



THE GARDENS AT HERITAGE GREEN  
CONDOMINIUM ASSOCIATION, INC.  
800 Callaway Court  
Chattanooga, Tennessee 37421  
NEWSLETTER- 22

August 31, 2018

DEAR ASSOCIATION MEMBERS:

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

1. HOA Dues/2019 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 \$165 per month for the year 2019. Per the Master Deed and Bylaws, the 2019 budget is provided to you and can be found on the next page. The print is small so we have posted a large copy of the budget at the postal unit bulletin board. It has also been scanned to the website so you can increase the size to better review it. Please be aware of what all the budget is comprised of. The budget allows for \$50,000 for reserves for 2019) along with regular HOA expenses such as electricity, landscaping, irrigation, HOA insurance covering the outside of units, etc.. 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.

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 1/1/2019 - 12/31/2019 will be ordered for all and mailed out the last 2 weeks of December, 2018. If you do not get a new coupon book by December 31, 2018 please contact Ursula at [ursula@epbf.com](mailto: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, 2018 is \$412.50. All financials Profit and Loss Statements, Balance Sheet and the A/R report are published each end of month on our website [thegardensatheritagegreen.org](http://thegardensatheritagegreen.org).

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 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. If you need to submit anything to them please do so to Lynda Hendrickson at [lhendrickson@epbf.com](mailto:lhendrickson@epbf.com).

4. Landscape/Maintenance Committee. Mowing/trimming continues on Wednesdays. Please be sure your gates are unlocked if you want service in your courtyard. Please have your gates unlocked by 7:00 a.m. since mowers start early due to the heat of the day. 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 we have ordered approximately 55 bushes to be planted in the Fall once weather cools down.. 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 ([dspaide@comcast.net](mailto:dspaide@comcast.net)).

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". The HOA contract with Stephens Garbage is for "kitchen trash items". If you need Stephens to pick up large items such as furniture, chairs, mattresses, etc. please contact Charlie Stephens to let them know. They will need to order/bring in an extra truck and may or may not charge extra for removal of large items. They can be contacted at 423.693.5132. 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.

5. Pest Control and Other Services Numbers. 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. Jody Millard Exterminators continues to provide monthly termite control. If you have termite issues please contact them at (423) 877-0111. You do not need to contact a board member to ask for the above services. Simply call the vendor

and they will charge the HOA. Also the HOA Board has further recommendations in the event you need other services. For electrical work - Ooltewah Electrical (423) 236-4307. Plumbing work: Riverside Plumbing (423) 598-3362. Heat & Air: Philips Heating & Air Conditioning - contact Cliff Crownover (423) 503-3571 or Otis Phillips (423) 313-5075.

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 or a reputable garage door company.

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 has looked into hiring a management company for the year 2019 to at least handle the day-to-day issues in the complex. We have decided not to hire one at this time.

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. We have also experienced break in to gates. If this happens to you, please 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. Also we have had cars broken into and items of value stolen. Please keep all vehicles locked and remove valuables from your car. The Board has looked into different types of security for the complex. At this time, we will hire randomly and only when necessary, an off duty police officer for weekend nights versus gating the complex.

11. Holidays. We are approaching the holiday season. It is important that not only during the holidays but at all times — you should keep your vehicles in your garage if possible. If not keep your car doors locked at all times; 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/no trespass signs" posted and contact the Chattanooga Police Department. You do not have to have the police come to your unit. Simply ask for a drive through if you do not wish them to contact you back.