes of June 19, 2025. Wayne Lee seconded the motion. All in favor, aye; motion carried.

Al Villaseñor, AFV Management, explained the election procedures. Quorum was established by having more than 20% of the owners present in person or by proxy.

Introduction of the candidates: Walt Paulson, Daniel Lopez and Ulises Rivero.

Election results: Since there were no nominations from the floor, Walt Paulson, Daniel Lopez and Ulises Rivero were elected to the Board by acclamation. Jimena Lara made a motion to approve the election results. Wayne Lee seconded. All in favor, aye. Motion passed. Each of these terms is for two years. Officers will be determined at the regularly scheduled homeowners' meeting immediately following.

There being no further business before the Board, the 2026 annual meeting was adjourned at 7:37PM.

Respectfully submitted, Linda Wach

June 18, 2026 Monthly Meeting Minutes

CALL TOORDER: The meeting was called to order at 7:38 pm by Walt Paulson at the StoneyBrook Cambridge Rec Center.

ROLL CALL: President, Walt Paulson; Vice President, Wayne Lee; Treasurer, Jimena Lara; Director, Daniel Lopez and Al Villaseñor of AFV Management, Inc. Absent: Secretary, Ulises Rivero. 4 StoneyBrook residents were in attendance.

APPROVAL OF MAY MINUTES: Minutes of May 21, 2026, meeting were reviewed. A motion was made by Wayne Lee and seconded by Daniel Lopez to approve the minutes. All in favor, aye. Motion carried.

PRESIDENT'S REPORT: It is staying lighter longer. School is out. Please watch for the children, pedestrians, pets, and cyclists. Please obey StoneyBrook speed limit (15 mph) and traffic signs. If you notice non– StoneyBrook/Cambridge residents using the pool, call Security. This doesn't refer to grandparents, relatives, and "babysitters" watching our residents' children. It was reported to me that people from Cobble Creek have been using our pool. If you see unauthorized people at the StoneyBrook Cambridge Rec Center, please notify Security. It was reported to me that children have been in our rec center without adult supervision. Lake County Department of Transportation proposal to widen Gages Lake Rd (to 4 lanes). If opposed, please go to their website and voice your opinion.

VICE PRESIDENT'S REPORT: None

TREASURERS REPORT: Reviewed the SB financials as of 05/31/26. Total Assets are \$37,363.09; Total Liabilities are \$10,448.40; Total Liabilities and Equity are \$34,983.36. 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:

-SBCRC Update: Will receive Rec Center pricing quote for better system access. Will look for a quote to powerwash the north and east side of the Rec Center.

-Architecture Update: No report.

MANAGEMENT REPORT: Accounting update—HUA had attorney review Cantey Associates' services proposal for the Board to review and then set up the associations platform.

NEW BUSINESS: New HOA legislation to begin August 1st. Rentals and Freddie Mac rules have gone away. Reserves: 15% must be reserved. StoneyBrook has no assets and will be looking at and reviewing at budget time.

OLD BUSINESS: Update on recycling signs—Jimena is looking for other companies to deliver signs.

SEATING OF OFFICERS: Wayne nominated Walt for President. Walt nominated Wayne for Vice President. Walt nominated Jimena for Treasurer. Walt nominated Ulises for Secretary. Walt nominated Daniel for Director. All in favor, aye. Motion passed.

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 @ 8:14pm.

NEXT MEETING: The next meeting of the StoneyBrook Residential Association Board TBD.

Respectfully submitted by Linda Wach

June 17, 2026 Monthly Meeting Minutes

CALL TO ORDER

Vice President Janet Carey Peck called the meeting to order at 7:40 PM. Present were Vice President Janet Carey Peck, Brooks Gerlach, Jerry Kegg and Jackie Dormagen. Several homeowners were present.

TREASURER'S REPORT

Jackie Dormagen reported that all accounts are up to date as of 5/31/26.

\$7,120.61 in account.

Will be reconciled once new HUA accountant is in place.

ARCHITECTUAL REPORT

Walk around result letters will go out the following week. this Fall.

Need a replacement for Jerry Lafflin.

DELEGATES REPORT

Raised concern about stepping stones around the pool.

SOCIAL COMMITTEE

Picnic will be Sunday September 13, Lafflin's driveway/side yard.

Adjourn 8:00PM

WHO IS WHO AT HEATHERRIDGE

WHO is WHO in HeatherRidge - JULY 2026			
HUA	Covered Bridge Neigh	Hidden Hills Neigh	StoneyBrook/Cambridge
Board Members:	CB Condo Board:	HR Condo Board:	StoneyBrook Board:
President: Todd Campbell	President: Janet Schwartz	President: Ros Glattman-Hirsch	President: Open
Vice Pres: Open	Vice Pres: Dan Zegar	VP Chandler: Susan Hennessey	Vice Pres: Wayne Lee
Secretary: Janet Knight-Carey	Secretary: Walter Schultz	VP Whitney: Laura Kelly	Secretary: Open
Treasurer: Open	Treasurer: Lisa Weinhold	Secretary: Margaret Hoppe	Treasurer: Jimena Lara
Director: Janet Schwartz	Director: Fawn Hurst	Treasurer: Larry Dressler	Director: Daniel Lopez
Director: Open	Property Manager:	Property Manager:	
Director: Open	AFV Management - Al Villasenor	AFV Management - Al Villasenor	Property Manager:
Director: Open	847-816-9300	847-816-9300	AFV Management - Al Villasenor
Director: Open	Committee Chairpeople:	Committee Chairpeople:	847-816-9300
Community Manager:	917 Vose: Joan Tapper	Delegates/Neigh Comm	Committee Chairpeople:
AFV Management - Al Villasenor	920 Vose: Luiza Towata	Marianne Smith	Archi: Alicia Zibell
847-816-9300	Delegates/Neigh Comm	Larry Dressler	
Committee Chairpeople:	Diane Perkins	Margaret Hoppe	Delegates/Neigh Comm
Archi, Maint: Open	Rosalie Sternberg	Vicki Leafblad (Alt)	Jim Ellefson
Audit: Janet Schwartz	Lisa Weinhold	Lisa Grum (Alt)	Jimena Lara
Executive: Comm of Whole	Sharlene Hink	Dan McNeely (Alt)	Wayne Lee
Finance: Open	Brigitte DePue	Larry Dressler (Chair-Neigh Rec)	Daniel Lopez
Gen Elec Ovsite: Todd Campbell	Karen Schachtschneider (Alt)	HR Townhome Board:	Ulises Rivero (Alt)
Golf/Tennis: Open	Gerald Kippes (Alt)	President: Diane Coke	Open (Alt)
Landscape/Ponds: Open	CB Townhome Board:	Vice Pres: Lea Atiq	SBCRC Neighborhood Rec:
Publications: Open	President: Adrienne Doherty	Secretary: Matt Barber	Chairman: Jimena Lara
RAC: Janet Knight-Carey	VP: Randy Brooks	Treasurer: Agnes Rodrigues	Cambridge Board:
Security: Janet Schwartz	Secretary: Margaret Tai	Director: Roberta Swisher	President: Art Stevens
TLLCISI: Open	Treasurer: Beth Taylor	Property Manager:	Vice Pres: Janet Knight-Carey
Welcoming: Janet Schwartz	Director: Open	AFV Management - Al Villasenor	Secretary: Jerry Kegg
Nominating: Janet Schwartz		847-816-9300	Treasurer: Jackie Dormagen
Tennis Task Force: Open		Committee Chairpeople:	Director: Brooks Gerlach
	Property Manager:	Archi: Ty Belmont	Bookkeeper: Cheryl Vogt
HUA Office	AFV Management - Al Villasenor	Newsletter: HUA office	
HUA Office - M-F 9 am-5 pm	847-816-9300	Larry Dressler (Neigh Chair)	Committee Chairpeople:
5864 Manchester Drive	Committee Chairpeople:	Delegates/Neigh Comm	Archi: Jeremy Laffin
Ofc: 847-816-9300 Fax: 847-816-9312	Archi: Open	Diane Coke	Welcome: Jennifer Laffin
heatherridge.office@gmail.com	Lisa Weinhold (Chair-Neigh Rec)	Carol Cronkhite	Social: Jennifer Laffin
https://www.heatherridge.org	Delegates/Neigh Comm	Bonnie Dolter	Delegates/Neigh Comm
HeatherRidge Facilities	Sheila Quinn	Lea Atiq	Bob Gillies
Golf / Main Rec 847-367-6010	Adrienne Doherty	Sue Janda	Jackie Dormagen
5900 HeatherRidge Drive	Open	Mike Kraemer	Jen Laffin(Alt)
https://www.heatherridge.org	Open	Diane Liggett	
https://www.heatherridgegolf.net	Open	Bev Ruzs	Newsletter Info:
email: heatherridge.office@gmail.com	Open (Alt)	Ashley Serdar	Production: HUA Office
	Open (Alt)	Agnes Rodrigues	Ads & Info: HUA Office 816-9300
Neigh Rec Ctr Address	HighPointe Condo Board:	Linda Burton (Alt)	Note: Further info for Boards
CRF - 5900 HeatherRidgeDr	President: Todd Campbell	Open (Alt)	and Delegates can be obtained
CBRC - 918 Vose Dr	Vice Pres: Richard Mann	Redwood Condo Board:	at HUA Office 847- 816-9300
HHRC - 724 Wakefield Rd	Secy/Treas: Open	President: Leo Odiani	
SB-Camb RC-648 Dunham Rd	Director: Daniela Luciu	Vice Pres: Open	HeatherRidge Security
	Director: Open	Secy: Meifa Close	847-362-3255 cell-224-629-6616
	Delegates/Neigh Comm	Delegates/Neigh Comm	Gurnee Police/Fire 9-1-1
	Richard Mann	Meifa Close	Poison Ctrl 800-222-1222



July 2026



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3 4PM TGIF Waterfall Lounge Open @CRF	4
5	6	7	8	9	10 4PM TGIF Waterfall Lounge Open @CRF	11
12	13	14 10:30AM RAC Comm @CRF 7PM Welcoming Meeting @ CRF	15	16	17 4PM TGIF Waterfall Lounge Open @CRF	18
19	20	21	22 6:30PM CBTA Board Annual Elections @CBRC	23	24 4PM TGIF Waterfall Lounge Open @CRF	25 HUA Delegates meeting @CRF 10 AM HiddenHills 12 noon Covered Bridge 2 PM Stoneybrook
26	27	28 7PM HUA Board @CRF	29	30	31 4PM TGIF Waterfall Lounge Open @CRF	

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)