



THE GARDENS AT HERITAGE GREEN  
CONDOMINIUM ASSOCIATION, INC.  
800 Callaway Court  
Chattanooga, Tennessee 37421  
NEWSLETTER- 9

April 15, 2011

DEAR ASSOCIATION MEMBERS:

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

1. Profit/Loss Statement. The Gardens Profit and Loss Statement and Balance Sheet through March 31, 2011 are published at the end of this bulletin. They have also been posted on the bulletin board at the postal unit.

2. Architectural Committee. The Architectural Committee plans on walking the complex, identifying homes that need re-painting/trimming sometime in April/May. The units most in need or repainting will be addressed first and unit owners will be notified. Also, please remember to fill out Change Request Form and submit to the committee before work is done to the outside of a unit. As a reminder, 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. Landscape/Yard Issues. The Board has approved the following new vendors:

(a) Turf Builders (Owner-Matt Hale) will be our new landscape/lawn care company for the period April 1, 2011-April 1, 2012.

(b) Mastercare Services (Owner-Burt Gould) will be our new garbage/refuse provider for the period April 1, 2011 – April 1, 2012.

(c) Enviroguard will remain our pest control company.

Thursdays are still the designated day for lawn care/mowing, pest control spraying and garbage pickup. Please unlock your gates and put your pets up. Master Care will start picking up trash Thursday mornings at 8:30 a.m. so please put your garbage out early or the night before. Please remember to set your garbage cans/bags on the sleeve of your driveway, not in the grass. Also Mastercare will not pick up garbage in any cans that do not have liners in them. They have no way to dispose of loose trash. (Note: trash will be picked up Wednesday, November 23, 2011, the day before Thanksgiving Day, Thursday, November 24, 2011.) Remember, if you are missed or have any problems or need to report landscape issues please contact Kathryn Shaffer at [kaherriott@yahoo.com](mailto:kaherriott@yahoo.com). These changes and by cutting costs have allowed us to stay within our budget for 2011.

The Board has approved the start up of several projects:

(a) Turf Builders has been authorized to re-sod the fescue grass (what's left of it) with Bermuda grass on the first alleyway coming into the entrance. They will also be putting sprigs in certain places to encourage the takeover of Bermuda grass.

(b) We have also given Turf Builders a list of yards/patios that need to be repaired with either sod or possibly mulch. We have been given back a list of units where downspouts are an issue and are causing some of these washout problems between patios and homes. We will be starting repair of these yards in May and will start with the worst ones first.

(c) We have also asked Turf Builders for a recommendation and estimate on some type of tree/grass to go around and hide the transformers on the back alleyway and will proceed to take care of that. Their recommendation is Maiden Grass and we are waiting for a price on this.

(d) Jack Wallace, Chair of Architectural Committee will also provide the board with a list of homes which need to be repainted or just re-trimmed.

(e) The Board has also approved the installation of 5 light piers which are identical to the ones in the greenways and will go out front to finish up what the developer should have installed before he left the development. The front greenway is the doorway of our community and the light piers benefit all members. It also puts this greenway on par with the others.

4. Pest Control. Monthly pest control service concentrates treatments on the exterior of each unit. Any owner who needs inside service needs to let Kathryn Shaffer at [kaherriott@yahoo.com](mailto:kaherriott@yahoo.com) know and she will put the unit on a list that will be given to Enviroguard's technician so when he comes to service the exterior he would also service those units on the list. There is no additional charge for this inside service. Fire ant service is provided for in the complex for the months of April through October. Also if you have an immediate need, please let Kathryn know that as well and she will make arrangements with our vendor. Enviroguard has changed their outside spraying schedule from the third Friday of every month to the third Thursday of every month since gates will be open anyway for the mowers.

5. Association Website. Please check out the new association website. We have added many things to it including a photo album. Please send Norm Miller ([NormanRMiller@yahoo.com](mailto:NormanRMiller@yahoo.com)) any pictures you'd like to have added to the photo album.

6. Dogs/Cats/Trash/Cigarette Butts. Spring is in the air and we have had a lot of walkers of late. 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 help keep your neighborhood safe and beautiful. Please keep your pets on a leash and pick up after them. We have had several complaints of barking

dogs, early in the morning and also late in the evening. Please read the rules and keep your animals quiet so as not to disturb your neighbors.

7. Speed Limit. 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. The SPEED LIMIT IS 20! Speeders are putting walkers and bikers at risk. **Please slow down**, watch out for walkers, bikers, etc.

8. Parking. Please remember to keep your vehicles parked in your garage/driveway. 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. House Numbers. We still have some units which do not have house numbers displayed.. Service emergency vehicles and delivery vehicles such as UPS have a hard time finding certain units and there are several without numbers. We would like for everyone in the community to have house numbers, black, 6" in height, displayed on the front and back of each unit. If you cannot buy/install these numbers, please let the board know and we will have Emanuel install them at your expense.

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

11. Solicitors. We have had several complaints from unit owners about solicitors. If a solicitor comes to your door, please tell them that they are on private property and that "no solicitation signs" are posted. Also feel free to contact our Landscape/Common Area Chair, Kathryn Shaffer at [kaherriott@yahoo.com](mailto:kaherriott@yahoo.com) to report this.

1:52 PM  
04/11/11  
Cash Basis

### The Gardens at Heritage Green CAI Budget vs. Actual March 2011

	Mar 11	Budget	\$ Over Bud...	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Late Fee Income	429.00	65.00	364.00	660.0%
Member Monthly Assessment	19,071.00	15,860.00	3,211.00	120.2%
Returned Check Charges	19.20			
<b>Total Income</b>	<b>19,519.20</b>	<b>15,925.00</b>	<b>3,594.20</b>	<b>122.6%</b>
<b>Expense</b>				
Bank Charges	415.26	450.00	-34.74	92.3%
Federal Taxes	259.00			
Filing Fees	0.00	400.00	-400.00	0.0%
Garbage Service	1,440.00	1,440.00	0.00	100.0%
Insurance Expense	1,833.12	1,831.00	2.12	100.1%
Landscaping and Groundskeeping	6,162.08	5,800.00	362.08	106.2%
Office Supplies	0.00	10.00	-10.00	0.0%
Pest Control	535.00	535.00	0.00	100.0%
Postage and Delivery	0.00	60.00	-60.00	0.0%
Printing and Reproduction	29.40	25.00	4.40	117.6%
Professional Fees	478.00	600.00	-122.00	79.7%
Repairs and Maintenance	100.00	625.00	-525.00	16.0%
Utilities	310.90	275.00	35.90	113.1%
<b>Total Expense</b>	<b>11,562.76</b>	<b>12,051.00</b>	<b>-488.24</b>	<b>95.9%</b>
<b>Net Ordinary Income</b>	<b>7,956.44</b>	<b>3,874.00</b>	<b>4,082.44</b>	<b>205.4%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income	89.40	227.00	-137.60	39.4%
<b>Total Other Income</b>	<b>89.40</b>	<b>227.00</b>	<b>-137.60</b>	<b>39.4%</b>
<b>Net Other Income</b>	<b>89.40</b>	<b>227.00</b>	<b>-137.60</b>	<b>39.4%</b>
<b>Net Income</b>	<b>8,045.84</b>	<b>4,101.00</b>	<b>3,944.84</b>	<b>196.2%</b>

### The Gardens at Heritage Green CAI Balance Sheet As of March 31, 2011

	Mar 31, 11	Mar 30, 11	Mar 31, 10
<b>ASSETS</b>			
<b>Current Assets</b>			
Checking/Savings			
1st Citizens Ckng 009020053418	30,836.60	29,926.60	26,971.05
1st Citizens MMA 009020053637	210,549.47	210,460.07	160,696.10
<b>Total Checking/Savings</b>	<b>241,386.07</b>	<b>240,386.67</b>	<b>187,667.15</b>
Accounts Receivable			
Accounts Receivable PrePd Fees	-13,660.80	-12,880.80	-12,491.88
<b>Total Accounts Receivable</b>	<b>-13,660.80</b>	<b>-12,880.80</b>	<b>-12,491.88</b>
<b>Total Current Assets</b>	<b>227,725.27</b>	<b>227,505.87</b>	<b>175,175.27</b>
<b>TOTAL ASSETS</b>	<b>227,725.27</b>	<b>227,505.87</b>	<b>175,175.27</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Bal Equity	111,926.15	111,926.15	111,926.15
Retained Earnings	96,225.10	96,225.10	49,430.79
Net Income	19,574.02	19,354.62	13,818.33
<b>Total Equity</b>	<b>227,725.27</b>	<b>227,505.87</b>	<b>175,175.27</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>227,725.27</b>	<b>227,505.87</b>	<b>175,175.27</b>