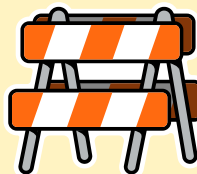


IN THIS ISSUE:	Pages		Pages
Gages Lake Road Changes	1	Berries & Cream Charcuterie	5
Vacation Safety	1	Electronics Recycling	5
Outrun the Cops 5K/10K	2	Cluckers Food Truck Menu	6
Styrofoam Recycling	2	Sounds of Summer	6
New Residents	2	4th of July Fireworks	6
Pool Information	2	Water Leaks	8
Gurnee Days	3	Gurnee Open Houses (Fire, Police)	8
Farmers Market	3	Meeting Minutes	11-18
Food Truck Schedule	3	Who's Who	19
Community Garage Sale	3	June Calendar	20
Local Events	4		

HAVE YOU HEARD?

Lake County Depart. of Transportation: Potential Changes to Gages Lake Road



LCDOT is studying potential safety and capacity improvements to approximately 3.35 miles of Gages Lake Road in the Villages of Gurnee, Grayslake, Third Lake, and unincorporated Lake County. These improvements could include the potential installation of a center turn lane, intersection improvements through the corridor, and non-motorized travel improvements. LCDOT has just begun planning for the project and no final plans are being considered right now.

Phase I	2025 - 2028	Preliminary Engineering and Environmental Studies
Phase II	2029 - 2031	Detailed Engineering and Land Acquisition
Phase III	2032 or Later	Construction

They are inviting the public to provide their input on potential improvements and to address any questions and concerns they may have.
How to get informed?

- Attend a Virtual Form
- Get Informed – Learn about the project
- What Others are Saying: Review Submitted Comments
 - You can submit ideas and questions until June 15, 2026
- Stay Informed - Sign up for email project updates

To learn more and attend a virtual form visit <https://gages-lake-road-lakecountyil.hub.arcgis.com/>

NEXT MEETINGS:

ASSOCIATION	Day	Jun	Jul
HeatherRidge Umbrella Assoc (HUA)	4th Tue	23-Jun	28-Jul
Hidden Hills Townhome Assoc (HRTA)	3rd Tue	16-Jun	21-Jul
Hidden Hills Condo Assoc (HRCA)	3rd Wed	17-Jun	15-Jul
Covered Bridge Townhome Assoc (CBTA)	4th Wed	24-Jun	22-Jul
Covered Bridge Condo Assoc (CBCA)	4th Thu	25-Jun	23-Jul
StoneyBrook Residents Assoc (SRA)	3rd Thu	18-Jun	16-Jul
Cambridge Assoc	Wed	17-Jun	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

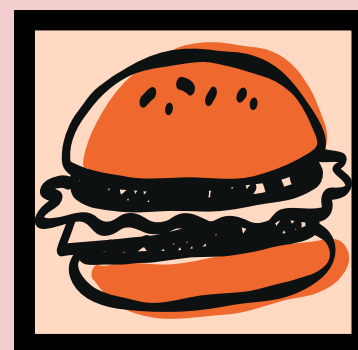
Vacation Safety



If you plan to be away from home for three days or more, please keep the following in mind:

- Security: Let security know if you will be out of town so they can provide extra patrols in your area. Security: (847) 362-3255
- Lock your doors and avoid making your property an easy target. If your car is parked outside, roll up the windows, remove valuables, keep belongings out of sight, and never leave your keys inside, even for a quick errand.
- Do not share your travel plans on social media. If you want to post, wait until you have returned home safely.
- Ask the post office to hold your mail, and have a family member, trusted friend, or neighbor collect any Amazon or other online deliveries.

CABANA BAR & GRILL



**BURGER
FRIDAY**

\$6

WITH
PRCHASE
OF A DRINK



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





Welcome New
HeatherRidge Residents:

Covered Bridge Condos

Harry Welton
Courtney Hancock
Kurt Panzer

Hidden Hills Townhomes

Andrew Carlino
Greg McDonough
Melanie Xantopoulos

StoneyBrook

Samantha Glab
James Heck
Erica Schwerman



POOL INFORMATION



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

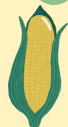
- Residents **MUST** have their key cards with them while at the pool.
- Residents **MUST** be present with their guests at all times.
- If you require a key card, please visit the security office.
- For HeatherRidge Pool Rules, please refer to:
www.heatherridge.org/heatherridge-umbrella =>
HUA Pool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



HELLO
SUMMER



Local Farmer's Market



ANTIOCH, SEQUOIT CREEK PARK
JUN 18 - AUG 20, THU 4PM - 7PM



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



GRAYSLAKE, DOWNTOWN
JUN 3 - SEP 23, THU 3PM - 7PM



GURNEE, SARATOGA SQUARE
JUN 7 - SEP 6, SUN 10AM - 2PM



LIBERTYVILLE, MAINSTREET
JUN - OCT, THU 7AM - 1PM



MUNDELEIN, PARK ST
JUN 6 - SEP 19, SAT 8AM - 12PM



FOOD TRUCK

3RD THURSDAY OF
THE MONTH



JUNE 18TH

4:30 PM - 7:30 PM

JULY 16TH

4:30 PM - 7:30 PM

AUGUST 20TH

4:30 PM - 7:30 PM

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



ANNUAL GARAGE Sale

Thu, June 18th - Sat 20th

9:00 AM - 3:00 PM

Residents participating are permitted to
post signage as outlined in the HUA
Rules and Guidelines.

<https://www.heatherridge.org/heatherridge-umbrella>

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

June 4th

Grayslake History Bike Hike
Grayslake Heritage Center

June 4th - 7th

Taste of Summer Festival
Downtown Antioch

June 6th

Craft Beer Festival
Courtland Commons, Mundelein

June 12th

Pup and Pour Outdoor
Movie Night
The Landing on Diamond Lake

June 13th

Craft Beer Tasting
Vernon Hills Park District

June 13th

Reclaimed Artisans Inc
Outdoor Market
Libertyville

June 13th

Rum Fest
Downtown Fox Lake

June 18th - 21st

Libertyville Days Festival
Downtown Libertyville

June 19th

Summer Kick-Off Dance
Joes Island Beach, Grayslake

June 20th

Artwauk in Waukegan
Downtown Waukegan

June 21st

Sensory Sunday at Jurassic
Gardens
Volo Museum

June 27th

Celebrate America 250
Lakefront Park, Fox Lake

June 27th

Taste of Grayslake
Picnic/Fireworks
Central Park, Grayslake

July 2nd 3:30PM - 9:30PM

America 250th Celebration
Viking Park, Gurnee



GURNEE

GET-TOGETHER

FRIDAY, JUNE 19, 2026

Bring your lawn chairs for a fun evening of live music, yard games, and a visit from Police, Fire, Public Works, and Mayor Tom Hood.

6PM - 8PM

VICKI PADDOCK PARK - 235 O'PLAINE RD

FREE EVENT

FOOD & DRINK FOR PURCHASE



LIVE MUSIC
ABBY KAY BAND
Country, Pop, and Rock Hits

PRIMO
Steak & Seafood

Limoncello
Cafe



TRAVELIN'
TOM'S
COFFEE TRUCK

GURNEE
Arts
COMMISSION

**FREE CRAFTS WITH THE
GURNEE ARTS COMMISSION**

Berries & Cream Charcuterie Board Recipe

Nothing says summer like fresh berries! Anything can become a charcuterie board, including the iconic combination of berries and cream. This DIY spread is an ideal summer treat for feeding a few friends on a warm weekend afternoon or impressing a crowd during your next big gathering. The only thing better than fresh, sweet berries is piling them on angel food cake with sweet whipped ricotta or whipped cream. Don't want to use food cake? Try pound cake, shortbread cookies, or even store-bought biscuit or croissant dough.

Board Ingredients:

- Homemade or store-bought angel food cake, pound cake, biscuits, or shortbread cookies
- 1 cup each: fresh strawberries, blueberries, cherries, blackberries, and raspberries

Whipped Ricotta Ingredients:

- 8 oz whole milk ricotta cheese
- 1 Tbsp honey
- Pinch of kosher salt



Directions

SWEET WHIPPED RICOTTA

- In a food processor or blender, blend ricotta, honey, and salt on high speed until ricotta is fluffy and light, about 2 minutes. Transfer whipped ricotta to a small serving bowl.
- **Make Ahead:** Whipped ricotta can be made 5 days ahead. Transfer to an airtight container and chill.

ASSEMBLY

- Using a star-shaped cookie cutter, cut baked goods into star shapes, if desired.
- Rinse fruit and pat dry with paper towels. Place bowl of whipped ricotta on a platter alongside baked goods. Arrange fruit by color around bowls.

What did one flip flop
say to the other?



You're sole-mate
material!

ELECTRONICS RECYCLING EVENT



Friday, June 12, 10:00 a.m. to 5:30 p.m.

Gurnee Public Works Facility

1151 Kilbourne Road, Gurnee, IL

Gurnee Resident's Only (Must Present GOV ID), Free to Gurnee Residents

More Details Apply

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

ROBERT'S PLUMBING, INC.

Craig Bieganski, Owner

Cell: 708-906-0172

www.robertsplumbing.biz
craig@robertsplumbing.biz

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



June 18th
4:30PM - 7:30PM
Cluck Truck Menu



Sandwiches w/Cluck Chips

BBQ-Mild-Hot-Sticky

Grilled Chicken 13.00
Cajun Crispy 13.00

Tenders w/Cluck Chips

BBQ-Mild-Hot-Sticky

3 Tenders 6.00
6 Tenders 12.00

Make any tender or sandwich a Combo w/fries 2.00

Cluck Bowl

Crispy chicken, cheddar sauce,
BBQ, remoulade sauce on top of
choice mac n cheese or crinkle
fries 15.00

Sides

Cluckers Chip 4.00
Mac N Cheese 6.00
Brownie 6.00
Rice Krispy 5.00

Salads

Crispy Salad

- Breaded chicken breast on a bed of mixed greens, corn, Cheddar cheese, bacon, egg, tomatoes and scallions. Served with remoulade dressing and topped with corn tortilla hay. 13.00

Grilled Veggie Salad

- Mix greens, grilled veggie, crumbled goat cheese, roasted tomatoes served with pesto vinaigrette. 13.00

Sounds of Summer

Viking Park Band Shell
4374 Old Grand Ave

June 11th @ 7PM

Latin Swing Factor

June 25th @ 7PM

Disco Circus

July 9th @ 7PM

Billy Elton

July 23rd @ 7PM

Mike & Joe

Note: Hunt Club Park

August 13th @ 7PM

No Limit

Local Fireworks Schedules



Saturday, June 27th

Grayslake

Central Park
Taste of Grayslake Family
Picnic & Fireworks
3:00PM - 10:00PM

Wadsworth

Village Park
Celebrating America
1:00PM - 10:00PM



Thursday, July 2nd

Gurnee

Viking Park
America 250 Celebration
3:30PM - 9:30PM



Friday, July 3rd

Gurnee

Six Flags Great America
Star Spangled Nights
9:45PM

Wauconda

Cook Park
9:30PM



Saturday, July 4th

Gurnee

Six Flags Great America
Star Spangled Nights
9:45PM

Waukegan

Waukegan Harbor
9:30PM

Libertyville

Butler Lake Park
9:30PM

Vernon Hills

Century Park
9:15PM



★★★★★
5-Star Google
Rated Realtor
Trusted by Buyers
& Sellers



Scan For Real
Estate Tips!



Is now even a good time to Buy or Sell?

Absolutely! The market is active with serious Buyers and Sellers—but success today is all about strategy. With the right approach, you can achieve strong results in any Market.



Are Home prices going up or down?

Prices remain steady in many areas, with continued demand driven by limited inventory. Homes that are priced correctly are still selling quickly and competitively.



Should I wait for interest rates to drop?

Waiting can mean more competition. When rates decrease, Buyer demand typically increases—often pushing prices higher. Buying now may offer more opportunity and flexibility.



Do I really need to stage my Home?

Yes. Staged Homes tend to sell faster and for more money because they help Buyers emotionally connect and envision themselves living there.



What makes a Realtor truly effective in today's market?

Expert pricing, elevated marketing, strong negotiation, and local market knowledge. It takes more than just listing a home—it takes a strategic partner.

With over 20 years in real estate and more than \$75 million in closed sales, PAM DEVENDORF brings a thoughtful, strategic approach to every client. She understands that Buying or Selling a Home is a big decision—and believes you deserve clear guidance, strong advocacy, and a seamless experience from start to finish.

Thinking about making a move? Let's talk strategy before you decide.

📞 847.989.0711

🌐 pamdevendorfnorthshorerealtor.com

✉ pamdevendorfrealtor@gmail.com



Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker®



Water Leaks



Hidden water leaks waste an estimated 1 trillion gallons of water nationwide yearly. Catching them early is an easy way to prevent property damage and cut up to 10% off your monthly water bill. Use targeted testing strategies to secure your home.

How to Check for Hidden Leaks:

- **Read Your Meter:** Turn off all indoor and outdoor water sources. Check your water meter, wait two hours without using any water, and check the meter again. If it moved, you have a leak.
- **The Toilet Test:** Drop a few drops of food coloring into your toilet tank. Wait 10 minutes. If the color seeps into the bowl without flushing, the flapper valve needs replacement.
- **Listen and Look:** Check under sinks for pooling water, listen for hissing sounds, and inspect showerheads and outdoor faucets for drips.
- **Monitor Your Utility Bills:** Unusually high water usage spikes can indicate a serious hidden leak.





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



Public Works



Fire Dept



Police Dept



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

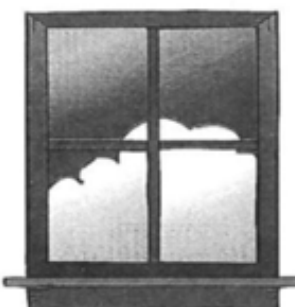


WHITE BOX COMPUTERS
(847) 833-9324

SENIOR DISCOUNT
20% off all services

www.WBComputers.com

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.....from \$149,000
2 Bedroom Condos.....from \$169,900
1 Bedroom Townhomes.....None Available
2 Bedroom Townhomes.....from \$228,000
Cambridge Duplexes.....None Available
StoneyBrook Homes.....from \$375,000

Rentals

1 Bedroom Townhomes.....None Available
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 sell-
ing now is a good time to
consider your options.
Give me a call if you would
like to talk about it!**

917 Vose Dr. #411—\$169,900

This 2 bedroom 1 bath 4th floor end-unit condo has been beautifully updated. Furnace, air conditioner, and smart thermostat new in 2025. Refrigerator (2022), Dishwasher (2018). All stainless appliances in kitchen. Tile floor in kitchen and bath. Laminate floor in all other rooms. Bathroom has been nicely updated. Washer & dryer in unit. Sliding doors open to large balcony with grand views of the HeatherRidge complex. An outstanding value. See it today!

Tax \$3,261 Assoc. Fee \$524/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.**

May 26, 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 7:00pm.

Present: Todd Campbell, Walt Paulson, Mary Hall, Janet Schwartz, Janet Knight-Carey, Margaret Tai, Debi Kiddle, Laura Kelly and Al Villasenor. Absent: Krystine Miluski. 11 residents were also present.

April 28th, 2026 MINUTES: Walt Paulson made a motion to accept and approve April 28th, 2026 HUA Board Meeting Minutes. Seconded by Janet Schwartz and at vote, all aye, motion carried.

OPEN DISCUSSION FOR HOMEOWNERS for AGENDA ITEMS: None.

PRESIDENT'S REMARKS: Todd Campbell noted that it is getting warm out and the pool is open. More people are out and about. Schools are out this week. Please wear reflective clothing and be cautious when out at night.

VICE PRESIDENT'S REMARKS: When you are out walking, strike up a conversation with fellow neighbors. Our community is safe and secure because we look out for each other.

TREASURER'S REMARKS: Walt Paulson gave the highlights of the Treasurer's Report. Checks are in order. Walt also noted that the financials are still out of balance but will hopefully be cleared up in June or July. Golf course is doing well. Debi Kiddle made a motion to receive and accept the Treasurer's Report seconded by Janet Knight-Carey. At vote, all aye, motion carried.

MANAGEMENT REPORT: We believe that we have found a solution to the accounting position vacancy. On the agenda, there is a proposal from Cantey and Associates to provide the bookkeeping services rather than a full-time CPA as that is more than what the association requires at least on a part time basis, if not a longer-term basis. In the meantime, Linda Wach continues to do a fantastic job keeping the vendors paid and all other cash processes up to date, along with myself filling the more higher end accounting gaps. Well, when something can go wrong, it will. As of the 19th, the Cabana pool heater in Hidden Hills died and needed a replacement part. I am awaiting information as to whether the replacement part is in stock or not. That pool will open on time but may be frigid. The heater has been running fine since the pool was filled up until that point and had been inspected last fall and this spring by our HVAC contractor already. Covered Bridge pool's open date is delayed due to the sub 50 temperatures periodically occurring all spring. Usually by May we can count on a stretch of temps over 50 degrees consistently. Not this season. The material for the "liner" so to speak, cannot be applied or cure in sub-50 temps, at least not without losing the warranty. This has not just delayed us, but many others on the contractor's schedule. We are looking at a June 19th open. Hopefully by then the new furniture will be received as well. But the trees are blooming and grass is cut and shrubs being pruned. Chandler Rd. and Whitney Ct. have been identified as the next roads requiring repair. However, maintenance items not considered critical are on hold pending some further information. At some point, the board will release the relevant information. More of a residential association item but the Townhome Association will be hosting a workshop with the association insurance broker to discuss proper and recommended coverages for our communities and their unique circumstances. Janet Knight-Carey 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: Meeting held May 11th, 2026 at 1pm. Attendees were Debi Kiddle and Mike from Maintenance. The new maintenance employee Brennan is still undergoing training and is working out well. We are currently getting bids for resurfacing the road on Chandler. Our hope is that we will have sufficient funds in order to complete the project this season. There was a significant drain issue on Avery that needed to be addressed to the tune of \$11,000. It is being resolved this month. All pools opened on time for Memorial Day with the exception of the Covered Bridge pool which has extensive issues since last year but are currently being addressed. Several rain delays delayed the work, and opening is scheduled for mid-June. CB residents may use the Hidden Hills pool in the meantime. The next meeting will take place at the HUA Office on June 8th, 2026. Margaret Tai made a motion to receive and accept the Management Report seconded by Laura Kelly. At vote, all aye, motion carried.

May 26, 2026 Monthly Meeting Minutes

Page 2 of 3

Audit Committee: No formal report or motion required.

Finance Committee:

1. Reviewed HUA financials or checks.
2. Reviewed CRF financials or checks.
3. Discussed Community Garden Club proposal. Landscape Committee Chair gave an update.

TLLCISI Committee: Reviewed T/F members project lists. Discussed SBCRC pool gate readers. CM stated that Security Department Head stated 2 weeks. CM to distribute current HR Department Head and Office Manager job descriptions

FINANCE/TLLCISI Committee: Recommend approval of HUA accounting position program. Janet Schwartz made a motion to receive and accept the Finance/TLLCISI Committee Report seconded by Debi Kiddle. At vote, all aye, motion carried.

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

Nominating Committee: No formal report or motion required.

Golf and Tennis Committee: Meeting was held May 11, 2026 at 11am. Attendees were Al Villasenor, Maragret Tai, Krystine Miluski, and David Grum. Ahead from last year with revenues. Golf rules will be posted on the digital board soon. Removed trees on the 8th hole on the homeowner's side (removed by HUA). Burger night will be back on Fridays with a new price of \$6.00. The next meeting is scheduled for 6/08/26 @ 11:00am. Walt Paulson made a motion to receive and accept the Golf and Tennis Committee Report seconded by Debi Kiddle. At vote, all aye, motion carried.

Landscape and Ponds Committee: The Landscape, Ponds, and Woods Committee met on Friday, May 15, 2026. The attendees were Brad Banwart, Janet Schwartz, Lisa Feichter, Vikki Herzog and Walt Paulson. Guests: Lea Atiq, J. Mattes and Carol Bryer. Landscape Department: Department is busy doing routine mowing, trim seeding and watering as needed. Discussed the complaints residents had with the removal of trees on the HRGC 8th hole. Main issues seemed to be lack of communication. Discussed a resident's concerns about recent work completed in Cambridge near Pond #23. This is a runoff issue draining not the pond during our recent rains. Discussed resident's proposal for raised beds, improved watering system, butterfly area, etc. at the Community Garden. Opinions of guests were voiced. Not all "veteran" HR gardeners are in favor of the raised beds. Garden Club was advised to come to a census and present it to the committee. They were also asked to give funding options to the committee as the Committee Garden was not funded by HUA. Janet Schwartz made a motion to receive and accept the Landscape and Ponds Committee Report seconded by Debi Kiddle. 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: We held our Security Meeting on May 18, 2026. Attendees were Jack Berkheimer Janet Schwartz, Walt Paulson and Randy Brooks. Set monthly meeting dates of the second Monday at 10am. Reviewed Security Activity Report. Reviewed gate card reader for the SBC pool. Was said it should be completed in 2 weeks. Discussed if there was a restriction on hours an armed Security Officer is allowed to be on duty. Mary Hall made a motion to receive and accept the Security Report seconded by Debi Kiddle. At vote, all aye, motion carried.

Welcoming Committee: No formal report or motion required. Todd Campbell thanked Lea Atiq for handling the Welcome Meeting. Randy Brooks & Lea Atiq will help facilitate the next meeting with Janet Schwartz.

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

NEW BUSINESS: Mary Hall made a motion to approve the Cantey and Associates accounting proposal for accounting services as outlined. Walt Paulson seconded the motion. All in favor, aye. Motion carried.

OLD BUSINESS: Walt Paulson made a motion to ratify the Avery Ct. directional underground repair from Bies Underground Technology not to exceed \$12,000. Janet Schwarts seconded the motion. All in favor, aye. Motion carried. Todd Campbell noted that residents should look at Department of Transportation on the Lake County website as they are trying to widen Gages Lake and expand the road to Hunt Club. The sidewalk will be gone where they expand the road.

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.

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

Adjournment at 8:31 pm
HUA Board of Directors

Next Meeting – Tuesday, June 23, 2026
Linda Wach – Recording Secretary

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

ABANDONED VEHICLE	1	BUILDING CHECK	78	OPEN DOOR/WINDOW	3	SUSPICIOUS VEHICLE	1
ADMIN	8	DISTURBANCE – NOISE	2	PARKING PERMIT	1	TRAFFIC ACCIDENT - PROPERTY	1
ADMITTANCE AUTHORIZATION	2	FOLLOW UP	1	PARKING VIOLATION	7	TRAFFIC OFFENSE – CITED	30
AREA CHECK	39	GARAGE DOOR VIOLATION	1	PLUMBING PROBLEMS	1	TRESPASS	1
ASSIST HUA	4	GOLF COURSE PATROL	1	RESIDENT ASSIST	3	UNWANTED SUBJECT(S)	1
ASSIST GOLF COURSE	2	HH GARAGE DOOR VIOLATION	3	SB GARAGE DOOR VIOLATION	2	VEHICLE MAINTENANCE	1
ASSIST GURNEE FIRE/EMS	3	HIT & RUN	1	SUSPICIOUS VEHICLE	1	VEHICLE MAINTENANCE – GAS	9
ASSIST HUA	1	LOCK-OUT RESIDENCE	4	SUSPICIOUS PERSON	1	WELFARE CHECK	3
BUILDING CHECK – CALLED	8	NEIGHBOR TROUBLES	1				
TOTAL							226

May 28, 2026 Monthly Meeting Minutes

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, Fawn Hurst, Dan Zegar and Al Villaseñor. Absent: Walter Schultz. 3 residents were also present.

OPEN FORUM

920 on the 4th floor, there are a lot of gaps in the carpeting. The cement step at 917 Vose going into the building front entrance needs to be smoothed out. The door from the elevator lobby to the basement stays open 4-5 seconds.

MINUTES:

The minutes of April 23, 2026, were approved by Fawn Hurst and seconded by Dan Zegar. All in favor, aye. Motion carried.

TREASURER'S REPORT:

As of 04-30-26: We have \$113,962.62 in Operating and \$124,019.68 in Reserves with expected receivables of \$8,680.05. Our short-term loan balance is \$21,040.57 and our long-term loan balance is \$129,853.96. Financials are out of balance due to the 2025 books not being closed yet. They should be soon (August). Dan Zegar made a motion to accept the report. Fawn Hurst seconded the motion. All in favor, aye. Motion carried.

MANAGEMENT REPORT:

The paving stones by 920 will be replaced by the ones from the HUA Office sidewalk. We will see what we need after that. Al will check with the Village to see what we can do walkway wise. Pool update – weather was a factor for pool not opening. New contractor subcontracted out work. Below 50 degrees, it won't cure well. Coping stones broke and they are working on that. Furniture should be coming in soon. In the meantime, you can use the HHRC pool. CB pool hopefully will open June 19th.

NEW BUSINESS:

Walkthroughs were done last month and the results were discussed. Nothing out of the ordinary.

OLD BUSINESS:

Reserve Study needs to be scheduled as the contract was signed and sent and deposit check issued. Decorating status – 3 building committees need to meet and give ideas. Janet will be in touch with the committees.

PUBLIC COMMENT:

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

Meeting adjourned at 7:18pm.

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

The Next Board Meeting will be **Thursday, June 25, 2026 @ 6:30pm** at the Covered Bridge Rec Center.

Minutes respectfully submitted by Linda Wach

May 27, 2026 Monthly Meeting Minutes

BOARD ATTENDEES: Beth Taylor, Treasurer, Randy Brooks, Vice President, and Margaret Tai, Secretary.

AFV management: Nic Alghine

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: \$149,343.38
- Money Market: \$133,269.31
- CD: \$190,000.00

Management Report:

- Handyman selection: Nic found a new handyman, and he is working out well.
- Vacant Unit Update: The attorney contacted the homeowner and collected a very healthy check. The homeowner is now in good financial standings.
- Pool Update: Contractor ran into some problems with the plaster. All problems have been rectified, and pool will be open by 6/19/26.
- Stop signs: New stop signs with lights will be placed on problem streets.

New Business:

- Schedule Annual Meeting: Annual meeting is scheduled to be held 7/29/26 @ 6:30pm.
- Election Process: There is one vacant seat vs Krystine Mulinski & Treasurer position is up for reelection vs Beth Taylor. Nic will be mailing out nomination forms to all homeowners.
- Discuss Walkthrough Process: Annual walkthrough will be 6/18/26 @ 11:00am. Will assess wood rot, roofs, trim, screens, concrete porches, etc.

Old Business:

- Collection and general rule reminder letters being processed: Letters of collections will be sent out to homeowners in arrears by 6/6/26.

Close: Meeting adjourned at 7:30 pm.

Next meeting will be held June 24, 2026 @ 6:30pm.

Respectfully Submitted,
Covered Bridge Association Board of Directors

May 20, 2026 Monthly Meeting Minutes

Page 1 of 2

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, Susan Hennessey-VP Chandler, Larry Dressler-Treasurer, Laura Kelly-VP 650 Whitney. Absent was President-Roslyn Glattman-Hirsch. There were eight owners in attendance, along with Property Manager, Al Villaseñor.

Approval of Previous Minutes:

Correction made by Treasurer Dressler that official name of Association is HRCA1 under New Business. A motion was made by VP Kelly, and second by VP Hennessey to approve April 15, 2026. All in favor, aye. Motion carried.

President's Report:

Roslyn Hirsch: Treasurer Dressler conducted meeting in President Roslyn Glattman-Hirsch absence. 650 Whitney recycling received violations last month. For those exiting the garages, to proceed with caution due to walking traffic not seen around the corners.

Building Vice Presidents' Reports:

650:

- Walk through work orders were submitted but not seen on work order report.
- Drier vent cleaning communication is requested to owners.
- "NO PARKING" signage is requested to be installed by the small pool to not block the sidewalk.
- Unit owner still getting water intrusion after many communications with Property Manager. Owner and neighbors will meet to discuss options with Property Manager.

690:

- People on top floors are getting higher quotes for vent cleaning.
- Property Manager suggested vendor and a possible solution.
- Walk through of building needs to be scheduled.

Treasurer's Report:

- Total Assets: \$467,550 (Reserve Fund: \$398,606)
- Total Liabilities: \$177,334
- Total Equity \$200,267
- Balance sheet is out of balance due to the closing books for 2025. Motion to accept the Treasurer's Report made by VP Hennessey and seconded by VP Kelly. All ayes, motion carried.

Management Report: Al Villaseñor, Property Manager:

1. June 17 is HRCA1 Annual Meeting scheduled at the Central Rec. Facility at 6:30 to elect three homeowners to the Board of Directors for a 2-yr term. President, Roslyn Glattman-Hirsch, VP 690 Hennessey and 650 VP Kelly. Paperwork was mailed to residents of our HRCA1 for nominations to the board. President Roslyn Glattman-Hirsch candidate form was received.
2. HUA bookkeeping position will be decided at the May 26 HUA meeting at the Central Rec Facility.

Management Report Cont:

3. The condo Key Entry system may have an upgrade.
4. Pools to open May 22. Small pool heater is being replaced, but pool is still open.
5. Bruno Tuckpointing will begin with 690 Chandler up to \$47,050 in worse areas. Contract has not been signed yet but approved in April meeting.

New Business:

- A proposal for decorating upgrades to the 650 and 690 buildings was presented. A motion to accept the proposal to pursue with residents and obtain bids was made by VP Kelly and second by Secretary Hoppe. All ayes, motion carried.
- Bid received from Scott Nelson Electric of \$1,295, to install LED wall pack at 690 outside garage doors during night hours for security. A motion to accept bid on installation of the lights was made by VP Kelly and seconded by VP Hennessey. All ayes, motion carried.

Old Business:

- Voting box will be placed in lobby for owners to vote on three open board member positions.
- Property Manager's contract has been updated to a two-year term.

Public Comment:

- Screening around dumpster 690 parking lot (per Property Manager, after pools opened will be addressed)
- Add by owner, that the thresholds of unit doors should be addressed as an upgrade.
- Caulking should be applied to the bottom of each sliding door, not just around the sides and top.
- Pond Fishing by maintenance staff during the day was noticed. Property Manager justified actions.
- Mirrors are requested to be installed at existing garage doors for oncoming traffic.
- Please drive slowly in garage. Posted signage in garage, 5 miles an hour.
- Mentioned that there is a construction dumpster by the Security/Maintenance building for large item to be deposited.

Next Meeting:

The next meeting will be June 17, 2026, 6:30pm, at Central Recreation Facility (Golf course)

Adjournment:

A motion was made from VP Hennessey & VP Kelly to adjourn at 8:01pm. All ayes - motioned carried.

Minutes respectfully submitted by Margaret Hoppe

May 19, 2026 Monthly Meeting Minutes

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

PRESIDENT / VICE PRESIDENT: Diane Coke called the meeting to order at 6:04 pm.
Note to enjoy the summer and please leash and pick up after your pets in the neighborhood.

PRESIDENT / VICE PRESIDENT'S REPORT: None.

APPROVAL OF PRIOR MEETING MINUTES: Lea Atiq made a motion to accept the April 21st 2026 meeting minutes. Bobbi Swisher seconded. All in favor, aye. Motion carried.

TREASURERS REPORT: The Advia Operating account balance is \$250,319.21
The Reserve Barrington account is \$526,145.21
Balance in the Wintrust reserve is \$163,021.36

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

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

MANAGEMENT REPORT:

Pools on target for opening - Cabana Pool needs a heater repair in progress. Keycard readers should be in working order.
Al is doing inspections in the neighborhood.
Lea motion to accept the Report May 19, 2026. Bonnie 2nd, all in favor.

NEW BUSINESS:

Common Elements Sump Pumps - master list is in progress to get notifications out to homeowners with Common pumps in them. 2 mailings per year proposed to let folks know and get feedback on any failures or issues. Review again in June.

SEATING OF BOARD MEMBERS AND ELECTION OF OFFICERS: None

OLD BUSINESS: Roofing Discussed.More money budgeted than required for the work. Consideration to save for other projects (garage roofing considered)
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.
No open discussion

MEETING ADJOURNED at 6:55pm.

NEXT MEETING DATE: June 16th, 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

May 15, 2026 Monthly Meeting Minutes

CALL TO ORDER:

The meeting was called to order at 7:00 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. No residents were present.

APPROVAL OF APRIL MINUTES:

Minutes of April 16, 2026, meeting was reviewed. A motion was made by Daniel Lopez and seconded by Walt Paulson to approve the minutes. All in favor, aye. Motion carried.

PRESIDENT'S REPORT:

Please obey HR and Village speed limits. Stop signs mean STOP! Watch out for children playing, people and pets walking. Inspections will start soon. Good time to be proactive and start your projects. If you need an Archi Request, you can pick one up at the HUA Office. Remember, when doing yard projects and plantings, be mindful of your property lines. They can be confusing at times, to say the least. Please remember to complete your proxies for the upcoming election. Completed forms should be returned to the HUA Office. Garage sale dates are June 18, 19 & 20th.

VICE PRESIDENT'S REPORT: None

TREASURERS REPORT:

Reviewed the SB financials as of 04/30/26. Total Assets are \$43,219.24; Total Liabilities are \$16,375.37; Total Liabilities and Equity are \$40,839.51. The balance sheet is out of balance by \$2,379.73 due to the 2025 books not being closed out 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:

- SBCRC Update: recent party did not check out with Security. There were balloons (which are not allowed), a damaged chair and the rec center was not cleaned up properly. No refund will be given due to non-compliance and failure to follow guidelines/rules.
- Architecture Update: No report.

MANAGEMENT REPORT: None.

NEW BUSINESS: None.

OLD BUSINESS:

8 recycling signs will be ordered for the courts. Annual meeting was discussed and proxies will be mailed out next week.

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 @ 7:55pm.

NEXT MEETING: The next meeting of the StoneyBrook Residential Association Board will be at 7:00 pm on June 19, 2026 @ the SBCRC.

Respectfully submitted by Linda Wach

WHO IS WHO AT HEATHERRIDGE

JUNE 2026

HUA	Covered Bridge	Hidden Hills	StoneyBrook
Board Members:	CB Condo Board:	HH Condo Board:	StoneyBrook Board:
President: Todd Campbell Vice Pres: Mary Hall Secretary: Janet Knight-Carey Treasurer: Walt Paulson Director: Janet Schwartz Director: Margaret Tai Director: Krystine Miluski Director: Debi Kiddle Director: Laura Kelly	President: Janet Schwartz Vice Pres: Dan Zegar Secretary: Walter Schultz Treasurer: Lisa Weinhold Director: Fawn Hurst <u>Committee Chairpeople:</u> 917 Vose: Joan Tapper 920 Vose: Luiza Towata <u>Delegates:</u> Diane Perkins Rosalie Sternberg Brigitte DePue Lisa Weinhold Sharlene Hink <u>Property Manager:</u> 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 <u>Committee Chairpeople:</u> Neigh Chair: Larry Dressler <u>Delegates:</u> Marianne Smith Larry Dressler Margaret Hoppe <u>Alt Delegates:</u> Vicky Leafblad Lisa Grum Dan McNeely <u>Property Manager:</u> AFV Management - Al Villasenor 847-816-9300	President: Walt Paulson Vice Pres: Wayne Lee Secretary: Ulises Rivero Treasurer: Jimena Lara Director: Daniel Lopez <u>Committee Chairpeople:</u> Archi: Alicia Zibell Neigh Chair: Jimena Lara <u>Delegates:</u> Jim Ellefson Jimena Lara Wayne Lee Daniel Lopez <u>Alt Delegates:</u> Ulises Rivero OPEN <u>Property Manager:</u> AFV Management - Al Villasenor 847-816-9300
Committee Chairpeople:	CB Townhome Board:	HH Townhome Board:	Cambridge
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: J. Schwartz/W. Paulson Tennis Task Force: Debi Kiddle TLLCISI: Mary Hall Welcoming: Janet Schwartz <u>Community Manager:</u> AFV Management - Al Villasenor 847-816-9300	<u>Delegates:</u> Sheila Quinn Vikki Herzog Dawn Ross OPEN OPEN <u>Alt Delegates:</u> OPEN OPEN <u>Property Manager:</u> AFV Management - Al Villasenor 847-816-9300	<u>Delegates:</u> Diane Coke Carol Cronkhite Bonnie Dolter Lea Atiq Sue Janda Mike Kraemer Diane Liggett Bev Ruzs Ashley Serdar Agnes Rodrigues <u>Property Manager:</u> AFV Management - Al Villasenor 847-816-9300	<u>Cambridge Board:</u> President: Art Stevens Vice Pres: Janet Knight-Carey Secretary: Jerry Kegg Treasurer: Jackie Dormagen Director: Brooks Gerlach Bookkeeper: Cheryl Vogt <u>Committee Chairpeople:</u> Archi: Jeremy Laffin (Chair) Welcome/Social: Jennifer Laffin <u>Delegates:</u> Bob Gillies Jackie Dormagen <u>Alt Delegates:</u> Jennifer Laffin
HUA Office	HR Rec Center Addresses:	Redwood	HighPointe
HUA Office: Mon - Fri 9AM - 5PM 5864 Manchester Dr Office: 847-816-9300 FAX: 847-816-9312 Email: HeatherRidgeOffice@gmail.com www.heatherridge.org	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	<u>Redwood Condo Board:</u> President: Leo Odiani Vice Pres: OPEN Secretary: Meifa Close <u>Delegates:</u> Meifa Close <u>Alt Delegates:</u> OPEN	<u>HighPointe Condo Board:</u> President: Todd Campbell Vice Pres: Richard Mann Secretary: OPEN Treasurer: OPEN Director: Daniela Luciu Director: OPEN <u>Delegates:</u> Richard Mann <u>Alt Delegates:</u> Daniela Luciu
HR Facilities	HR Security	Newsletter Info:	
Golf / Main Rec Center: 847-367-6010 5900 HeatherRidge Dr Email: HeatherRidgeGolfGM@gmail.com www.heatherridge.org www.heatherridgegolf.net	Office: 847-362-3255 Cell: 224-629-6616 Gurnee Police/Fire: 911 Poison Control: 800-222-1222	Production: Publications Committee Ads & Info: HUA Office: 847-816-9300 Note: Further info for boards and Delegates can be obtained at the HUA office: 847-816-9300	

JUNE 2026



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5 4PM TGIF Waterfall Lounge Open @CRF	6
7	8 11:00AM Golf & Tennis Comm @CRF 1:00PM Arch & Maint Comm @CRF	9 10:30AM RAC Comm @CRF 7PM Welcoming Meeting @ CRF	10	11	12 4PM TGIF Waterfall Lounge Open @CRF	13
14	15	16 11:00AM Finance & TLLCISI @CRF 6:00 PM HRTA1 Board @ HHRC	17 6:30PM HRCA1 Board @Chandler	18 7PM StoneyBrook @SBCRC Community Garage Sale	19 11:00am landscape Comm @CRF 4PM TGIF Waterfall Lounge Open @CRF Community Garage Sale	20 Community Garage Sale
21 HAPPY FATHER'S DAY	22	23 7PM HUA Board @CRF	24 6:30PM CBTA Board @CBRC	25 6:30PM CBCA Board @CBRC	26 4PM TGIF Waterfall Lounge Open @CRF	27
28	29	30	1 JULY	2	3 4PM TGIF Waterfall Lounge Open @CRF	4 4th JULY

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)