



THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.
800 Callaway Court
Chattanooga, Tennessee 37421
NEWSLETTER- 18

August 31, 2015

DEAR ASSOCIATION MEMBERS:

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

1. HOA Dues/2016 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 more 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 2016. Per the Master Deed and Bylaws, the 2016 budget is provided to you and can be found on the next page. Please be aware of what all the budget is comprised of. Also you will note that all but one vendor has gone up in price for services for 2016 (and with the budget allowing for \$50,000 for reserves each year), we still have been able to hold the dues to \$150 per month for 2016. If the community would like more services provided, such as sodding of courtyards (which has not worked since we have tried this in the past with a few courtyards), pressure washing of front and back porches, washing of windows, installation of a security system, etc., we would need to have a community vote to raise the dues to accommodate any of these type extra services. In the meantime, however, we have hired someone to pressure wash all sidewalks and have allotted for it in the 2016 budget as well.

Payment of Dues. We still have unit owners contacting the board to see when dues are due and where to pay. Please remember all HOA dues are due the 1st of each month, considered late after the 10th 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 note that it takes the lockbox 7 - 10 days to process a payment). If you decide to set up some type of electronic pay please contact Ava Davis at First Citizens (423) 510-7020 to help accomplish this. Please mail only correspondence to 800 Callaway Court, Chattanooga, TN 37421 address. New coupon books for 1/1/2016 - 12/31/2016 will be ordered for all and mailed out the last 2 weeks of December, 2015. If you do not get a new coupon book by December 31, 2015 please contact Ursula at Ursula@epbf.com.

2. 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, 2015 is \$1,437.00 (6 unit owners were past due and of that amount \$289.01 is still due from a former unit owner who is currently in attorney collections and is paying off his HOA dues on a monthly basis). 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. 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.

4. Landscape/Maintenance Committee. Mowing/trimming continues on Wednesdays. Please be sure your gates are unlocked if you want service in your courtyard. TruGreen continues to spray the Gardens grass with fertilizers, etc.. The Landscape Committee has tagged dead bushes in the Gardens. They will be removed and weather permitting in the fall, new shrubbery will be planted. We continue to paint units and also have 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 Jack Carney or 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 #35, "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

5. Pest Control. The monthly pest control services/spraying (Lady Bug) continue to take place the 3rd Tuesday of each month. Please contact Lady Bug at (423) 698-5769 if you need to arrange for extra spraying or for spraying on the inside of your unit. Jody Millard Exterminators continues to provide monthly termite control. If you have issues please contact them at (423) 877-0111. Please keep these numbers handy.

6. Pets and City Pet Licenses. As a reminder, 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(s) on a leash in all common areas. [Common area is any area that is not in your house, front porch, garage or fenced in courtyard area]. It is not only an HOA rule but the law! Owners with dogs off of leashes and cats roaming freely are breaking the law and they will be fined as well as reported to McKamey officer in the future.

7. 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/tracks. In case you have any questions about your garage door, please contact Northgate Doors. All garages were installed/purchased by the developer from Northgate Doors. Also please do not forget to change the filter for your air conditioner unit once a month.

8. 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.

9. Committees. The Board is 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 Board is contemplating hiring a management company for the year 2017 which means dues will go up. Most board members have served on the board 6 years now and the volunteer (free) work done by all, the hours spent working for the HOA and issues, etc. have worn on everyone. Please consider stepping up and taking a position on the Board. The contact list for the board and committee chairs is posted on the bulletin board at postal unit and is also on our website. As most of you know Norm Miller and his wife have moved to Florida. We greatly appreciate all the work Norm has done in assuring we have a wonderful thriving community and association. Our new President is Matt Brownfield, who also happened to have bought Norm's unit. He is an attorney with Grant Konvalinka Harrison downtown. His contact information can be found on the website as well.

10. Neighborhood Watch. As many of you know, our postal unit was vandalized this past year. 12 boxes were broken into. The thieves were looking for drugs, money and possible identification theft is involved as well. The Board has looked into security cameras. This is an expensive item and if we pursued this at this time we would need to raise HOA dues to afford installation of a security system. So we have tabled this for a future date.

Shannon Wilson [(423) 290-0420 or swilson@hcsheiff.gov] is 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. The police do not have to come to your home. Just ask them to do a drive by to check out the suspicious activity. 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 at the above number.

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.

11. Holidays. We are approaching the holiday season. It is important that not only during the holidays but at all times --- you should try to keep your vehicles in your garage if possible. If not 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.

12. 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.

13. Bylaws/Rules. The HOA Board has amended the Bylaws/Rules. In particular-- Rule #14 "Fines." Currently this reads: "Fines. All fines are set by the Board, are at the Board's discretion and are as follows for purposes of all of these rules:

1st offense - letter
2nd offense - \$25 fine
3rd offense - \$50 fine
4th offense - \$75 fine

We have now amended this to read:

1st offense - letter
2nd offense - \$50 fine
3rd offense - \$100 fine
4th offense - \$150 fine

Continued repeat of offense - the fine will be set at the discretion of the Board. All fines must be paid within 30 days or the board, at its option will place lien on owner's unit

The amended rules have been filed with the Hamilton County Register's Office and are enclosed in this envelope as well.