



THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.
800 Callaway Court
Chattanooga, Tennessee 37421
NEWSLETTER-14

August 30, 2013

DEAR ASSOCIATION MEMBERS:

This newsletter is being sent to you to keep you updated regarding events in our community.

1. HOA Dues/2014 Budget. Pursuant to the Master Deed, Article 8, Section 8.2 - Computation of Assessments: Annual Budget states in part: "The Board shall prepare and adopt an estimated annual budget for each fiscal year of the Association. The annual budget shall provide for a reserve for contingencies for the year ... and a reserve for replacements, all in such reasonably adequate amounts as shall be determined by the Board. The Board shall cause a copy of the budget and a statement of the amount of the assessments to be levied against each Unit for the following fiscal year to be delivered or mailed to each Owner not less than sixty (60) days, following the meeting of the Board at which such budget shall have been adopted." Section 8.3 of the Bylaws, (b) Budget and Collection of Assessments states in part, "Each year on or before September 1, the board shall estimate the annual budget of the Common Expenses (the "Annual Budget") . . . and shall notify each Member . . . in writing as to the amount of such estimate"

The HOA dues will remain \$150 per month for the year 2014. Per the Master Deed and Bylaws, the 2014 budget is provided to you and can be found on the next page. The budget will also be published at the postal unit as well as on The Gardens website. Please remember all HOA dues are due the 1st of each month, considered late after the 20th of each month and should be timely mailed to our bank's lockbox address which is: The Gardens at Heritage Green CAI, P. O. Box 63305, Charlotte, NC 28263-3305. Please remember mail only correspondence to 800 Callaway Court, Chattanooga, TN 37421 address. New coupon books for 1/1/2014 – 12/31/2014 will be ordered for all and mailed out the last 2 weeks of December, 2013. If you do not get a new coupon book by December 31, 2014 please contact Ursula at Ursula@epbf.com.

2. Profit/Loss Statement. The Gardens Profit and Loss Statement and Balance Sheets are published every month on the bulletin board at the postal unit and they are also published at The Gardens website under documents.

3. A/R Report. At the end of each month our HOA accountants supply the Board with an A/R Report which details which unit owner is delinquent, the amount that is owed to the Association, whether it be for late HOA dues, late fees, or a compilation of both, etc. The total amount past due as of July 31, 2014 is \$1705.01 (with \$1169.01 being due from a former unit owner who is currently at attorney collections at this time and is paying off his HOA dues on a monthly basis).

4. Architectural Committee. The Architectural Committee would like to remind everyone that any owner desiring to make any exterior change, improvement or addition must obtain approval for the change from their committee. The change must be submitted in writing on the "Change Request Form" which is the very last page of our Rules and Regs. Also remember the Architectural Committee is responsible for allowing placement of a satellite dish at a respective unit. Satellite dishes may not be mounted on the roof of any unit due to roof damage/insurance concerns.

5. Landscape/Maintenance Committee. There has been a lot going on this year. Trinity Landscape has been our lawn care provider this year. They have submitted their resignation to us and it is effective August 31, 2013. We appreciate all of their hard work for us throughout the year. The grounds are looking good and all bushes have been trimmed.

We have a new landscape company in place to begin September 1, 2013 ---- Fine Lines Landscaping, Inc. They will mow on **TUESDAY** of each week so please remember to keep your gates unlocked. They will be placing door tags on your doors. If something is missed, or something special needs to be done, **please mark it on your door tag and place the tag back on the door for the following Tuesday.** They will pick up the tags and make note of what has been missed/needs to be done.

Starting this past March, 2013, we have repainted several units (15 units to date) as well as handled a lot of maintenance items/issues. We continue to have French Door/water issues and have made repairs, ordered new doors, etc. If you detect a problem with your doors please contact Ursula. Several unit owners have been sent letters regarding dirty fences. Please remember, once you install a fence and gate, it is your responsibility to keep it clean and make any necessary repairs if needed.

Also remember trash days are Thursdays. Please be sure to pull your trash out and put on sleeve of your driveway - not in the grass. **Also per our HOA rules, Rule #36, "Trash containers of any type must be concealed out of site except for on collection days." Please be sure to remove trash cans to the courtyard area/behind your fence or garage after trash runs on Thursdays.**

6. Pest Control. The monthly pest control services/spraying (Lady Bug) continue to take place the 3rd Thursday of each month. Any owner who needs inside service please let Ursula know and you will be added to list. Jody Millard Exterminators continues to provide monthly termite control. They have been inspecting/treating the outside of units this past year and will finish inspection/treatment of the rest of the units on Wednesday, 9/4.

Jody Millard Exterminators also now need to look inside garages to make sure termites have not made a home there as well. You will be receiving a call from them. They will schedule a time for you to open your garage door to allow them to further inspect and then will report back to the HOA board. Please

check the interior of your garage. If termites exist you will see pinholes in the sheetrock. If you see this please contact Ursula immediately.

7. Pets and City Pet Licenses. As a reminder, McKamey Animal Center would like to take this opportunity to provide you with tips on being good pet owners. Remember to always provide your pets with:

- Adequate food and water.
- Adequate shelter.
- Adequate space in the primary enclosure for the particular type of animal depending upon its age, size and weight.
- Veterinary care when needed to prevent suffering.
- Humane care and Treatment.

In the City of Chattanooga, it is required that proof of spay/neuter be provided by your veterinarian on a current rabies vaccination certificate. Pet licenses are required by law for every dog and cat over the age of three (3) months in the City of Chattanooga. If your pet is found to be without a license by a McKamey Animal Services Officer, you will be ticketed to city court and fined an additional \$20 late fee. City licenses are effective from January 1 to December 31 during the year of issuance. The McKamey Animal Center is the official animal control agency of the City of Chattanooga. To purchase a city license please contact The McKamey Animal Center at (423) 305-6500.

As always, please be sure to keep your pet on a leash. It is not only an HOA rule but the law! Owners with dogs off of leashes are breaking the law and they will be reported in the future.

Per McKamey, we must now provide each unit owner with a copy (via mail) of the city ordinance in order for us to request McKamey to assist us in the event we have ongoing issues with dogs on our property. The city ordinance (short form) is attached to this newsletter for your review.

8. Speed Limit. We still get way too many complaints of excessive speeding throughout the community. Speeding is not worth potentially harming unit owners, children or animals. **The SPEED LIMIT IS 20!** Please be careful when allowing your children to play or ride in the street unsupervised since most of the cars exceed the speed limit and could easily be a danger to the children. Also, bike riding in the grass is not allowed. **PLEASE SLOW DOWN!!**

9. Miscellaneous Items/Maintenance Reminders. Per Rule #20, "Each owner is responsible for maintaining their HVAC unit, including regular maintenance of it." This includes hot water heaters as well as regular maintenance of garage doors/tracts. Also please do not forget to change the filter for your air conditioner unit once a month. As a further reminder, per Rule #18, yard sales, garage sales, estate sales or similar activities are not permitted out of consideration for a nearby owner's privacy.

10. Parking. Please remember to keep your vehicles parked in your garage/driveway. The parking lots on the main Callaway Road and in the back are for visitors. No commercial vehicles are allowed unless they are working on a unit. Our greatest expenditure is the landscape/lawn issues and we still have people driving/cutting through grass areas. Also no parking on roads or blocking alleyways. This has occurred several times in the past and everyone needs to let their guests know of the rules as well. Blocking the road and alleyways will prevent emergency vehicles, fire trucks, etc. from getting to their destination in case of emergency.

11. Committees. We are constantly looking for volunteers to serve on all committees. We have not had much help in this regard. Please contact any Committee Chair or Board Member if you would like to help out. The contact list for the board and committee chairs is posted on the bulletin board at postal unit and is also on our website.

12. Neighborhood Watch. Shannon Wilson has kindly offered to get the Chattanooga Police Department (CPD) involved in forming a neighborhood watch in our complex. The Neighborhood Watch serves two purposes - to provide law enforcement those extra sets of eyes and ears to help fight crime and to bring neighbors closer together. There will be a meeting with a spokesman from the department and the HOA members sometime in **January** --- a date to be announced in the future. Shannon Wilson will be our Neighborhood Watch captain and will be our liaison with Chattanooga Police Department. PLEASE NOTE THAT IT IS VERY IMPORTANT THAT YOU CALL CPD TO REPORT ANYTHING OR ANYONE SUSPICIOUS AS SOON AS YOU OBSERVE THE ACTIVITY. CALL YOUR NEIGHBORHOOD WATCH CAPTAIN AFTER YOU HAVE REPORTED THE SUSPICIOUS ACTIVITY. Below you will find important contact information regarding your Neighborhood Watch program. If you have interest in participating or any questions please contact Shannon Wilson.

**Chattanooga Police Department - www.chattanooga.gov/police-department
Non - emergency dispatch - 622-0022 (report suspicious activity/people)
911 - Emergency number**

The Chattanooga Police Department main number is 698-2525.

**Shannon Wilson - Neighborhood Watch captain for The Gardens
423-290-0420 - phone
swilson@hcsheriff.gov**

We are approaching the holiday season. It is important that not only during the holidays but at all times --- you should keep your car doors locked, items in vehicles should be removed from sight and garage doors should be kept down to avoid becoming a victim of theft.

13. Solicitors. We have had several complaints from unit owners in regards to solicitors. If a solicitor comes to your door please tell them that they are on private property, there are "no solicitation signs" posted and contact Ursula at ursula@epbf.com.