



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

Website: thegardensattheheritagegreen.org

NEWSLETTER #29 January 20, 2023

DEAR ASSOCIATION MEMBERS:

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

1. Annual Meeting of 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..." Because several Board Members cannot attend a meeting on Tuesday, February 7, we will hold our Annual Meeting on Monday, February 6, 2023 at Chattanooga Elks Lodge, 1067 Graysville Road, Chattanooga, Tennessee at 6:00 PM.

The only business to be conducted is the election/re-election of board members which are below.

Officers up for election are:

Margaret Lorimer (Vice President)
Ursula Jenkins-Turner (Secretary)
Nancy Williams (Architectural Committee Chair)
_____ (Treasurer)
_____ (Chair Landscaping Committee)

Board Members not up for election this year are:

Matt Brownfield (President)
Joanne Harbort (Finance Committee Chair)
(Joanne will resign in February)
Dale Carney (Insurance Asset Committee)

Per the Master Deed, the HOA Board members not up for re-election will re-elect the officers above. (Sadly we had two Board Members pass away this year, Jack Carney (Chair Landscaping Committee) and Judy Webster (Treasurer)). If you would like to help out and join the Board please let Ursula know. Also Joanne Harbort has stated that she will resign in February.

2. Management Company. Upon much consideration the HOA Board has voted to turn over the day to day operations/management of the HOA to The Hawks Group. They are located downtown at 832 Georgia Avenue and also at Cambridge Square in Ooltewah. Our contact is Lynda Hawks, owner, President. **(423.486.9500)**. **This will become effective February 1, 2023.** Lynda Hawks will be at our February 6 Annual meeting to answer questions. They will also be sending out an informative letter in regards to their services. They have been highly recommended and one of the properties of many they currently manage is Stonebrook Condos off of Ooltewah-Ringgold Road. The HOA Board members will remain in place for the time being. We ask others to come forward at the meeting if you choose to be elected to help on the Board. It is time for new Board Members to carry on. The transition has already begun and should be smooth!! You can google Hawks Property Management or The Hawks Group on the website for more info.

3. HOA Dues. Dues will continue to be paid in the same way we have been paying. 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 CAI, P. O. Box 63305, Charlotte, NC 28263-3305. (Please note that it takes the lockbox 7 - 10 days to process a payment). **The new management company will start fining unit owners where dues are not paid by the 10th of each month per our documents so please be sure HOA dues are timely paid by the 10th**

4. Profit & Loss Statement. Per the Master Deed and Bylaws, The Gardens Profit and Loss Statement and Balance Sheet through December 31, 2023 detailing line item expenses for the previous year is attached to the back side of this newsletter which is being mailed to all unit owners

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 and can also be found on the gardens website under "Change Request Form/Exterior."

6. City Pet Licenses. The City of Chattanooga requires proof of spay/neuter be provided by your veterinarian and 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, you will be ticketed to city court and fined a fee. City licenses are effective from January 1 to December 31 during the year of issuance. If you have any questions please contact McKamey Animal Center- 423.305.6500. Per the city ordinance and the HOA rules, please be sure to keep all pets (dogs and cats) on a leash at all time. We still have wandering cats and McKamey has been called to come out and pick them up. Also please scoop up your pets mess.

7. Neighborhood Watch. Please contact the Chattanooga Police Department - www.chattanooga.gov/police-department: Non - emergency dispatch - 622-0022 (report suspicious activity/people); 911 - Emergency number; The Chattanooga Police Department main number is 6982525. Please keep all vehicles locked and remove valuables from your car. Soliciting is not allowed----signs are posted.