

THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.
800 Callaway Court
Chattanooga, Tennessee 37421
NEWSLETTER- 13

January 22, 2013

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. Pursuant to Article 5, Section 5.2 of the Master Deed/Bylaws states in part: "Annual Meeting. An annual meeting of the Association shall be held on the first (1st) Tuesday of February of each year, if not a legal holiday and if a legal holiday then on the next succeeding business day, for the purpose of electing the Officers of the Association, electing the Chairperson of the Standing Committees . . ."

There will be an annual meeting of the association on Tuesday, February 5, 2013. The only business to be conducted will be election of officers. The officers up for election/re-election this year are: Judy Webster (Treasurer) and Marianne Schultz (Secretary). If you would like to run for and fill either position please contact someone on the board and provide us with your biography. We will then add your name to the ballot/proxy. Enclosed with this newsletter please find an announcement of the February 5, 2013 meeting (to take place at St. Martin's Episcopal Church, 7547 East Brainerd Road, Chattanooga, TN 37421 starting at 6:00 p.m.) as well as a blank proxy and year end financials. If you cannot attend the meeting please be sure and mail in or give your proxy to a board member.

2. HOA Dues. Please contact Norman Miller at NormanRMiller@yahoo.com or Ursula Jenkins at ursula@epbfi.com if you have not received your coupon books. 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. Mailing in HOA dues just in time to avoid the late charge is not a reason to remove late charges. Please remember, do not post date your checks. The lockbox does not accept them and sends them back to us. Also please be sure to reference your address on your check and be sure the dollar amount matches the written amount. If it does not it will also be returned to us for correction. Also please be sure and sign your checks.

3. Profit/Loss Statement. The Gardens Profit and Loss Statement and Balance Sheet through December 31, 2012 are published on the back side of this bulletin. Financials have also been posted on the bulletin board at the postal unit and are added onto our Gardens website under "documents."

4. 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. 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. Many of you throughout the neighborhood had decorated for the holidays and The Gardens looked really nice during the holiday season.

5. Landscape/Maintenance Committee. Tim Morgan, our maintenance man is continuing repair/painting of French Doors. In the spring a list will be compiled of units that need repainting. **Thursdays** are still the designated days for lawn care/mowing, pest control spraying, termite maintenance and garbage pickup. (Reminder: Mastercare will not pick up garbage of any cans that do not have liners in them). If you are missed or have any problems please contact Ursula@epbfi.com. Due to the numerous issues we had last year, our new landscape company as of 1/1/2013 is Trinity Landscapers and Rain Dance Irrigation has also been hired to maintain our irrigation system.

6. City Pet Licenses. The City of Chattanooga requires 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, Park Ranger, or Chattanooga Police 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.

7. Dogs. The Board gets more complaints about dogs than anything else. If you have a dog, please be sure he is kept on a leash and scoop after he/she poops. Your neighbors see you so please be aware of our rules and realize people do report these incidences.

8. Pest Control. Monthly pest control is the 3rd Thursday of every month. Any owner who needs inside service/spraying please let Ursula know. We continue to use Lady Bug Exterminating for pest control and Jody Millard Pest Control has been hired strictly for termite prevention.

9. Speed Limit. **The SPEED LIMIT IS 20!** 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 alleyways are not playgrounds for children and care should be taken.

10. Neighborhood Watch. Please stay alert, keep your eyes open. If you see anything suspicious call the police at 698-2525. Garage doors, for security reasons should be closed at all times. Anyone with open doors is giving thieves an invitation to steal from you.