



**THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.
800 Callaway Court
Chattanooga, Tennessee 37421
NEWSLETTER- 6**

August 23, 2010

DEAR ASSOCIATION MEMBERS:

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

1. HOA Dues/2011 Budget. **The HOA dues will remain \$130 per month for 2011. Per the Master Deed and Bylaws, the 2011 budget is provided to you and can be found on the last page (page 4) of this newsletter.** 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, P.O. Box 63305, Charlotte, NC 28263-3305. Please mail any correspondence only to the 800 Callaway Court address. If anyone needs a coupon book please let us know and we will order one. Also, the budget will be posted on TheGardensAtHeritageGreen.org website and at the postal unit.

2. Architectural Committee. The Architectural Committee would like to remind everyone that any owner desiring to make any exterior change, improvement, or addition (including any color change) must obtain approval for the change from their committee. The change must be submitted in writing on the following "Change Request Form."

Change Request Form

Please make sure to fill out this request form as completely as possible before submitting to the Architectural Committee so as not to delay your request. You must submit all required drawings as well.

Submittal Date:	
Name:	
Address:	
E-mail Address:	
Home Phone:	
Work Phone:	

Below, please fill out the description of the request – plans and specifications showing the nature, type, height, materials to be used and the location of the change:

Also, if any unit owner orders concrete (i.e. for an extra driveway parking pad, sidewalk, etc.) the concrete company must be told they are not allowed to take their truck in the alleyways. The trucks are too heavy and will ruin our alleys. Please have the concrete company use a Georgia Buggy to bring concrete from our main road to job in the alley. Please be sure and submit your request to add on an extra pad or sidewalk to the Architectural Committee before hand.

3. Satellite Dishes. Please remember our rules and regulations state in part: "Approval requests must be submitted to the Architectural Committee before installation of satellite dishes. The Architectural Committee is responsible for allowing placement of a satellite dish at a respective Unit. It is not up to the Owner to place the satellite dish at his/her Unit. Satellite Dishes may not be mounted on the roof of any unit due to roof damage/insurance concerns." At no time is anything allowed to be mounted onto a unit owner's roof. Nothing may penetrate the roof since it is an HOA responsibility.

4. Landscape/Yard Issues. We have a new landscape chair on board – Kathryn Shaffer. Please contact her at kaherriott@yahoo.com with any issues. We have identified the location of dead bushes and Thompson Brothers has pulled them. They have started replacing bushes but it has been too hot and they will have to resume planting of shrubs and sodding of grass in cooler weather. Thompson Brothers have started mowing, trimming Wednesdays and finish on Thursdays. Also Enviroguard, the pest control company comes the 3rd Friday of each month. Please leave your gates unlocked, dogs put up so they can get the appropriate work done.

5. Repainting/Repair Issues. Shutters and gable vents that needed repainting have also been identified and have been repainted. The hand washing of all the gutters, soffits, and fascia has also been completed.

6. Street Party The social committee would like to have a street party/cookout in the Fall. If you would like to help with this please contact Kathleen Grimes or Jesse Goins. Their addresses can be found on the committees list which is on the Gardens website and posted at the postal unit.

7. 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 the association has a blog website which is www.callawaycourt.blogspot.com and our website containing documents (Master Deed/Bylaws, etc.) is TheGardensAtHeritageGreen.org. Both are continuously being updated.

8. Dogs/Cats/Trash/Cigarette Butts. Please remember to do your part and 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.

9. 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 greatest expenditure is the landscape/lawn issues and we still 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 them. Also no parking on roads. Doing so will prevent emergency vehicles, fire trucks, etc. from getting to their destination in case of emergency.

10. Speed Limit. Speed limit signs have been posted. We have had a lot of speeders of late. Per our rules/regulations the speed limit is 20 mph. Please slow down, watch out for walkers, bikers, etc.

11. Garage/Yard/Estate Sales. As a reminder, garage/yard sales are not allowed. Pursuant to the Amendment to the Master Deed, Rules and Regulations #16 entitled "Improper Use of Common Area" (attached) in part states "Yard sales, garage sales or similar activities are not permitted out of consideration for nearby owner's privacy."

12. Postal Unit Bulletin Board. There should be no posting of any type of advertisement on the postal unit walls or columns. Taping something on the walls, columns will cause the paint to peel off when it is removed. If it is something of importance please contact a board member to post inside the bulletin board.

13. 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.

14. Neighborhood Watch. Please stay alert, keep your eyes open. If you see anything suspicious call the police at 698-2525.

15. Safety Tips. A fellow neighbor passed along the following information and we thought it would be helpful for all of our neighbors to read. It is attached on the following page.

SAFETY TIPS

There are some really great tips here: The best are near the end. Commonsense applied in a vigorous way.

THINGS A BURGLAR WON'T TELL YOU:

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.

2. Hey ,thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.

3. Love those flowers. That tells me you have taste. and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.

4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it..

5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.

6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.

7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom and your jewelry. It's not a bad idea to put motion detectors up there too.

8. It's raining, you're fumbling with your umbrella, and you forget to lock your door understandable. But understand this: I don't take a day off because of bad weather.

9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)

10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.

11. Here's a helpful hint: I almost never go into kids' rooms.

12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.

13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at [http://www.faketv/ <http://www.faketv/>.com/](http://www.faketv.com/))

8 MORE THINGS A BURGLAR WON'T TELL YOU:

1. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.
2. The two things I hate most: loud dogs and nosy neighbors.
3. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again.. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.
4. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?
5. I love looking in your windows. I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just to pick my targets.
6. Avoid announcing your vacation on your Facebook page. It's easier than you think to look up your address.
7. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.
8. If you don't answer when I knock, I try the door. Occasionally, I hit the jackpot and walk right in.

PROTECTION FOR YOUR HOME:

If you don't have a gun, here's a more humane way to wreck someone's evil plans for you:
WASP SPRAY

A friend who is a receptionist in a church in a high risk area was concerned about someone coming into the office on Monday to rob them when they were counting the collection. She asked the local police department about using pepper spray and they recommended to her that she get a can of wasp spray instead. The wasp spray, they told her, can shoot up to twenty feet away and is a lot more accurate, while with the pepper spray, they have to get too close to you and could overpower you. The wasp spray temporarily blinds an attacker until they get to the hospital for an antidote. She keeps a can on her desk in the office and it doesn't attract attention from people like a can of pepper spray would. She also keeps one nearby at home for home protection. "That's going to give you a chance to call the police; maybe get out." Maybe even save a life.

PUT YOUR KEYS BESIDE YOUR BED AT NIGHT!!

Tell your spouse, your children, your neighbors, your parents, your Dr.'s office, the check-out girl at the market, everyone you run across. Put your car keys beside your bed at night.....

If you hear a noise outside your home or someone trying to get in your house, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the car battery dies. This tip came from a neighborhood watch coordinator.

Next time you come home for the night and you start to put your keys away, think of this: It's a security alarm system that you probably already have and requires no installation. Test it. It will go off from most everywhere inside your house and will keep honking until your battery runs down or until you reset it with the button on the key fob chain. It works if you park in your driveway or garage. If your car alarm goes off when someone is trying to break into your house, odds are the burglar/rapist won't stick around. After a few seconds all the neighbors will be looking out their windows to see who is out there and sure enough the criminal won't want that. And remember to carry your keys while walking to your car in a parking lot. The alarm can work the same way there. This is something that should really be shared with everyone. Maybe it could save a life or a sexual abuse crime.

THE BUDGET IS ON THE BACK OF THIS SHEET

7:00 PM
08/13/10
Cash Basis

The Gardens at Heritage Green CAI

Budget 2011

January through December 2011

	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11	TOTAL Jan - Dec 11
Ordinary Income/Expense													
Income													
Late Fee Income	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
Member Monthly Assessment	15,860.00	15,860.00	15,860.00	15,860.00	15,860.00	15,860.00	15,860.00	15,860.00	15,860.00	15,860.00	15,860.00	15,860.00	190,320.00
Total Income	15,925.00	15,925.00	15,925.00	15,925.00	15,925.00	15,925.00	15,925.00	15,925.00	15,925.00	15,925.00	15,925.00	15,925.00	191,100.00
Expense													
Bank Charges	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
Federal Taxes	67.00												67.00
Filing Fees			400.00										400.00
Garbage Service	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	1,440.00	17,280.00
Insurance Expense	1,831.00	1,831.00	1,831.00	1,831.00	1,831.00	1,831.00	1,831.00	1,831.00	3,656.00	1,831.00	1,831.00	1,831.00	21,966.00
Interest Expense									0.00				0.00
Landscaping and Groundskeeping	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	5,800.00	69,600.00
Meeting Expense	0.00	0.00											0.00
Office Supplies	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Pest Control	535.00	535.00	535.00	535.00	695.00	695.00	695.00	695.00	535.00	535.00	535.00	535.00	7,060.00
Postage and Delivery	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
Printing and Reproduction	15.00	16.00	25.00	25.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	209.00
Professional Fees	100.00	100.00	600.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,700.00
Repairs and Maintenance	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
Utilities	1,113.00	275.00	275.00	1,138.00	400.00	1,150.00	2,488.00	1,950.00	1,350.00	1,113.00	275.00	275.00	11,802.00
Total Expense	11,979.00	11,209.00	12,051.00	12,014.00	11,427.00	12,177.00	13,515.00	11,146.00	14,042.00	11,980.00	11,142.00	11,142.00	143,824.00
Net Ordinary Income	3,946.00	4,716.00	3,874.00	3,911.00	4,498.00	3,748.00	2,410.00	4,779.00	1,883.00	3,945.00	4,783.00	4,783.00	47,276.00
Other Income/Expense													
Other Income													
Interest Income	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	2,724.00
Total Other Income	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	2,724.00
Net Other Income	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	227.00	2,724.00
Net Income	4,173.00	4,943.00	4,101.00	4,138.00	4,725.00	3,975.00	2,637.00	5,006.00	2,110.00	4,172.00	5,010.00	5,010.00	50,000.00

