

Heatherwood Homes Association Minutes
Summary of Email Correspondence in Lieu of Minutes
July 2025

We voted in June to skip having an in-person Board meeting in July but will email any updates that need attention from the Board. Our August meeting will be for lunch at Greg & Cindy Hunter's lake house on Sunday, August 17th. Plan to meet around 1 o'clock.

1) Open Positions on the HOA Board. Annette and Paul are working on a letter to send out to Heatherwood residents about open director positions. Before the new letter is created, Greg will do the following:

1st, reach out to Shadowbrook management company and Bukaty, our accounting company, for their estimate on charges for property management.

2nd, reduce the number of letters mailed out by eliminating those living in rentals.

3rd, since it was the scare of a management company that helped Cindy & Greg decide to help out by being on the Board, mention in the letter that we are open to co-chairs or husband & wife teams for the open positions. We really are in critical need of volunteers.

2) Excess Payment Paid for Painting Services at Heatherwood Homes FY 2025.

Harish has contacted Paul Potter several times regarding the overpayment to his business because they did not reduce the invoices for the \$1,500 deposit that we paid for 2025 services. Harish sent a review of the invoices that were received and paid. Greg also sent an email to Paul Potter asking for the remittance of \$1,500 and will give him a follow-up call.

3) Mud-jacking of Sidewalks in Neighborhood. Steve Glary did a follow up with Rachel at Supporting Strategies for the payment to the mud-jacking company for their work on our sidewalks. An issue with the invoice was identified and corrected.

4) Status of the Certified Letters Sent to Landlords regarding Rental Properties in Heatherwood.

Letters were prepared for all six rental properties within Heatherwood and sent by certified mail. Four were delivered and signed for; one for Roxanne Mitchell was not signed as having been received; and one letter for Monica Blaeuer was not sent due to an undeliverable address. (Greg to follow-up with Mark Allred to get current information about her.)

Greg talked with Steve Niswonger and Mark Allred about the rental history in Heatherwood and the November 2011 vote on not allowing rental properties in Heatherwood after that date. (An Amendment to Villas Restrictions was filed on November 16, 2011.)

The Board plans further discussion as a resolution to the current rental property. A homeowner vote is not out of line. Greg has received a complaint from someone neighboring a rental.

- 5) Change in Homeowners Association Insurance. Since American Family Insurance is no longer insuring homeowners' associations, we had to find a new insurance company. Paid our new HOA Insurance policy with Philadelphia Insurance Companies, Philly for short. The premium of \$887 a year is from July of 2025 till July of 2026.
- 6) Limitations on Placement of Yard Signs. Here is a friendly reminder about yard signs; they have a thirty-day life span. We understand some contractors like to advertise their business in your front yard with their company's lawn sign. That is perfectly fine for thirty days, then they need to be removed. Exceptions to the thirty-day rule would be: real estate signs, or signs kept in the landscape near the front of the house for school or church, etc.