



PRESIDENT'S REPORT

I wanted to share a quick update on where things stand. Our search for a new property manager is in progress—we've posted the position and have started receiving resumes. The board has already met to review candidates and put together a solid set of interview questions, and we'll be starting interviews soon. In the meantime, I'd like to give a big thank you to our team for keeping everything running smoothly. They've been doing a great job managing the day-to-day needs of the community while also working through capital project contracts—all on top of their regular full-time jobs. Their effort really hasn't gone unnoticed.

As we head into capital project season, homeowners who are scheduled for work will be contacted individually with more details so you know what to expect and when.

Just a reminder that all modifications to your property must be approved by the Board of Directors before any work begins. We have updated the website with a dedicated information page covering decks, doors, and windows. A landscaping modification form is available on the website if you're planning any changes in that area.

When submitting requests or complaints to the association, please do so via email and include photos whenever possible. This helps us better understand the situation and speeds up our ability to follow up.

The Board conducted an inspection of the common grounds on Saturday, May 9th. We encourage everyone to review the Governing Documents and do their part in helping keep our community looking its best. Reminders and violations will be sent soon.

UPCOMING EVENTS

5/27 @ 10am – Opening day for the pool
8/4 – Quarterly Board Meeting

NOTES FROM THE OFFICE:

The Board has been handling emails coming into the CCHA mailbox. Thank you for your patience while we look for a property manager.

Dues are \$265 per month. A large number of homeowners are currently paying less than the required dues. Please review your recent payments and ensure your account is up to date to avoid late fees.

Lea is working with the Association strictly as an independent contractor handling financial matters. She is not authorized to receive or process complaints on behalf of the Association, nor will the Board review complaints submitted through her.

CHA Property Manager

Pending

1490 Geneva Dr

Geneva, IL 60134

630-208-0369

CCHA1490@sbcglobal.net

www.chesapeakecommonshoa.com

BOARD OF DIRECTORS

BRANDY HUNTER - PRESIDENT

CINDY SCHWARTZ - VICE PRESIDENT

TROY YOCUM -TREASURER

JAMIE JOHNSON - SECRETARY

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BOARD REPORTS

Siding/Roofing/Gutter Report

The siding and shutters contract has been received. Thirteen units will receive new siding and shutters this year. Plywood is not included in the contract and is estimated to cost between \$2,000 and \$4,000. The base contract amount is \$141,800, and with plywood included, the total is estimated at \$145,800.

Gutters and downspouts are being evaluated as needed and will be cleaned, repaired, or replaced based on their condition and within the confines of the budget.

Concrete/Railings/Asphalt Report

Asphalt walk-through was done on April 7. It was determined to seal coat Joshel, Washington, Windsor, Delaware, this year. Infrared heats will also be done on a few courts. Asphalt project is \$15,144.90. The over budget of \$144.90 is being covered by recent closing packet cost.

Asphalt work will be scheduled to be done after siding and concrete projects, with an anticipation of August or early September for completion. Homeowners will be informed ahead of time to ensure courts are vacant upon sealcoating date.

Concrete walk-through was April 14 and I am awaiting pricing from West Suburban Concrete In order to determine what concrete jobs will be done within the confines of the budget. Railings will be determined once concrete work is determined.

West Suburban has quoted pricing of \$3,565.00 to include patio (6'x10') with 1 riser. If you would like to have your patio scheduled to be included in this year's concrete work, please email the board at CCHA1490@sbcglobal.net.

Payment in full would need to be made before June 1st in order to be included with the contract which will be signed for this years concrete work.

Pool/Clubhouse Report

This season, our focus will be on improving the clubhouse as a whole, ensuring that all shared spaces are clean, functional, and welcoming for every resident. With that vision in mind, photos were taken on April 12th of the downstairs common area to begin envisioning a more modern and appealing layout that creates a better seating and lounge space for the community to enjoy during the pool season. The downstairs area will also be cleaned out to create a more open and clutter-free environment for everyone.

To bring these improvements to life, a fire inspection and painting assessment are scheduled for May 6th to determine the scope and cost of necessary painting work throughout the clubhouse. Power washing and painting of the pool deck are currently underway. Homeowners are reminded to contact the office to reserve the clubhouse for any upcoming events

Landscaping/Snow Removal Report

Skyline completed winter pruning on several trees a few months ago and also removed several dead pine trees. They will continue to monitor conditions and assess whether any additional pruning is needed as the season progresses.

The manager from Hanson and I recently conducted an inspection of the common areas. Once we receive their quote, we will determine which repairs can be completed throughout the season, based on priority and budget constraints.