



THE GARDENS AT HERITAGE GREEN CAI

800 Callaway Court

Chattanooga, Tennessee 37421

website: thegardensatheritagreen.org

NEWSLETTER- 15

January 15, 2014

DEAR ASSOCIATION MEMBERS:

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

1. Next Regular Board Meeting. Our next regular board meeting will be **Monday, 1/20/14 at 6:00 pm at Keller Williams Realty Office, 1200 Premier Drive**. (1) McKamey Animal Center is sending out two representatives to talk to residents about the city ordinance, leash laws regarding common areas in the Gardens, tethering, shots, etc. It is imperative all residents attend, whether you are a pet owner or have visitors on property visiting with pets. They will also provide answers regarding the above. (2) Joseph Waldron, our insurance agent with Robins Insurance Agency (the HOA insurance company) will be at the meeting to answer questions regarding the HOA insurance policy, especially as it pertains to unit owners who had broken pipes due to extreme cold the past few weeks. Joe's phone number is 615/665-3248. Please contact Kenny Burnette if your pipe was broken at kennyburnette@epbf.com. He is keeping list.

2. 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 . . ." Therefore, there will be an annual meeting of the association on Tuesday, February 4, 2014. (The announcement is enclosed in this mail out.) If you cannot attend the meeting please be sure and mail in or give your proxy to a board member (form is also attached).

3. HOA Dues. Please contact Norman Miller at NormanRMiller@yahoo.com or Ursula Jenkins at ursula@epbf.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.

4. Profit/Loss Statement. The Gardens Profit and Loss Statement and Balance Sheet through December 31, 2013 are enclosed with this newsletter. Financials have also been posted on the bulletin board at the postal unit and are added onto our Gardens website under "documents."

5. 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.

6. Landscape/Maintenance Committee. Tim Morgan, our contracted maintenance man is continuing repair/painting, etc. We have painted a total of 27 units this past year. We have scheduled the painting of 30 units a year for the next three years until all units have been repainted. If you feel your unit needs attention please contact Ursula@epbf.com.

Our new landscapers, Fine Lines Landscaping have now finished pruning crepe myrtles and rose bushes. They continue to clean up the Gardens during the winter season. **Tuesdays** are the designated days for lawn care/mowing. A box has been placed on the left side of the postal unit (under the light) entitled "Fine Lines Landscaping,". It contains blank "comment" forms from our landscaper. If you have special needs or something did not get done please fill out the comment form and place back into the box. The box will be checked once a week by the owner, Brock Olsen.

Thursdays are still designated days for pest control spraying and garbage pickup. (Reminder: Stephens Garbage will not pick up garbage in any cans that do not have liners in them. They have no way to dispose of loose trash). If you are missed or have any problems please contact Ursula@epbf.com.

7. Termite Control. Jody Millard Pest Control has now completed inspecting/spraying the outside of all units for termite control. They will now need to conduct inspection of your garage/home to check for termites there as well. They will be conducting the inside inspections on **Friday, 1/31/2014 and 2/1/2014**. Please call their office at (423) 877-0111 to schedule a time you will be home so they can come into your unit to inspect. It is very important that this gets done **It protects your home**. (Please see separate letter attached to this mail out for available times on 1/31 and 2/1).

8. Speed Limit. **The SPEED LIMIT IS 20!** Please observe!

9. Committees. We are constantly looking for volunteers to serve on all committees. Your voluntary efforts will ensure we will not have to hire a management company and raise HOA dues for 2015. Please contact any Committee Chair or Board Member if you would like to help out. The contact list for the board and committee chairs is posted on the bulletin board at the postal unit and is also on our website.

10. Neighborhood Watch. Please keep your garage doors down, cars locked, stay alert, keep your eyes open. Please don't become a victim. If you see anything suspicious call the police at 698-2525. There will be an upcoming meeting regarding the Neighborhood Watch this spring. Please look for announcement/details at postal unit from Shannon Wilson.