



THE GARDENS AT HERITAGE GREEN  
CONDOMINIUM ASSOCIATION, INC.  
800 Callaway Court  
Chattanooga, Tennessee 37421  
NEWSLETTER-17

January 23, 2015

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 . . . ."

There will be an annual meeting of the association on Tuesday, February 3, 2015. The only business to be conducted will be election of board members. Then the board gathers and elects the officers. The officers up for election/re-election this year are: Margaret Lorimer (Vice President), Jack Carney (Chair Landscape/Common Area/Maintenance Committee), Ursula Jenkins (Secretary). Enclosed with this newsletter please find an announcement of the February 3, 2015 meeting (to take place at the offices of Keller Williams Realty, 1200 Premier Drive, Chattanooga, Tennessee 37421 starting at 6:00 p.m.) as well as a blank proxy, year-end financials and a letter from Jody Millard regarding annual inspection for termite. 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@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 10th 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.

3. Profit/Loss Statement. The Gardens Profit and Loss Statement and Balance Sheet through December 31, 2014 are enclosed. Financials have also been posted on the bulletin board at the postal unit and are added onto our Gardens website under "documents."

4. Termite Inspections. Jody Millard Pest Control will be providing the annual inspection to the exterior of all units on Friday, 1/30/2015. If you did not have an interior inspection on your unit last year you MUST give them a call at 423/877-0111 and speak with Grace Colbaugh or Linda Hill to schedule an appointment for either Friday, 2/6/15 or Saturday, 2/7/15.

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.

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. 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 2016. 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 postal unit and is also on our website.

8. Security Cameras. As most of you know the postal unit boxes were vandalized a few months ago. Approximately 12 boxes were affected. The board has been interviewing several security companies to gather estimates as to the cost of installing a camera at the front of the complex as well as a working camera at the postal unit. **(Please Note: The current camera at the postal unit is a deterrent only and is not hooked up to anything at this time).** We do not want to provide a false sense of security in doing this. We are only trying to deter further vandalism of our postal unit until we install proper working cameras. If anyone has any recommendations/suggestions regarding this situation please let a board member know.

9. Neighborhood Watch. Please stay alert, keep your eyes open. Keep car doors locked and valuables stored elsewhere. If you see anything suspicious call the police. Numbers are listed below:  
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.

Shannon Wilson - Neighborhood Watch captain for The Gardens  
423-290-0420 - phone - [swilson@hcsheff.gov](mailto:swilson@hcsheff.gov)