



**THE GARDENS
AT HERITAGE GREEN
CONDOMINIUM
ASSOCIATION, INC.**

**800 Callaway Court
Chattanooga, TN 37421**

NEWSLETTER 2

November 10, 2009

DEAR ASSOCIATION MEMBERS

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

1. Board. Regrettably, the Board has recently been given the resignation of Chris Stalans (Treasurer). Chris has been our Treasurer since the Association was formed. The Board appreciates all of his hard work, and regrettably accepted his resignation October 16, 2009. As a busy professional with a major accounting firm, his workload has reached a point where he feels he can no longer effectively serve. We are searching for a treasurer. If you can be of service please let us know.

2. Budget. The 2010 budget is outlined below: We have also recently changed the association's fiscal year end from November 30 to December 31 of each year and will be filing taxes and the corporation annual report next March, 2010.

INCOME:	TOTAL
Association Dues	\$200,070.00
Interest	3,000.00
Legal Fees Collected	1,200.00
Less Past Due Fees	(6,000.00)
Total Income	\$198,270.00
EXPENSES:	
Landscaping	\$ 57,600.00
Weed Control	4,000.00
Insurance	21,000.00
Water	12,000.00
Garbage	16,800.00
Legal/Accounting	6,000.00
Fire Service	2,400.00
Electric	2,400.00
Pest Control	4,800.00
Office Supplies	90.00
Postage	180.00
Maintenance	15,000.00
Bank Charges	4,800.00
Miscellaneous	1,200.00
Total Expenses	\$148,270.00
Net Cash	\$ 50,000.00
Transfer to Reserve	\$ 50,000.00

3. Association Dues. The association dues will remain at \$130/per month for 2010.

4. New HOA Payment Procedures - First Citizens Bank/Lockbox/Coupons. The Board has unanimously adopted a new procedure in the way unit owners will be billed for HOA dues and how monies will be received. This new procedure will start January 1, 2010.

We have signed a Lockbox Agreement with First Citizens Bank. You will receive a coupon book containing 12 coupons (invoices for \$130/month for the next 12 months beginning 1/1/2010). Per the Master Deed and By-Laws, Article 10(10.1), your HOA dues are due on the first of each month. You will pay \$130/monthly and it must be received by the 20th of that month. Payments received after this will be charged a late fee of 10% per annum. All HOA dues past due 90 days or more will be turned over to the association's attorney for collection. Each coupon will have an address of where to send your checks in the future. That address will be:

The Gardens at Heritage Green, P.O. Box 63305, Charlotte, North Carolina 28263-3305

First Citizens Bank scheduled a mail date of 12/17/09 for the coupon books. You should receive your books around 12/20/09.

5. Committees. A new "Committees" list has been updated and has been posted on the bulletin board at the postal unit. Also, remember Norm Miller has started a blog for the association members. The website is www.callawaycourt.blogspot.com and is continuously updated by Norm and we appreciate that.

6. Ballots. As a reminder, we have not received everyone's ballot to date. Please be kind enough to fill it out and send to us at the above address.

7. Front Entry Sign. The Architectural Committee has been very hard at work this past year and the new front entry sign is now in place. Work will start to run electricity to the area around the sign so it can be lit. Also, one street light will be added to the front entryway. We thank all those involved for their constant efforts with this ongoing project.

8. Landscape. The Landscape crew has finished trimming shrubs, etc. They have also finished mulching. Remember, trash pick up is every Thursday and Pest Control is the third Friday of every month. The mowers mow Thursdays with the exception of rain. If you have excessive ant problems, due to all the wet weather, etc. please call our pest control company, Environguard – 266-0340. Because trash pick up and mowing both occur on Thursdays, please try to put your trash out on your driveway or alleyway so as not to be in way of mowers.

9. Maintenance. If you see a light bulb out, or something that needs to be taken care of, please contact any of the board members. We plan on replacing light bulbs with long lasting fluorescent bulbs. If you would like to volunteer to do a few things, such as help change out light bulbs, please let us know that as well. We are always looking for volunteers.

10. Pets/Receptacles. The number one complaint the Board continues to receive is about dogs. Our rules, as well as common courtesy dictates. You must have your pets on a leash at all times and clean up after them. The association has provided doggie bag stations (not the restaurant type) at convenient locations about the grounds. Please use them. Our rules as well as city ordinance require you to keep your pets on a leash at all times. We have had a number of complaints of resident encounters with dog owners who have not properly controlled their pets, even when on a leash. Aggressive behavior, barking and snarling are not condoned. "He won't bite just doesn't get it." Be a good neighbor, follow the rules.

11. Trash/Cigarette Butts. Please do not litter the greenways, sidewalks, streets with coke cans, beer cans, cigarette butts or any other type of trash. Please dispose of all trash items, cigarette butts, etc. in proper containers. Please help keep your neighborhood safe and beautiful.

12. Parking. The second biggest complaint your Board gets is about parking. We have had numerous parking violations of late. Please remember to keep your vehicles parked in your garage/driveway. Another problem is parking personal commercial work vehicles on The Gardens property. If you have one it must be parked inside your garage. Not in your drive or in visitor parking. Only commercial vehicles working on a unit are allowed, and if you have a work truck, van or trailer and cannot park it in your garage, please make arrangements to park it elsewhere. Also remember, vehicles without proper registration or expired tags are not allowed on the premises and will be towed.

Now that the holidays are approaching we need to free up the visitor parking for *visitors*. Be a good neighbor, free up the parking spaces for what they were intended.

13. Neighborhood Watch. As always, stay alert, keep your eyes open. If you see anything suspicious please call the police at 698-2525. The holiday season is upon us. Keep your garage doors down and your doors locked.

14. Collections. The Board is working to ensure that everyone is paying as they should. We understand financial emergencies, but everyone must pay as per the Master Deed and By-laws. We will try to be reasonable, but those members who ignore us, or do not follow through with promises or do not give us some type of repayment plan will be treated to the full force of collection efforts. This can include late fees as well as attorneys' fees. Please keep your HOA dues current.

Beginning in January your coupons will have a late fee and late pay date on them. All payments received by the lockbox after the 20th of the month will incur the late fee. The amount of your late fee will be posted to your account, and future payments will be credited first to the late charge, then to your fees due. It is important that you send in the late fee with any payment you know will not reach the lockbox by the 20th, so that you will not incur future late fees with your next payment.

15. Cold Weather. If you plan to be away during the winter please cut your water off to prevent frozen pipes from bursting. If you are home and we are experiencing freezing weather, open the cold water tap and let water run out at a trickle to keep the water in the pipes moving.

16. Contact Information. Reminder: we have not received everyone's emergency contact information. Please send it in when you get a chance. Thanks for your help with this.

***The Board wishes
everyone a Happy,
Healthy and Safe Holiday
Season!!***

