



THE GARDENS AT HERITAGE GREEN  
CONDOMINIUM ASSOCIATION, INC.  
800 Callaway Court  
Chattanooga, Tennessee 37421  
NEWSLETTER- 20

March 31, 2017

DEAR ASSOCIATION MEMBERS:

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

1. Short Term Leasing. Please be aware that the zoning for the Gardens (R-T/Z) does not allow short-term rentals and doing so appears to be in violation of the Chattanooga City Code. While, the Chattanooga City Council recently considered changes to the short-term rental rules, no changes were adopted. There was also a discussion of short term rentals February 8, 2017 at the Annual HOA meeting. There was not one unit owner present at this meeting that was in favor of short term rentals in our complex and it was suggested by unit owners in attendance at that meeting that the HOA Board make a rule limiting leasing to not less than one (1) year contracts. Therefore, the HOA Board has voted to add no short term rentals (leases less than a year) as a new Rule #45 to the Gardens rules and regs.. Anyone short term leasing will be reported to the city code inspector and fines will be assessed by the HOA per Rule 45 Fines - of The Gardens Rules and Regulation. The last page of the Rules and Regs incorporating Rule 45 is attached on back. The document has been filed with the Register's Office.
2. HOA Dues/Payment of Dues. By now everyone should have received their coupon book for payment of HOA dues for 2017. If you have not received this please contact Ursula at [Ursula@epbfi.com](mailto:Ursula@epbfi.com) and you will be ordered another book. 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.
3. Change Request Form/Exterior. Spring is in the air and with that new projects on the horizon. 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 and can also be found on the gardens website under "Change Request Form/Exterior." 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.. More dead bushes will be replaced. If you need new replacement shrubs please sign the list at the postal unit. 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. The landscapers will begin mulching mid-April, 2017. They continue clean up of the yards and when grass turns green will resume mowing the Bermuda grass. Tim Morgan, our contracted repair man/painter continues to work in the Gardens.
5. Garbage Pick Up. Trash days continue to be Thursdays. Please be sure to pull your trash out and put on sleeve of your driveway. Please use liners in your trash cans. Stephens Garbage has no way of disposing of "loose items". Reminder: 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. Several people have reported rats. There is no need to contact a board member to order pest control for any pest or termites. 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 of the inside or outside of your unit such as ants. Jody Millard Exterminators continues to provide monthly termite control. If you have termite issues please contact them at (423) 877-0111. Please keep these numbers handy.
7. 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 and be sure you are attending to them. We have several cats running around loose lately. [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. We still have unit owners allowing their pets to poop in common areas - the greenways and retention pond areas and NOT PICKING UP AFTER THEIR PET. These are feces, unsanitary and no one wants to walk into your pet's poop. IT IS THE LAW. IF YOUR DOG POOPS YOU SCOOP!

8. Miscellaneous Items/Maintenance Reminders. Spring/Summer is upon us. 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. In case you have any questions about your garage door, please contact Northgate Doors. Most 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.

9. 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.

10. Neighborhood Watch. As many of you know, we have had unknown persons ringing doorbells and running off at all hours of the day and night the past couple of months. If this happens to you, please do not answer your door but contact the Chattanooga Police Department - [www.chattanooga.gov/police-department](http://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.

12. Solicitors. As you know from a couple months ago, we do not allow solicitation. We are private property and there are "no solicitation/no trespass signs" posted through the complex. Please contact the Chattanooga Police Department if you are approached by a solicitor.

NEW RULE #45 is now the last rule of the Gardens Rules and Regulations and is set out as below: