



THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.
800 Callaway Court
Chattanooga, Tennessee 37421
NEWSLETTER- 4

March 15, 2010

DEAR ASSOCIATION MEMBERS

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

1. Annual Meeting of all Members. For those of you that do not have computers and cannot check our websites, the Annual meeting of all members took place Monday, February 2, 2010 (the first Tuesday of each February). There being enough members present and via proxy, the new Board was elected and is as follows:

Norman Miller – President
Jack Carney – Vice President
Debbie Tanner – Treasurer
Ursula Jenkins – Secretary
JoAnne Maudru – Chair – Accounting/Finance Committee
Charlene Anderson – Chair – Architectural Committee
John Bukata – Chair – Landscape/Common Areas Committee
Kenny Burnette – Chair – Insurance/Asset Management Committee.

2. HOA Payment Procedures - First Citizens Bank/Lockbox/Coupons/Collections/Delinquencies. The new HOA payment procedures are well in place. Remember we will no longer be sending out quarterly statements. Your payments are due the 1st of each month. Please use your coupons to send in your HOA payments and please mark on your check your street address (not unit #). The Bank knows nothing about unit numbers and cannot identify payments that way. Also, the Board frequently still gets checks mailed to the 800 Callaway address. **Please be sure and mail your payments to the lockbox address which is The Gardens at Heritage Green, P.O. Box 63305, Charlotte, NC 28263-3305. Please mail any correspondence only to the 800 Callaway Court address.** We have noticed that it takes approximately 5 days from the time HOA dues are put in mail and processed at the bank so please keep that in mind with the 20th of each month being the cut off for late fees. To be safe please mail your payments in on the 1st of each month.

IT IS VERY IMPORTANT THAT YOUR HOA PAYMENTS ARE SENT IN TIMELY. THE HOA HAS OBLIGATIONS TO MEET AND CANNOT DO SO IF THE MEMBERS ARE NOT PAYING ON TIME. OUR DELINQUENCY RATE HAS BEEN HIGH THIS MONTH AND WE HAVE TURNED IN SEVERAL MORE MEMBERS THIS MONTH TO OUR COLLECTIONS ATTORNEY.

We are aware of some homes being faded in need of repainting, shutters in need of repainting, cracks in concrete, yards, sodding issues and none of this can be done without timely payments of HOA dues.

3. Committees. The "Committees" list has been updated and has been posted on the bulletin board at the postal unit. You can find contact information there. Also, remember Norm Miller has started a blog for the association members. The website is www.callawaycourt.blogspot.com and our website containing documents (Master Deed/Bylaws, etc.) is TheGardensAtHeritageGreen.org. Both are continuously being updated.

4. Front Entry Light. EPB has installed the front entry light this week. We are awaiting the globe.

5. Voluntary Planting Day. John Bukata, Chair of Landscape Committee has suggested we poll members to see if anyone has any interest in having a voluntary planting day. The landscape committee would like to fix up the area around the front entry sign by planting some bushes, flowers, etc. We would like to propose a planting day of Saturday, April 17, and in case of rain, Saturday, April 25. If you would like to volunteer to help purchase the plants, dig holes for the plants or simply just give a donation, anything any member would like to contribute would be helpful. If you send in donations for the flower/shrubs, please mail this to The Gardens at Heritage Green, 800 Callaway Court, Chattanooga, TN 37421; ATTENTION: DONATIONS. DO NOT SEND IN DONATIONS TO THE LOCKBOX IN CHARLOTTE, NC.

6. Dogs/Cats/Trash/Cigarette Butts. Spring is around the corner. We have more people walking. Please do not litter the greenways, sidewalks, streets with coke cans, beer cans, cigarette butts or any other type of trash. Please dispose of all trash items, cigarette butts, etc. in proper containers. Please help keep your neighborhood safe and beautiful. Please keep your pets on a leash and pick up after them.

7. Parking. Please remember to keep your vehicles parked in your garage/driveway. No commercial vehicles are allowed unless they are working on a unit. Also, no parking in grass. Our landscape/lawn expenses are the highest expenditure and we constantly have people driving/cutting through grass areas. If you encounter Stephens Garbage truck picking up, please back up and go the other way. Don't drive through the grass to get around him. Also no parking on roads. Doing so will prevent emergency vehicles, fire trucks, etc. from getting to their destination in case of emergency.

8. Neighborhood Watch. As always, stay alert, keep your eyes open. If you see anything suspicious please call the police at 698-2525. The Board is looking into starting up a neighborhood watch program in our community and will give you details as we get information in about this program. Please be sure to keep your doors down, car doors locked if you park outside. Do not keep valuables in your car. Take them inside.

9. Change Request Forms. Reminder: if anyone wants to make "outside" changes to or around their unit, the proper request form must be filled out and submitted to a member of the Architectural Committee

10. Speed Limit. Per our rules/regulations and city ordinance, the speed limit is 25 mph. Please slow down, watch out for walkers, bikers, etc.

11. Contact Information. **Reminder: we have not received everyone's emergency contact information. Please mail your contact information to: The Gardens at Heritage Green, 800 Callaway Court, Chattanooga, TN 37421; ATTN Contact Info or to Ursula at ujenkins@bakerdonelson.com when you get a chance. Please provide us your name, street address, home phone, work phone, cell phone and e-mail address and we will update our records. Thanks for your help with this.**

