



PRESIDENT'S REPORT

Brian is doing a great job!

Lea no longer works for the association and should no longer be contacted for association business. Included is the information for communication with the Association office as previously emailed through the no reply (written by Brian):

Management Office Hours

I'm available from 9:00 am - 2:00 pm, Monday through Friday, for phone calls and emails from owners. The following are the current on-site management office hours:

Monday: 9:00 am - 2:00 pm

Tuesday: 9:00 am - 2:00 pm

Wednesday: On-site office closed, but available via phone and email from 9am-2pm.

Thursday: 9:00 am - 2:00 pm

Friday: On-site office closed, but available via phone and email from 9am-2pm.

Saturday & Sunday: On-site office closed.

** On-site office hours are subject to change at times.

If you need to meet with me in person at the management office, appointments are highly preferred, as I'm not always available to answer the clubhouse door when on-site. To schedule an appointment, please reach out via phone or email.

NEW Management Office Phone Number

Effective immediately, the new management office phone number is: 630-488-9413. Please save this new management office phone number in your contacts & phone systems.

This new management office phone number is also for Emergencies; you can always reach me during office hours and in the event of an Emergency at this phone number. Text messaging about association matters is no longer permitted, and text messages will not be replied to.

BOARD REPORTS

Siding/Roofing/Gutter Report (Brandy Hunter)

Siding has been completed on 13 homes. The siding contract, permits, plywood and shutters totaled \$143,855. This project came in under budget by approximately \$4500. While onsite the siding company also removed a portion of a balcony and repaired some minor siding issues at no cost to the Association.

Siding will be evaluated in the spring for next year. Siding is selected based on vendor recommendation and the confines of the budget.

Concrete/Railings/Asphalt Report (Cindy Schwartz)

Concrete work is being done 7/30-8/1.

Sealcoating is scheduled August 24th for Delaware, Joshel, Washington and Windsor.

Landscaping/Snow Removal Report (Jamie Johnson)

Hanson has completed landscaping repairs beyond the scope of our regular landscaping contract. Skyline has also been on-site to inspect, remove, and trim trees that required attention. Despite the recent severe storms, the community has weathered them well thanks to the proactive efforts of our vendors and the Board in addressing maintenance needs throughout the property. Our vendors, Property Manager, and Board will continue to monitor landscaping conditions and address maintenance needs as necessary throughout the remainder of the season.

UPCOMING EVENTS

9/7 @ 8pm – Closing day for the pool

11/3 – Quarterly Board Meeting

NOTES FROM THE OFFICE:

CCHA Property Manager

Brian Kurtovic

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BOARD OF DIRECTORS

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