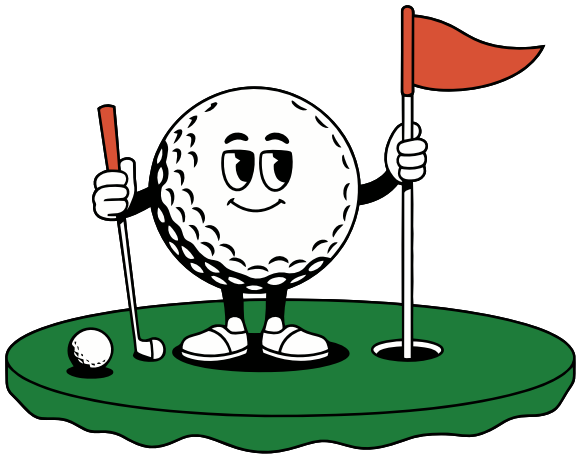
HeatherRidge

OCTOBER 2026

HAPPENINGS

A MONTHLY NEWSLETTER FOR THE COMMUNITY





ASSOCIATION		NEXT MEETING	
		DAY	OCTOBER
HeatherRidge Umbrella	HUA	4th Tue	Oct 27
Hidden Hills Townhome	HRTA1	3rd Tue	Oct 20
Hidden Hills Condo	HRCA	3rd Wed	Oct 21
Covered Bridge Townhome	CBTA	4th Wed	Oct 28
Covered Bridge Condo	CBCA	4th Thu	Oct 22
StoneyBrook Residents	SRA	3rd Thu	Oct 15
Cambridge	CAM	3rd Wed	Dec 5



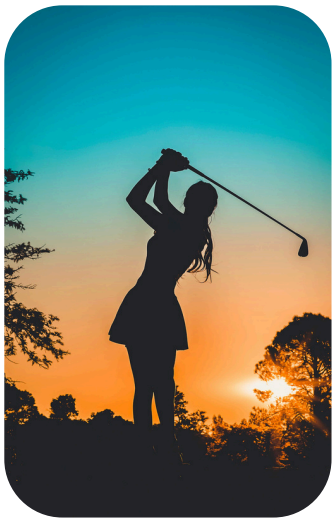
GURNEE NEIGHBOR UP
BLOCK PARTY GRANT PROGRAM

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



Gurnee 2026 Trick-or-Treat
Saturday, October 31st,
Hours 2-5pm



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

BE GREEN KEEP IT ON THE SCREEN

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Coverbridge Townhome
Grace Anderson

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33 HEATHERRIDGE HOMES SOLD

JANUARY 1 – SEPTEMBER 15, 2026

CONDOS	TOWNHOMES + DUPLEXES	SINGLE-FAMILY HOMES
14 SOLD	13 SOLD	6 SOLD
$158,750 Median Sale Price	$245,000 Median Sale Price	$348,000 Median Sale Price
24 Median Days on Market	6 Median Days on Market	7 Median Days on Market

HeatherRidge homes aren't one-size-fits-all.

Style, condition, updates, location and presentation can make a big difference in what buyers are willing to pay.

- WHAT COULD MY HOME SELL FOR?
- WHAT SHOULD I UPDATE BEFORE SELLING?
- WHAT SHOULD I LEAVE ALONE?



Let's Talk!

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FOR HOME TOURS & LOCAL FAVORITES

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Your HeatherRidge RealEstate Specialist

Scott Paul

847-274-3591

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……from $155,000
2 Bedroom Condos……from $217,000
1 Bedroom Townhomes…..from $199,000
2 Bedroom Townhomes…..from $199,500
Cambridge Duplexes……None Available
StoneyBrook Homes……from $330,000

Rentals

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

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!



October—Pulse of the Market

As interest rates have moved higher (into the 7% range) the market has become more challenging to navigate. Properties are beginning to take longer to sell and some have reduced prices in order to sell. This can create some great opportunities for buyers.

With 33 years experience selling HeatherRidge properties I have worked through many market cycles and helped my clients achieve a successful sale or purchase—no matter what the market conditions were. If you want to buy or sell a HeatherRidge home, townhome, or condo—let's talk!

How much equity did you gain in the last year?

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

DRAFT

BOARD OF DIRECTORS AUGUST MEETING

HeatherRidge Umbrella Association (HUA) - September 22, 2026

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

Present: Todd Campbell, Megan Hutchins, Janet Knight-Carey, Amit Kohli, Marc Doubleday, Janet Schwartz, Lisa Weinhold, Katie Gallivan, and Al Villasenor. Absent: Alex Booker. 48 residents were also present.

August 25th, 2026 MINUTES: Janet Knight-Carey made a motion to accept and approve August 25th, 2026, HUA Board Meeting Minutes. Second, by Janet Schwartz, and at vote, all ayes; motion carried.

PRESIDENT'S REMARKS: Todd Campbell noted that we are vastly approaching budget season. Kudos to Marc Doubleday for getting it done. Todd also thanked the new board for doing a lot of stuff to get things done. He appreciates their hard work and dedication. It is getting darker sooner so watch for the kiddies as they do not pay attention. Let's help keep them safe.

V**ICE PRESIDENT'S REMARKS:** Megan Hutchins stated that the board is doing their due diligence, investigating and making sure budget is put together to make an informed decision on how to proceed.

TREASURER'S REPORT: Amit Kohli stated that he is reporting on the financial reports provided to him. Management shared them with him 2 days ago. This did not allow sufficient time for a detailed review. These reports reflect the information made available; I have not independently validated these numbers. Accordingly, I cannot certify or approve them just yet. As you are all aware, I was elected to serve recently, from September 1, 2026. Before that, I was not authorized to sign checks or to independently review the underlying financial records. I can share updates on the accounting transition, which is in progress. The transition to a third-party CPA has begun. The board members met the members of the CPA team on September 14th for a kickoff meeting. At that meeting, it was identified that the CPA had not yet received the necessary handover. They did not have access to HOA accounting records. The books of accounts have not been reconciled for the month of December 2025 year-end closing, reconciliations, and tax filing by October 15, followed by reconciliation of 2026 YTD records. For August, it would be best for the board to comment on who had financial oversight, approval authority as well as review and reconciliations that were performed. Based on the management reports for January 1 through August 1, 2026, I can report the YTD results and whether the reported activity is within or outside the approved budget. The HUA balance sheet and the recreational centers balances are currently out of balance. This may be related to the 2025 year-end closing and reconciliations, which is yet to be completed, but this still needs to be confirmed with the new CPA. The treasurer also needs clarification regarding the CRF balance sheet and Golf operation, including whether Golf is included in the overall HUA balance sheet or reported separately. If separate balance sheet, when the preliminary report would be available for the board. The Finance Committee has been focused on the accounting transition to the CPA, organizing the Finance Committee team, and requesting the necessary financial records from management. The open-working Finance Committee meeting with the Community Manager has yet to take place. The transition to the new CPA has been the highest priority. The immediate priority from this board meeting is to establish a workshop meeting schedule for the 2027 budget preparation process with the Manager as soon as possible. The new Finance Committee Chair and Treasurer are both new to the board and are working quickly to develop a complete understanding of the overall financial picture and the key current financial issues. Following this board meeting, the 2027 budget preparation process will move forward, with a draft expected for the next board meeting. As the Finance Committee, Treasurer, management, and CPA review and reconcile the records, I anticipate that a clearer picture of the overall combined financial position, including CRF/Golf, will emerge. The initial budget may

therefore require further adjustments as reconciliations and outstanding liabilities are confirmed. My objective is to provide the board with a transparent preliminary picture, clearly identify what has and not been validated, and work with the Finance Committee, management, and CPA to establish reliable financial reporting going forward. Megan Hutchins made a motion to receive and accept the Treasurer's Report, seconded by Janet Knight-Carey. At vote, all aye, motion carried. Al noted that the Operating account is reconciled through August 31st and the prior year variance will be addressed when we close out 2025. Accruals haven't been automated. Operating and CRF accounts are reconciled. The HUA Operating account as of 8/31/26 is $116,182.51 and the Reserve account is $936,978.70.

MANAGEMENT REPORT (September 2026): The BOD was invited to attend an introductory meeting with the new/old accountants (Cantey Associates). From that meeting, both management and BOD were made aware of deliverables needed to begin the process of completing the HUA 2025 financials and tax return. Note that this is normally the completion timeline as due to the complexity, the accounts file an extension with the IRS. The CRF budget is complete. The remaining departments will submit their initial drafts shortly. This is a priority. Additionally, the relevant committees should review and update the rules for the HUA – particularly the rules pertaining to parking and pools. The CB neighborhood has some recommendations for their area. The next court date will be in October, at which time, the negotiations will hopefully be completed. There are several new legislative changes that could affect the association that TLLCISI should review. Pools were closed for the year. We raised the temperature at the Cabana Pool as a test based upon HH Neighborhood residents' requests. It was too small a sample to really provide real feedback. Over the winter, concerns such as accelerating algae growth and providing an environment for accelerated bacteria volumes will be investigated and the Health Department will be consulted. A pond in Hidden Hills may have to have some work done due to drainage issues and the effects of such on the nearby domiciles. The Landscape Department is working with the Village on this issue. The association is experiencing increased resident interest and engagement. The remaining board members and management welcome this positive change and look forward to continued community participation. Note that the heatherridge.org website is the official location for information on the HUA. Janet Knight-Carey made a motion to accept and approve September 2026, Management Report. Second, by Janet Schwartz, and at the vote, all ayes; motion carried.

STANDING REPORTS:

Architecture and Maintenance Committee: No formal report or motion required.

Audit Committee: No formal report or motion required. Formed committee and had 2 meetings. Should be an odd number of members in case there is ever a tie. Members include Megan Hutchins, Agnes Rodrigues, Justine Garbarski and Amit Kohli. More meetings upfront to determine the scale of meetings of prior meetings before new board and any info available. Preparing from ground up. More info is to come as they just had a meeting.

TLLCISI Committee: The TLLCISI Committee met on 9/13/26 at the StoneyBrook/Cambridge Rec Center. The committee members in attendance were Chairperson Megan Hutchins, Wendell Burt, Jonathan Bresser, Debi Kiddle, and Margaret Tai. Eleven homeowners were also in attendance. HUA contracts were delegated to committee members to review prior to our next meeting. A general discussion was had between committee members and homeowners in attendance about what the committee wants to accomplish in the near future. Debi Kiddle will be staying on Finance Committee not on TLLCISI going forward. A motion was made by Janet Knight-Carey to receive and accept the Treasurer's Report and seconded by Janet Schwartz. At vote, all aye, motion carried.

FINANCE Committee: Finalized Finance Committee membership September 9, 2026. Committee members are Marc Doubleday (Chairperson), Megan Hutchins, Agnes Rodrigues, Debi Kiddle and Dan Lopez. Two closed-door organizational meetings were held where it was resolved: the Finance Committee meetings will be decoupled from TLLCISI meetings. Standing open meetings will be scheduled for the 3rd Tuesday of the month at 7:30pm to encourage owner participation. Marc Doubleday will lead the budget preparation effort per the action plan. Financial records as noted were received the morning of September 17, 2026: Balance sheet, Income Statement, Check Register, Owner AR Activity, and Cash Receipt Journal. At this time the Finance Committee cannot attest to the accuracy of these records. They were received with little time to review They have not been reconciled since December (inclusive) of 2025. The balance sheet continues to show an out of balance of $206,412.34. 2027 Budget Preparation Action Plan: meet with Community Manger and assigned to Marc Doubleday was completed on 9/16/26, budget meetings with each department and respective committee Chair assigned to Marc Doubleday which is in process, prepare the 2027 draft budget for BOD review assigned to Finance Committee with due date of 10/20/26, revise budget as needed after BOD review assigned to Finance Committee which is due by 10/27/26, present the revised budget to Delegates assigned to Finance Committee which is due by 10/27/26, recommend acceptance of the budget to BOD assigned to Finance Committee which is due by 10/27/26, post on HUA website for 30 day review comment window assigned to Linda Wach which is due 10/30/26, and ratify the approved budget assigned to BOD which is due by 11/24/26. Megan Hutchins made a motion to receive and accept the Finance Committee Report, seconded by Katie Gallivan. At vote, all aye, motion carried.

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

NominatingCommittee: No formal report or motion required. This position is open and will need to appoint a new Chairperson.

Golf and Tennis Committee: No formal report or motion required. Working on forming the committee.

Landscape and Ponds Committee: No formal report or motion required.

Publications Committee: No formal report or motion required.

Recreational Activities Committee (RAC): The RAC Committee met on Tuesday, September 8th. Attendees were Sharlene Hink and new member Dawn Ross. Jacob was in attendance as well. We had a food truck on Thursday, September 17th. Pizzeria Deville from Libertyville made some stone fired pizzas as well as some other offerings. The past food trucks were not very successful due to the fog and the hot weather. Let's try to come out and show these vendors that it's worth their time. We have completed 16 paid events. We have three pending events and 11 events when we feature the Bears game in the Waterfall Lounge. As of now, there will be no TGIF on Fridays unless there is a Bears game that evening. We will continue with the TGIF burger Fridays until the weather is too cold to accommodate us. We are hoping our new board members will bring some of their neighbors to these events. Our next meeting will be Thursday, September 24th at 10:30am in the CRF. Come join us if you'd like to get involved. A motion was made by Megan Hutchins to receive and accept the RAC Report and seconded by Janet Schwartz. At vote, all aye, motion carried

Security Committee: Meeting date was September 17, 2026. Attendees were Chief Jack Berkheimer and Janet Schwartz. Chief Jack is working on many projects and would like an opportunity to meet with the new board to share them. One immediate problem is signage on our streets according to the Fire Department. Some changes need to be made. Some things are already done and need to be implemented. For example; rules for E-Bikes, drones, and emergency action plans for all building structures in HeatherRidge. The condo buildings have unique problems and an emergency plan would be developed with the Deputy Fire Chief of Gurnee. The HeatherRidge Security Department would like to upgrade software to coordinate with Gurnee Police Department ($500?) to print and track citations. They would also like to upgrade radio frequency access to the Fire Department. Chief

Jack has started refreshing the security office. He has installed new drywall and is in the process of painting walls. He hopes to replace old office carpet with hard flooring. (He's doing the work on his own time). Chief Berkheimer would be honored to meet with the new board and committees anytime. Megan Hutchins made a motion to receive and accept the Security Report seconded by Lisa Weinhold. At vote, all aye, motion carried.

Welcoming Committee: Lea Atiq and Janet Schwartz met with a solitary new resident on September 8, 2026. We covered some basics of HeatherRidge living and some basic rules such as parking, recycling and being a thoughtful neighbor. Signed a document to allow them to get a neighborhood pool and rec center key card at the Security Office. Next Welcome Meeting date is October 13, 2026 @ 7pm at the Main Rec Center. Megan Hutchins made a motion to receive and accept the Welcoming Committee Report seconded by Katie Gallivan. At vote, all aye, motion carried.

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

NEW BUSINESS: The 2027 Budget status was reviewed as previously discussed.

OLD BUSINESS: None

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.

Janet Schwartz made a motion to adjourn the HUA Board meeting after much dissension, which was seconded by Lisa Weinhold. At vote, all aye, motion carried.

Adjournment at 7:59 p.m.
HUA Board of Directors

Next Meeting – Tuesday, October 27, 2026 @ 7pm
Linda Wach – Recording Secretary

HEATHERRIDGE UMBRELLA ASSOCIATION (HUA) BOARD OF DIRECTORS

SECURITY DEPARTMENT REPORT
SEPTEMBER 1st - 30th, 2026

6022	1	BUILDING CHECK - CALLED	11	OPEN DOOR/WINDOW	9
ABANDONED VEHICLE	2	CIVIL MATTER	2	PARKING VIOLATION	5
ADMIN	12	COMMUNITY RELATIONS	1	POOL CHECK	30
ADMINISTRATION WORK	18	DISTURBANCE - NOISE	2	RESIDENT ASSIST	1
ADMITTANCE AUTHORIZATION	3	DOOR LOCK PROBLEMS	1	SALE SIGN VIOLATION	1
ANIMAL	1	ELEVATOR PROBLEMS	1	SB GARAGE DOOR VIOLATION	2
AREA CHECK	77	FOLLOW UP	1	SOLICITOR	1
ASSIST BOARD MEETING	1	GARAGE DOOR PROBLEM	5	STATIONARY PATROL	6
ASSIST GPD	1	GOLF COURSE PATROL	3	SUSPICIOUS PERSON	1
ASSIST AMBULANCE - GFD	1	HH GARAGE DOOR VIOLATION	1	SUSPICIOUS VEHICLE	2
ASSIST AMBULANCE - GFD	2	ILLEGAL DUMPING	2	TRAFFIC CONTROL	1
ASSIST GURNEE FIRE/EMS	2	LOCK-OUT RESIDENCE	3	TRAFFIC OFFENSE - CITED	23
ASSIST GURNEE POLICE	1	LOST ANIMAL	2	TRAFFIC SIGN DOWN	1
ASSIST HUA	4	LOST PROPERTY	1	TRESPASS	1
ASSIST TOW TRUCK	1	NATURAL DISASTER	1	VEHICLE MAINTENANCE	1
BUILDING CHECK	85	NEIGHBOR TROUBLES	5	WELFARE CHECK	4
				TOTAL	**343**

SEPTEMBER 23, 2026 MONTHLY MEETING MINUTES

BOARD ATTENDEES: Adrienne Doherty, President, Dawn Ross, Treasurer, Margaret Tai, Director, Donna Hallstrom, Secretary

AFV MANAGEMENT: Al Villasenor

MEETING ATTENDANCE: Eighteen Covered Bridge Townhome neighbors attended

CALL TO ORDER: The meeting was called to order at 6:33 pm

PRESIDENTS REPORT: New Board members are working together with Board to keep business up to date and providing clear communication.

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

TREASURER'S REPORT: All banking accounts successfully transferred to new signatories.

Checking account	= $ 209,179.09
Money Market	= $ 136,000.36
CD	= $ 194,106.36

Working on platform that will accept Zelle payments for convenience. New check cashing machine free of charge thru BMO if needed.

MANAGERS REPORT:

NEW BUSINESS: AFV looking for replacement of Nick who recently resigned. Garage inspections slated for Oct 19-21. Need to be able to park car in garage. Garage not to be used as storage unit. Pools closed for the season. Signage needed for CBTA upper townhome units. Discussion of flyer stating Do's and Don'ts of parking in Heather Ridge.

OLD BUSINESS: New HUA board just got up and running so not informed of parking issues yet. 903 Vose deck work in progress. Concrete step repair still on docket. Concrete steps causing risk are complete.

PUBLIC COMMENT: Communications need to be better with AFV. Parking on Clark is ongoing issue. Comments on sump pump issue and who is responsible. Need to access records to see where original sump pumps were located. Everyone needs to check crawlspace periodically for moisture. Airbnb on Vose still an issue. Several committees need to be formed to help Board with ongoing issues. Several residents volunteered.

MEETING ADJOURNMENT: Meeting was adjourned at 7:44 pm

NEXT MEETING: Wednesday October 28th @6:30 pm

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.

HEATHER RIDGE COVERED BRIDGE CONDO ASSOCIATION
Meeting Minutes September 24, 2026

ROLL CALL Present: Janet Schwartz, Lisa Weinhold, Fawn Hurst, Dan Zegar, Walter Schultz, Al Villasenor, 11 residents were also present.

OPEN FORUM What is status of Tuckpointing? Janet advised that it will be picked up in the Spring. Who is Al's backup? Everything has blown up since the lawsuit. What if Al were to die tomorrow? Who is his backup? Janet stated that we do not have a back-up Property Manager. How do we get rid of people? Janet asked which people? The people that run us, the whole kit and caboodle. Everybody is in cahoots. Janet stated you are wrong. I am not in cahoots and do not appreciate being called a liar. Janet indicated that she knows there are changes coming but had not heard that everyone needed to be licensed. Janet asked if that was truth or just here say. Another resident stated you want to know how to get rid of everyone; then people need to step up and run for the board.

MINUTES The minutes of August 28, 2026, were approve. All in favor, aye. Motion carried.

TREASURERS REPORT As of September 18, 2026, we have total cash of $319,972.96 with expected receivables of $12,271.60. Our short-term loan balance is $9,683.44 and long-term loan balance of $110,846.15. We have $77,104.68 in reserves. Fawn Hurst made a motion to accept the report. All in favor, aye. Motion carried.

MANAGEMENT REPORT Have a new HUA board. Reserve study is to be done. Janet indicated that a reserve study is so complete. Every little thing is mentioned. The pool's closed on September 15th. The Cabana pool temperature increased to 85 degrees as a test. This was not sufficient time to have a conclusion; however, the fear is more so about health and safety as the warmer the water, there is likely to be more algae. Concrete work has been completed for the season. The paving stones were removed from the office area and are to be installed at 920. Next two things are scheduling the walk through's for mid-late October and budget. Fawn Hurst made a motion to accept the Management Report and seconded by Walter Schultz. All in favor – aye. Motion carried.

NEW BUSINESS The budget is late but should be pretty quick to do. Templates are already established and Al has a draft started. We need to meet and get the budget out for 30 days for review and comment. Then in November we can ratify if need be and get the coupon books out by December 1. Thursday, October 1 at 6:00 pm at the CBRC.

OLD BUSINESS Reserve Study will be scheduled in October. And hopefully we'll have it by November.

PUBLIC COMMENT 930 vestibule ceiling tiles are stained and need to be replaced. One of the other associations obtained quotes to the tune of over $18,000. Perhaps an option would be to paint the tiles. In 930 building infestation of fruit flies; coming from the recycle. How often are the garbage bins washed out? What is the process and how often are the garbage chutes cleaned? Carpet is separating in 930 building.

Meeting adjourned at 7:12pm.
Executive Session to discuss confidential matters as appropriate and allowed by Declaration and Statute.

The Next Board Meeting will be Thursday, October 22, 2026 @ 6:30pm at the Covered Bridge Rec Center.

Minutes respectfully submitted by Lisa Weinhold

NOTICE OF ELECTION

Heather Ridge Covered Bridge Recreation Center Delegates

TO: **All Covered Bridge Recreation Center Delegates**

RE: Election to Fill Vacant CBRC Chair Position

Notice is hereby given that the Heather Ridge Covered Bridge Recreation Center Board of Directors will hold an election to fill the recently vacated Board Chair positions.

The election will take place as follows:

Date: Friday, October 23, 2026

Time: 6:30 PM

Location: Covered Bridge Recreation Center

918 Vose Drive

Gurnee, Illinois 60031

All Covered Bridge Recreation Center delegates are hereby notified of the election and requested to attend and participate.

Issued by:

Heather Ridge Covered Bridge Recreation Center delegates.

Date of Notice: October 10, 2026

CAMBRIDGE AT HEATHERRIDGE ASSOCIATION September 16, 2026 MEETING MINUTES

CALL TO ORDER: Janet Carey 7pm

QUORUM: Quorum was met with 4 Board members present.

Board Members Attending: President: Janet Carey (Acting President); Vice: Janet Carey; Secretary: Jerry Kegg; Treasurer: Jackie Dormagen; Director: Brooks Gerlach

MINUTES REVIEW: Jackie read previous meeting minuets and the Board approved.

PRESIDENT'S COMMENTS: Janet discussed Cheryl's resignation. Jackie read the resignation letter. Janet discussed the new business management company HOAEZ and that everything is moving along smoothly.

TREASURER'S REPORT: Jackie presented the treasurer's report:

- We are in balance with the bank.
- All homeowner accounts are current.
- Latest cash balance is $7257.13

BUSINESS MANAGER'S COMMENTS: Thank you to Cheryl for your hard work and dedication to the homeowners of Cambridge.

WELCOMING AND SOCIAL: We are looking for volunteers for our committee. Anyone interested please contact the Cambridge Board.

ARCHITECTURAL COMMITTEE: Brooks discussed the architectural inspections.

31 units had reported repair/maintenance issues. 14 Homeowners returned the response sheet. 11 Homeowners said they would remedy the issues by 9/15/2026. 17 Homeowners failed to respond to the letters sent out. 17 units had no issues. Final inspections are set to take place on September 27. There was a request to start implementing fines to those homeowners that fail to respond or fail to complete repairs. Motion to accept by Jerry and was approved by the board.

OLD BUSINESS:

- Pathway leading up to the pool was brought up again, as nothing has been done to remedy the issue.

NEW BUSINESS:

- ROWCAL is the new management company
- New website law beginning 1/1/2027. The new management company has a portal HOAEZ for homeowners to access, pay HOA and get information about Cambridge which takes care of the new law being passed.
- It was moved and seconded that as a result of the upcoming homeowners inspection the following fines be levied against homeowners as follows:
- In situations where the inspection team determines that the identified maintenance/repairs have not been satisfactorily completed but the Response form was returned to the Chairman indicating agreement with the needed actions and intent to complete the identified maintenance/repairs by September 15, a fine of $25 will be levied.
- In situations where the inspection team determines that the identified maintenance/repairs have not been satisfactorily completed and no Response form was returned to the Chairman, a fine of $50 will be levied

HOMEOWNERS COMMENTS: None.

DELEGATES REPORT: No reports.

NEW BOARD AND COMMITTEE MEMBERS NEEDED. Letters will be sent out for homeowners to vote.

PRESIDENT, VICE PRESIDENT, SECRETARY, DELEGATE/DELEGATE ALTERNATE

ADJOURNMENT: Janet motioned to adjourn the meeting at 7:55pm, Janet closed the meeting.

NEXT MEETING of the CHRHA Board will be on **DECEMBER 5, 2026 10AM**

HeatherRidge Condominium Association One

BOARD OF DIRECTORS' MEETING Wednesday, September 16, 2026 – 6:30pm 650 Whitney

These minutes are a draft record of the September 16, 2026 Board of Directors' Meeting and will be reviewed for approval at the next regular Board meeting.

Call to Order: The meeting was called to order at 6:30 pm.
Roll Call: In attendance were President Roslyn Glattman-Hirsch, Secretary Margaret Hoppe, VP 690 Chandler Susan Hennessey, Treasurer Larry Dressler, VP 650 Whitney Laura Kelly. Eleven owners in attendance, along with Property Manager, A. Villasenor
Approval of Previous Minutes: Treasurer Dressler moved to approve the August 19, 2026, meeting minutes and VP Hennessey seconded the motion. All were in favor, and the motion carried.
President's Report – Roslyn Glattman-Hirsch: President Roslyn Glattman-Hirsch reported that first-floor painting and baseboard work in both buildings, have been completed and paid for. The Board discussed using consistent LED light bulbs throughout both buildings and installing recessed lighting where appropriate. The Board also intends to purchase uniform hallway sconces for both buildings. A second electrical estimate is pending from the Property Manager, and two formal estimates have been received for ceiling tile replacement. Large purchases related to these items are currently on hold because of roof issues.

Building Vice Presidents' Reports:
650: inside security lighting will be reviewed and ordered with the Property Manager as needed. "No-parking" signage was requested for the sidewalk to the 650 Cabana pool. The WM recycling bill will be reviewed to understand the overage charges.
690: Garbage bin room in garage was cleaned. Currently, lobby artwork is being addressed. Security lighting has been completed throughout the building.

Treasurer's Report: Treasurer Dressler reported total assets of $552,470, including $430,076 in the Reserve Fund (of which the paining of both buildings is included); total liabilities of $229,754; and total equity of $232,767. VP Kelly moved to accept the Treasurer's Report, and VP Hennessey seconded the motion; all were in favor, and the motion carried. The balance sheet remains out of balance by $89,947 because the 2025 books have not yet been closed.
Management Report – A Villasenor, Property Manager:
- PM will review placement of outside garage convex mirrors with Board members.
- PM is getting a formal estimate on redecorating with LED electrical replacement
- CANTEY, an offsite accounting firm, is hired to do the HUA accounting. With this, there will be an ability to sign checks remotely, submit work orders and show accountability of work orders of which owners submit.
- caging will be investigated for the heat tape and electrical boxes in 650/690 in garage.

New Business:A draft of the HOA 2027 budget will be presented at a scheduled open meeting. No assessment increase is proposed. The meeting date will be announced. HUA budget is still underway because of the new board.
Old Business: Treasurer Dressler has meet with INSPECT regarding the roofing water pooling. Drains are higher than the standing water. Dressler presented attendees with an on-site inspection report of roofs. PM to get history of 50 years of roof repairs of 650/690 asap to INSPECT and Treasurer Dressler.

Public Comment:
·Lobby wall paintings in 690 are requested to be placed in upper floor.
·Owner has reported window leaks with no response. (PM will address)
·650 ceiling tiles by east 3rd floor lobby needs replacement (PM addressing window leakage)
·Mold is detected in owners ceiling closet. (meet with PM)
·Pools are not HRCA1 but to contact HUA including the temp at 83-85
·Dryer vent cleaning every 5 years. (PM to send out letter)

Next Meeting: The next meeting is scheduled for **October 21, 2026, at 6:30 p.m**. at 690 Chandler, per the original schedule.
Adjournment: Treasurer Dressler and VP Hennessey moved to adjourn the meeting at 8:30 p.m. All were in favor, and the motion carried.

Minutes respectfully submitted by Margaret Hoppe

September 15, 2026 Monthly Meeting Minutes

CALL TO ORDER: The meeting was called to order at 6:05 pm.

MEETING ATTENDANCE: Board Members present were Diane Coke, President; Agnes Rodrigues, Treasurer; Matt Barber, Secretary; Lea Atiq, Vice President; Al Villasenor of AFV Management, Inc. (via Zoom); and 13 residents in attendance.

PRESIDENT'S REPORT:

- Reminders on Association Bylaws & Communication: Items concerning the HUA must be addressed at the HUA level. Covenants and bylaws for Hidden Hills are distinct and available on the website.
- Official channels of communication for HRTA1 are the official website, office phone calls, mail, and email.
- Nextdoor or Facebook, are NOT official channel of communication for HRTA1, but social media public platforms outside association control.
- Community Safety: School has resumed; residents are urged to watch for children at bus stops and on roads. Drivers should remain cautious of pedestrians and dog walkers due to earlier darkness.
- Fireplace Maintenance: Homeowners are advised to have fireplaces inspected prior to seasonal use.

Motion to Approve: Motion to approve the President's report was made by Agnes, seconded by Lea, and passed unanimously.

APPROVAL OF MINUTES FROM PREVIOUS MEETING: The minutes from the August 18, 2026 monthly meeting were reviewed and approved. Agnes motioned to approve, Lea seconded, and at vote, all ayes; motion carried.

TREASURER'S REPORT: Financial Status as of August 31, 2026

- Cash funds held in bank accounts totaled $1,117,963.49, consisting of $482,164.24 in the Advia operating checking account, $472,777.89 in the Barrington Bank reserve account, and $163,021.36 in the Wintrust reserve account.
- Operating Income and Expenses Year-To-Date remain generally in line with the approved budget, although legal collection expenses are slightly above budget. Exterior carpentry repairs are planned and funded through reserves. The checks register appears to be in order. Reserve funds are allocated to planned capital improvements, including roofing, siding, exterior painting, decks and balconies, and garage repairs. Funds are held in CDs and money market accounts at Barrington Bank and Wintrust to maximize interest income.
- Fiscal year 2025 accounting reconciliations and tax return preparation remain in progress. The Board agreed on the need for a full audit following the accountant's departure in January 2026. The Treasurer and President obtained a proposal from Wieland Wallace Inc. for the audit and 2025 tax return preparation at a total cost of $9,000. Agnes made a motion to proceed, seconded by Diane. The Board deferred approval of the proposed cost to allow three board members time to review the engagement proposal after the board meeting.

Lea moved to approve the Treasurer's Report, seconded by Diane, and at vote, all ayes; motion carried.

MANAGEMENT REPORT :

- Roofing and siding replacement programs continue without delay.
- Migration to the new accounting portal system is underway in coordination with HUA.
- Pools officially closed for the season on September 15th. The association replaced three pool pumps during the season. Management is gathering quotes for a replacement gate access system.
- Collections and delinquencies are being closely reviewed with management.

Motion to approve the Management Report was made by Lea, seconded by Agnes, and passed unanimously.

NEW BUSINESS:

- 2027 Draft Budget preparation is underway with a target of no assessment increase, supported by a lower projected 5% insurance premium increase. A dedicated board budget review meeting will be scheduled.
- Open Delegate Seat: Following Carol Cronkite's resignation from the delegate position, the board discussed filling the vacancy with one of the current alternate delegates (prioritizing seniority), subject to confirming their willingness to serve.

OLD BUSINESS:

- Resident Maintenance & Crawl Space Inspection Letter: Proposal tabled for further review of objectives. Homeowners are reminded to self-inspect crawl spaces and sump pumps.
- Homeowner Insurance Requirements: Homeowners are advised to review insurance policies and carry appropriate riders for sewer/water backup damage.
- Chimney Repair Responsibilities: Discussion held regarding association versus homeowner responsibilities for outer chimney components (siding vs. caps/collars). The board agreed to seek input from management on past precedents and establish clear visual guidelines.

OPEN DISCUSSION FOR RESIDENTS:

- Pool Maintenance & Root Cause Analysis: Resident raised concerns regarding pool pump and electrical issues to ensure root causes are addressed before next season; discussion held on coordinating with the Rec Center Committee Chair (Larry).
- Common Elements vs. Alterations: Clarified requirements for architectural requests prior to making exterior unit changes, as non-original modifications become homeowner maintenance responsibilities.

ADJOURNMENT: The meeting was adjourned at 7:06 pm. **NEXT MEETING** October 20, 2026 at 6:00 PM at HHRC.

Meeting was recorded and minutes transcribed with use of Google AI. Reviewed, corrected and approved by the HRTA1 Board on 10/20/2026.

WHO is WHO in HeatherRidge - OCTOBER 2026

HUA	Covered Bridge Neigh	Hidden Hills Neigh	StoneyBrook /Cambridge
Board Members:	CB Condo Board:	HR Condo Board:	StoneyBrookBoard:
President: Todd Campbell	President: Janet Schwartz	President: Ros Glattman-Hirsch	President: Wayne Lee
Vice Pres: Megan Hutchins	Vice Pres: Dan Zegar	VP Chandler: Susan Hennessey	Vice Pres: Jimena Lara
Secretary: Janet Knight-Carey	Secretary: Walter Schultz	VP Whitney: Laura Kelly	Secretary: Open
Treasurer: Amit Kohli	Treasurer: Lisa Weinhold	Secretary: Margaret Hoppe	Treasurer: Daniel Lopez
Director: Janet Schwartz	Director: Fawn Hurst	Treasurer: Larry Dressler	Director: Open
Director: Lisa Weinhold	Property Manager:	Property Manager:	
Director: Katie H. Gallivan	AFV Management - Al Villasenor	AFV Management - Al Villasenor	Property Manager:
Director: Marc Doubleday	847-816-9300	847-816-9300	AFV Management - Al Villasenor
Director: Alex Booker	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: Lisa Weinhold	Rosalie Sternberg	Vicki Leafblad (Alt)	Jim Ellefson
Audit: Amit Kohli	Sharlene Hink	Lisa Grum (Alt)	Jimena Lara
Executive: Comm of Whole	Brigitte DePue	Dan McNelly (Alt)	Wayne Lee
Finance: Marc Doubleday	Open	Larry Dressler (Chair-Neigh Rec)	Daniel Lopez
Gen Elec Ovrsite: Todd Campbell	Karen Schachtschneider (Alt)	HR Townhome Board:	Ulises Rivero (Alt)
Golf/Tennis: Katie H. Gallivan	Gerald Kippes (Alt)	President: Diane Coke	Open (Alt)
Landscape/Ponds: Marc Doubleday	CB Townhome Board:	Vice Pres: Lea Atiq	SBCRC Neighborhood Rec:
Publications: Alex Booker	President: Adrienne Doherty	Secretary: Matt Barber	Chairm an: Jimena Lara
RAC: Janet Knight-Carey	VP: Randy Brooks	Treasurer: Agnes Rodrigues	Cambridge Board:
Security: Janet Schwartz	Secretary: Donna Halstrom	Director: Roberta Swisher	(Acting) Pres: Janet Knight-Carey
TLLCISI: Megan Hutchins	Treasurer: Dawn Ross	Property Manager:	Vice Pres: Janet Knight-Carey
Welcoming: Janet Schwartz	Director: Margaret Tai	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: Rowcal / Shannon Lutz
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: Brooks Gerlach/Kevin Sakover
Ofc: 847-816-9300 Fax: 847-816-9312	Archi: Adrienne Doherty	Diane Coke	Welcome: Open
heatherridge.office@gmail.com	Open (Chair-Neigh Rec)	Bonnie Dolter	Social: Open
https://ww w. heatherridg e. org	Delegates/Neigh Comm	Lea Atiq	Delegates/Neigh Comm
HeatherRidge Facilities	Sheila Quinn	Sue Janda	Bob Gillies
Golf / Main Rec 847-367-6010	Adrienne Doherty	Mike Kraemer	Jackie Dormagen
5900 HeatherRidge Drive	Irene Hastings	Justine Garbarski	Sandra Schwab (Alt)
https://ww w. heatherridg e. org	Mark Grote	Bev Rusz	
https://www.heatherridgegolf.net	Margaret Tai	Ashley Serdar	Newsletter Info:
email: heatherridge.office@gmail.com	Dawn Ross (Alt)	Agnes Rodrigues	Production: Agnes Rodrigues/Office
	Krystine Miluski (Alt)	Open	Ads & Info:HUA Office 816-9300
Neigh Rec Ctr Address	HighPointe Condo Board:	Linda Burton (Alt)	Note: Further info for Boards
CRF - 5900 HeatherRidge Dr	President: Todd Campbell	Mary Helfrich (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
	Daniela Luciu (Alt)	Open (Alt)	







SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7	8	9	10
11	12 10:30AM RAC Comm @CRF	13 7PM Welcoming Meeting @ CRF	14 6:30PM CAM Board @SBCRC	15 7PM StonyBrook Board @SBCRC	16	17
18	19 6 PM Finance Comm @CRF	20 6PM HRTA1 Board @HHRC	21 6:30PM HRCA Board @690 Chandler lobby	22 6:30PM CBCA Board @CBRC	23 6:30PM CBRec Delegates @CBRC	24
25	26	27 7PM HUA Board @CRF	28 6:30PM CBTA Board @CBRC	29	30	31 Halloween Gurnee 2026 Trick-or-Treat Hours 2-5pm

HUA	HeatherRidge Umbrella Assoc.	CBTA	Covered Bridge Townhome Assoc.	SRA	StoneyBrook Residents Assoc
HRTA1	Hidden Hills Townhome Assoc.	CBCA	Covered Bridge Condo Assoc.	SBCRC	StoneyBrook/Cambridge Rec Center
HRCA1	Hidden Hills Condo Assoc.	CBRC	Covered Bridge Rec Center	CRF	Central Recreation Facility (Main Clubhouse)
HHRC	Hidden Hills Rec Center	CAM	Cambridge		