



**THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.
800 Callaway Court
Chattanooga, Tennessee 37421
NEWSLETTER- 3**

January 18, 2010

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, there will be an annual meeting of the association on February 2, 2010 (the first Tuesday of each February). The only business to be conducted according to the bylaws is the election of officers. You have previously been mailed an announcement, proxy and ballot. Please fill those out and send in to the board if you cannot attend the meeting on February 2. Remember, the meeting will be at Golden Corral on Gunbarrel Road in their large meeting room. Dinner, for those that wish, starts at 5:30 pm and the meeting starts at 6:30 pm. The officers of the Board currently being elected are:

Norman Miller – President, Jack Carney – Vice President, _____ – Treasurer, Ursula Jenkins – Secretary, JoAnne Maudru – Chair – Accounting/Finance Committee, Charlene Anderson – Chair – Architectural Committee, Ron Minton – Chair – Landscape Committee, Kenny Burnette – Chair – Insurance/Asset Management Committee.

2. 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 has started January 1, 2010. You should have received a coupon book containing 12 coupons (invoices for \$130/month for the next 12 months beginning 1/1/2010). Pre-addressed labels can be found on the last page of the coupon book and can be peeled off and used to mail in your payment to the lockbox at First Citizens Bank. Please be sure and mail your payments to the lockbox address which is The Gardens at Heritage Green, P.O. Box 63305, Charlotte, NC 28263-3305. Please do not mail your payments to the 800 Callaway Court address.

3. Expenses. The expenses are listed below:

**The Gardens at Heritage Green CAI
Profit & Loss**

Fiscal Year December 2008 through November 2009

1st Citizens Checking
Account
Balance as of 12/31/2009
\$11,806.49

1st Citizens Money
Market Account
Balance as of 12/31/2009
\$152,290.97

Ordinary Income/Expense	
Income	
Late Fee Income	182.00
Member Monthly Assessment	194,873.16
Total Income	<u>195,055.16</u>
Expense	
Federal Taxes	67.00
Filing Fees	100.00
Garbage Service	14,840.00
Insurance Expense	5,544.88
Interest Expense	-12.60
Landscaping and Groundskeeping	58,242.12
Meeting Expense	200.00
Office Supplies	145.54
Pest Control	7,305.00
Postage and Delivery	562.06
Printing and Reproduction	16.24
Professional Fees	
Accounting Expense	463.75
Legal Fees	7,864.27
Total Professional Fees	<u>8,328.02</u>
Repairs and Maintenance	10,892.72
Utilities	
Electric	4,827.03
Water	11,094.32
Total Utilities	<u>15,921.35</u>
Total Expense	<u>121,952.33</u>
Net Ordinary Income	73,102.83
Other Income/Expense	
Other Income	
Interest Income	1,444.61
Total Other Income	<u>1,444.61</u>
Net Other Income	<u>1,444.61</u>
Net Income	<u>74,547.44</u>

4. Budget. The 2010 budget (previously copied to you) is below: We are changing our tax year to be effective January 1 through December 31 each year and we are in the process of filing a 1120H return for the tax year ending November 30, 2009 and then a return for December, 2009.

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

5. Committees. A new "Committees" list has been updated and has been posted on the bulletin board at the postal unit. We have added/deleted a few more members for different committees. We are still looking for volunteers for the committees. We would like more committee members for the Asset/Insurance Committee as well as the Finance Accounting Committee. 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. Front Entry Sign. We have signed a 10 year contract with EPB to install a light in the front entrance of the neighborhood for security purposes. EPB should be installing this light at any time.

7. Landscape. We have started repairing/sodding certain problem areas at a time and will proceed through the neighborhood until completion. Landscaping/mowing is our biggest expense. We plan to get landscape/mowing estimates in the spring so if there is a company you can recommend, please e-mail that to the board.

8. Pets/Receptacles. The number one complaint the Board continues to receive is about dogs. The number two complaint the Board receives is about cats on the loose – trying to get into neighbors cars, garages and even houses. 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.

9. 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.

10. Parking. Please remember to keep your vehicles parked in your garage/driveway. No commercial vehicles are allowed unless they are working on a unit.

11. Neighborhood Watch. As always, stay alert, keep your eyes open. If you see anything suspicious please call the police at 698-2525.

12. 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.

13. Change Request Forms. Reminder: if anyone wants to make "outside" changes to or around their unit, the proper request form must be filled out and submitted to a member of the Architectural Committee

14. Speed Limit. Per our rules/regulations and city ordinance, the speed limit is 25 mph. Please slow down, watch out for walkers, bikers, etc.

15. 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.