

THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter



MARCH 2025

A GREAT PLACE TO LIVE

VOL. 44 • NO. 3



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Must show proper military ID. Excludes cleaning, exams and X-Rays. For first-time uninsured patients only. Coupons cannot be used with any other offer. All coupons must be presented at time of service. No exceptions. Exp. 3/31/25

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ONE FREE CROWN
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D6245 or D6740

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FREE CONSULTATION
for Therapeutic Botox for the TMJ.
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For first-time uninsured patients only. Coupons cannot be used with any other offer. All coupons must be presented at time of service. No exceptions. Exp. 3/31/25



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Staff & Phone Numbers

Keith Elder President, Ponds and Lochs
 Joe Cuccio 1st VP, Secretary, Security, Buildings
 Myrna Stover 2nd VP, Events
 Susan Thompson Director at Large
 John Turner Grounds, RV Compound
 Available Treasurer
 Laurie Fasulo Office Administrator
 Judy Huffman Heather Newsletter Editor

As a reminder, the newsletter is available on the HPOA website – www.heatherpoa.com. So if you are away, you can still find out what's going on.

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 Gate House (NOT FOR EMERGENCY). . . 352-596-4011
 Hernando County Sheriff's Office 352-754-6830
 Police (EMERGENCY ONLY) 9-1-1

DEADLINE

The deadline for the next issue of The Heather Newsletter is April, 2025.



You can send the article in PDF format to heatherpoa11@yahoo.com or drop off your typed article at the HPOA office, attention Editor. Thank you.

IMPORTANT MESSAGE: TO ALL HEATHER CONDO AND HOMEOWNERS

Please **DO NOT** drive across the median centers on St. Andrews Blvd. and Heather Blvd.

Not only are you posing danger to people walking or riding bicycles and other vehicles, but you also are damaging the grass and plants.

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YOGA

If you are a certified instructor or know of anyone who may be interested in carrying on the classes, please contact Laurie at the Heather Office.

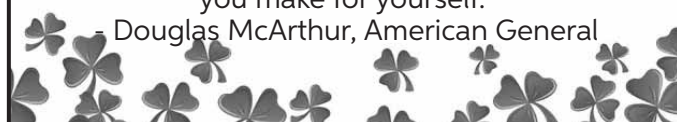
March Inspirational Quotes

"Never iron a four-leaf clover. You don't want to press your luck!" - Irish Proverb

"May the Leprechauns be near you to spread luck along your way and may all the Irish angels. Smile upon your St. Patrick's Day." - Irish Blessing

"The best luck of all is the luck you make for yourself."

- Douglas McArthur, American General



President's Corner

Keith Elder

Welcome warm weather! But with warm weather it brings more outside activities, bike riding, people walking, and some jogging and others in golf carts, so let's keep a lookout for them while driving around in the neighborhoods.

I would like to say a word or two about Rickie Pelletier. He resigned from the Board last month for personal reasons. He did his best for the community while he was on the Board. He did a lot of behind-the-scenes activities. He did the benches near the ponds; he worked out in the pouring rain cutting down trees out of the way during the storms. He helped us get the new insurance to bring our costs down. He got his sign that's upfront now. He worked by my side in the Helping Hands Program for those in our community that need our help. So, I personally would like to thank him for everything he did for the Board and for the Heather Community.

And finally, I would like to talk about the **entire Heather Community**. It is comprised of the Fairways, Heather Walk, Heather Sound, The Bluffs – Pickett Park, and The Greens. **We are All One Big Community**. We have some proposed changes to the Heather POA Deed Restrictions that will be going up for a **vote for all members of our community**. I would like for everyone to vote, even though some of the proposed changes may not pertain to you at this time, but in the long run, it makes the community a better place to live and raise our family. When you receive your ballots in the mail, please take the time to vote and return them to us!

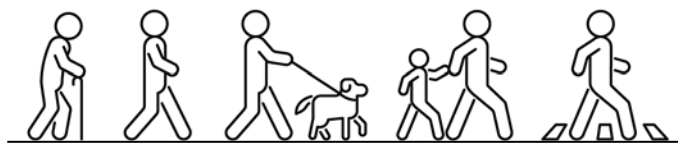
Thank you and God Bless



Attention: All Nighttime Walkers!

To be safe at night, bright, colorful clothing helps drivers see you while walking at night and dog walking!

Reflective tape or shapes added to your clothing would make you and your dog more visible to drivers.



Daylight Saving Time

As of the writing of this article, Daylight Saving Time will still be observed in March 2025 – “springing forward” by one hour at 2am on Sunday, March 9.

The current daylight-saving period was established with the Energy Policy Act of 2005 and went into effect in 2007. However, daylight saving time was started by Benjamin Franklin's “An Economical Project,” written in 1784 is the earliest known proposal to “save” daylight. Back then it was to support laws to compel citizens to rise at early dawn to save the expense of candlelight!

Over the years Daylight Saving Time has been controversial and especially by farmers who object to doing their early chores in the dark. Other controversial reasons have included health concerns which can lead to inadequate sleep, decreased attention, mood disorders, etc. Also, the disruption caused by changing the clocks can affect traffic accidents and job accidents. But as far as any actual energy savings from Daylight Saving Time is inconclusive. Some polls have found that over 60 percent of adults favor discontinuing Daylight Saving Time. With recent political rhetoric we shall see what the future holds for DST!



RV Compound



I'm John Turner, and I'm the newest member of the HPOA Board. I look forward to meeting each and everyone of you and hearing your comments, concerns and ideas. Since I've been tasked with overseeing the RV Compound there has been some confusion, I've noticed in our RV area as far as people possibly being in the right spot. I think it would be helpful if people double-check Laurie in the office to confirm with her your assigned spot. Also, I discussed with Laurie concerning whether people leave their spot, could they be compensated for months they didn't use it? This will be discussed with the rest of the board to see if this will happen. It would be moving forward, so unfortunately no retroactive payments could be made.

Thank you,
John Turner

Architectural and Design Committee

As full-time homeowners, we who volunteer here for the A&D Committee, fully understand the work and time it takes to maintain the exterior aesthetics of our homes.

Most of us in the community do a phenomenal job in maintaining the beautification of our properties. So, I am going to take a moment to address those who do not comply. To call out those who choose to push the envelope time and time again by failing to adhere to our Deed Restrictions. It's simple... avoid infractions and you'll avoid putting yourself under the microscope!

Volunteer, Isaac, is being proactive by leaving a courtesy A&D business card to those in violation... giving you a chance to correct the issue and avoid receiving letters.

To make it easier, here is what is expected of you:

- NO PARKING VEHICLE ON THE GRASS
- KEEP YOUR GRASS CUT
- KEEP YOUR PALM TREES PRUNED & YOUR BUSHES TRIMMED TO 6' MAX HEIGHT
- CLEARAWAY YARD DEBRIS OF ANY KIND
- CLEAR FROM YARD TOOLS, BIKES, AND KIDS' TOYS AFTER USE
- REMOVE FROM SIGHT YOUR CAMPER, RV & NON-BOAT TRAILER
- ***RENTERS ARE EXPECTED TO FOLLOW DEED RESTRICTIONS***



GATEHOUSE NEWS

March is here and with it comes warmer weather thanks to the first day of Spring. Another noteworthy day in March includes St. Patrick's Day, March 17th.



The Gatehouse team is losing a great member of the team. Richard has been with us for over 5 years. He is really trying to retire this time! He also is starting a new chapter and got married in February. Congratulations to Richard and Rebecca!

We would like to welcome Patti to our Gatehouse team.

May you have all the happiness and luck that life can hold!

The Gatehouse Staff

SIGN UP TO HELP IN 2025 WITH EVENTS & ACTIVITIES

Please indicate your specific interest and the dates you're available.

Name: _____

Phone: _____

Email: _____

Tell us how you're able to help:

(Please return to the office.)

ATTN FACEBOOK USERS!



Did you know we have a special FB (FaceBook) page entitled, **"The Heather Community Residents Weeki Wachee, FL."?**

We currently have **758** on the FB Heather Community website. It is one of the most expedient methods to reach out to our Heather residents. If you are on FB, please join us. Please spread the word. The only stipulation is you must reside in the Heather.



Since I'm a new member of the board, there's not a lot to discuss so far about the common grounds. I have talked with the owner of our landscape service company, and we discussed previous concerns about the Spanish Moss in some of the trees and possible treatments. I will keep you posted by the next newsletter if anything has been decided as far as 100 per cent safe treatment. My main personal goal for this community is to keep the costs as low as possible and to avoid all unnecessary costs.

Thank you,
John Turner

••●EVENTS●•

Presently we have no events planned for the month of March. However, If anyone has an idea for an event that you would like to organize and put on please feel free to contact the office and let Laurie know.

Tai Chi for Arthritis is in full swing. The attendance has been great and gauging from all the laughter heard in the office, attendees are having a great time. There's still room to join and it's FREE!!!

FYI – Laura has just informed me that Tai Chi is being extended an additional 16 weeks beyond the original March 26th .

Upcoming Events in April:

- Time to start gathering all those “treasures” you're ready to let go of. HPOA COMMUNITY YARD SALE: April 5th from 8am – 3pm
- Easter Egg Hunt – date and time to be determined. Volunteers will be needed. The Easter Bunny may even make an appearance.

Remember, if you have any event ideas and would like to organize and spearhead the event, just call or stop by the office and let Laurie know.

Myrna Stover
Director of Events.



Mark E. Hager
Attorney & Counselor at Law, LC
Advice & Counsel

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- Probates
- Living Trusts
- Special Needs Trusts
- PET TRUSTS

Areas of Practice

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Wills, Trusts, Living Wills,
Durable Powers of Attorney

- **Probate:**
Formal Administration, Summary
Administration, Trust Administration

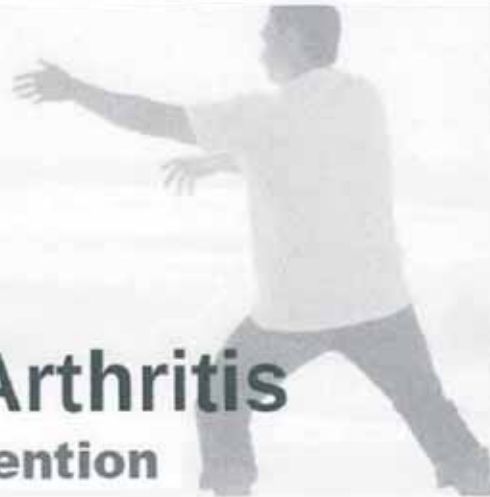
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Tai Chi for Arthritis and Fall Prevention



This program is designed to improve strength, balance, mobility, and daily functioning and to prevent falls in older adults, for individuals with balance disorders and/or arthritis.

Who should Attend?

Older adults & anyone with a history of falls, balance disorders, leg muscle weakness, gait, difficulty walking and/or arthritis.



Your instructor, Laura Gonzalez Gamba, is a certified coach for Tai Ji Quan Moving for Better Balance and Tai Chi for Arthritis. She is also a Master Senior Trainer for the Diabetes Empowerment Education Program and a certified lay leader for the Matter of Balance: Managing Concerns about Falling program.

The classes are FUN and all exercises can be done seated, standing with chair assist, or standing.

It's ALL ABOUT
YOU

Where:

The Heather Community
Center

When:

Mondays & Wednesdays

February 3, 5, 10, 12, 17, 19,
24, 26

March 3, 5, 10, 12, 17, 19, 24,
26

From 9:00 - 10:00 a.m.

Reserve your spot with
Laurie or
Management!

FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE

FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE FREE




BUNCO

Every Monday at 1:00pm at the Heather Community Center

It's Just \$5.00 to PLAY!!

Prizes are given for most buncos, most wins, last bunco, most losses, and a special drawing.

Come for Fun and Enjoyment!
Hope to see you.



The Heather Library

The Heather Library needs volunteers! Visit with Kathy and Audrey every Wednesday at 11am to help organize books, magazines, and puzzles. Thank you!

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Proverbs 22:1- "A good name is to be chosen rather than great riches, loving favor rather than silver and gold."

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March 2023

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Hernando County
Resident's Reception

 Saturday, April 5, 2025

 10 a.m. - 2 p.m.

 Anderson Snow Park

Local businesses
showcased at the
Resident's Reception!

This special event, held alongside United Way of Hernando County's 10th Annual "KICK" Start to Early Literacy Kickball Tournament, is designed to introduce the community to the incredible businesses and services available right here in Hernando County.



Greater
Hernando
County
**CHAMBER
OF COMMERCE**
STEP UP TO SUCCESS

Questions? Call 352-796-0697

Editor's Column

Judy Huffman

Happy March to all our Heather property residents!

The Heather POA and all the various committees and groups are always looking for more people to help, participate and attend in the activities.

Come check out and join in on some of these activities –

- Tai Chi for arthritis
- Come Dance with Us
- Let's play Bingo
- Bunco

Dates and times for these activities are in the calendar and articles. Also, we are always looking for volunteers to help with upcoming events. Just give Laurie a call and give her your name and telephone number and give her an idea of what interests you.

Making an effort to get involved in our community is a great way to establish some friendships. Living in the same area, sharing the same interests, listening and communicating each other's viewpoints, and learning one another's senses of humor helps to form friendships. The more friends share, the stronger their relationship is likely to be. Friendships help foster acceptance of one another and appreciation of what you share rather than any differences.

In thinking about the word "friendship" I remember the Irish Toast that goes...

"There are good ships and wood ships, ships that sail the sea, but the best ships are friendships and may they always be."



COME DANCE WITH US!



Wednesday evenings from 6:00pm – 9:00pm we offer dance lessons at the Heather Community Center. Your first visit is free! After that it's \$9.00 per person. The music is from the 1940's through the 1980's. We

offer a mini-dance lesson at breaktime which can include line dancing.

Morning Line Dancing classes are scheduled on Tuesday mornings at 10:30am. The classes are only \$5.00 per class. Come join us and bring a friend!

David Mussato

INFORMATION

IF YOU LIVE IN THE CONDOS OR VILLAS

The Greens
call Qualified Property Management
877-869-9700

The Bluffs
Qualified Property Management
877-869-9700

Heather Walk
Sentry Management
727-942-1906, ext. 53523

The Fairways
Susan Mackert
352-686-7940

Heather Sound
Michele Hernandez
314-614-6984

Let's Play Bingo



Join us for BINGO every Wednesday at 1:45pm, in the month of October. Dates are 3/5, 3/12, 3/19 and 3/26 at The Heather Community Center.

Bring a friend, meet new friends and have fun!

**PROPERTY CHANGE APPLICATION - Mail or hand deliver to
ARCHITECTURE AND DESIGN COMMITTEE HEATHER PROPERTY OWNERS' ASSOCIATION**
9100 Nakoma Way, Weeki Wachee, FL 34613 / (352)596-5028 This form is to be used by Heather
Property Owners to file a property change with the A&D Committee. Only one project may be listed on each application.
Please Note: If you are not in good standing (paid up to date) with the HPOA your application will not be considered.

NAME _____

ADDRESS _____

LOT _____ BLOCK _____ PHONE # _____ DATE PRESENTED _____

DESCRIBE SITUATION (Attach copy of plans/diagrams/etc. to this application)**

LOCATION _____

State location of property change

TYPE OF CHANGE (Be brief, but descriptive and accurate)

This request may or may not fall within the jurisdiction of the A&D Committee. Nevertheless, you will be notified within 30 days of our decision.

COMMITTEE USE ONLY:

Your signature

Date received by Committee _____ Date photocopy of this application mailed/given to property owner _____

Action taken _____

Signed by: _____ Date: _____

Form revised – November 2024



Rudi Seligman, CFS
*Investment Specialist
Glen Lakes resident*



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How can we help you? What do you want your property to look like? What would make you happy?

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St. Patrick's Day Special Discount 10% OFF with This Ad
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\$1,000,000 Liability • \$1,000,000 Workman's Comp • Bonded

(Calendar - pg. 12)

(Calendar - pg. 13)

DON'T FEED THE WILDLIFE!

The Florida Fish and Wildlife Conservation Commission (Rule: 68A-4.001 General Prohibitions) states that people should not feed wildlife as wildlife can be a public nuisance.

“Intentionally offering or placing food or garbage out will attract black bears, foxes, raccoons as well as other wildlife.”



The Fairway

Well, I am sorry to have to continue with the negative information I submitted with regard to what is going on at The Fairway with regard to the changes to the Florida Statutes and the reaction of two of the Board members.

As you know a meeting was scheduled for February 4 which was cancelled less than 24 hours of the scheduled time. Normally when a Board member cannot attend a meeting notice is given with a reason such as a medical emergency or another commitment and this time one member did have a medical emergency which was not told to me until after the meeting and the other gave no reason whatsoever. I was told by our property manager that Florida Statutes do not require a reason. This may be so but our Board has never treated each other in this manner prior to the resistance that has been going on for the past few months.

I felt it my responsibility to show up for those that would be showing up and do my best to answer any questions they might have. I was thrilled to find 24 people anxious to find out what is happening with their Board and their property.

I am working diligently to do what is best financially and businesswise for the owners and the Board and our property manager are treating me like I have done something wrong and have totally shut me out their contact information and are doing everything they can to undermine me and be disrespectful in any and every way that they can. After all the years that I have served our community, I never thought I would see this day.

In addition to the Website situation that you are aware of I am trying to change the time of the meeting per all of the requests I have received, and they are fighting me on that also. I have questioned them as to who they represent themselves and their interests or the owners.

It appears that I am spinning my wheels at this point. I will not give up but it is entirely up to the owners to step in now and do some demanding for change for the things you are aware of and want.

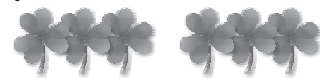
Another subject that has been overlooked for many, many years is that Audited financial statements need to be prepared by an independent certified public accountant annually. This has been requested by an owner for years now and one of the Board members insists we do not need to do it. It is part of the Florida Statutes and I will be bringing this up yet again. We do not need an extremely expensive audit (as suggested as not being necessary by a Board member) but we need our financial statements audited by a CPA based on our annual income.

I am also going to bring up that though an owner does not have to live at The Fairway to be on the Board I feel that the owners are served better when the member lives on the property and is closer to the everyday activities that need attention.

A meeting was scheduled for February 24. I was not contacted about this and found out about it from the signage at the front of The Heather. I questioned this and got the run around. I had attempted to set up a meeting and wasted all kinds of energy since the other Board members and the property manager had already set a date and time (3:30) without questioning my availability. Another example of what is going on.

I want to thank all of the owners that have been supportive during this time and that have offered to do whatever they can to help make the decisions that have to be made in our best interest and not based on friendship and/or loyalty. Appreciation is necessary for our present manager's service but she is not able to give us what we need without it costing a lot of money unnecessarily and is not able to bring us up to date with computer service.

Respectfully,
Saundra Piercy, President



⌋ The Greens ⌋

Don't forget, the 2025 Annual Meeting is Tuesday April 8th 6pm at the HPOA Community Center. The annual social is at 5pm, please RSVP per the letter that was mailed near beginning of February. Hope to see everyone there.

Friendly safety reminder for all owners about dryer vent pipe cleaning. A blocked dryer vent can be very dangerous, which becomes a fire risk, not only for you, but for your neighbors in the same building. It is the responsibility of each of homeowner to have the dryer vent pipe cleaned out on a regular basis. That “regular basis” is dependent upon how much laundry is being done. I'm not a dryer vent expert, so I cannot give you a timeframe.

Heather Sound

Summer will be here soon. Some of our most awesome neighbors are busy doing neighborhood projects. Thanks Jack and Rich.

We also need to get out there and shop for new pool chairs. We have new neighbors and a couple of places still for sale. That's unusual for Heather Sound. Welcome everyone!

May I also remind our residents that we need 2 people to join the Board. It's not that scary!

Diana Retan



Pickett's Park Pool

Can you believe that we are in March already? The Board wishes everyone a fun and Happy St. Patrick's Day! A quick reminder to the residents of The Greens and Bluffs – if you have anything that is in good condition and you would like to donate for our annual tag sale, you can contact me. (My phone number is posted at the pool). We have room to store it. The money raised is always slated for an extra project for the pool area. We really appreciate your support!!!

As it gets warmer, we are looking forward to seeing more of our members come down and enjoy your pool.

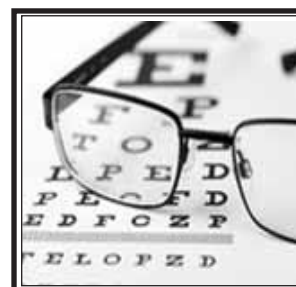
Thank you,
The Pickett's Park Pool Board



Ponds and Lochs

Aqua Scope is doing a fantastic job on all our waterways, turning them blue, taking care of the algae blooms. He responds to our request if there's any problem areas like with water lilies. He does work from the shores and with the airboat so he can get out in the middle areas to get the job done.

Thank you,
Keith Elder



**PLEASE BRING OLD
EYE GLASSES TO
THE Heather office
for the Lions Club to
give to those in
need. Thank you!**

Hopefully by the time you're reading this, you've already received an email from QPM about a group discount for this service. A reputable local company, Safe-D-Vent, has offered the owners within The Greens a discount. The Greens board of directors recommends you take advantage of this offer. There's nothing in it for us. We're getting the same discount as everyone else. What is in it for us though, is the peace of mind that we had many owners do this for the safety of the overall community. If you already have a company that does this for you, that's great, continue to use them.

Thank you,
Bill Tignanelli



The Bluffs

Happy March!

We are off to a good start for 2025 and expect to enjoy a very good year. Board elections are coming soon. If you have received your Membership Meeting and Intent to Serve information, please consider how you can contribute to your community. You don't have to commit to being a board member to contribute.

We have several projects in mind that will require help completing. One is a revision of our Covenants and By Laws and Rules and Regulations. I urge you to review these original documents on the portal and make suggestions about what you would like to see updated. We may need to consider adding wording about things like electric vehicles and other new technologies. Simple improvements can help all of us better understand the differences between common elements and limited common elements. What about feeding wildlife? Even our loosely written rules about pets, types of vehicles and even the use of clothes lines can be altered, removed or updated for modern times. The way our garbage is handled is different than that stated in our documents. We may also want to clarify remote meetings and voting. The 2024 Florida Statutes, Chapter 718 address this and other important issues that simply were not available in 1989. After all, a lot has changed since then! This really is an "all hands-on deck" project that will be beneficial to every unit owner, especially if all participate. Think about how you can help.

The March meeting is planned for Monday the 17th. Always check the bulletin board for any changes or new info.

Your Board,
Edna, Yuri, Kelly, Carmella and Julie

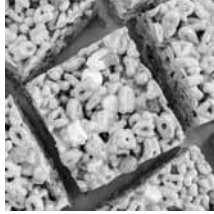
Heather Walk News

Another month has already gone by. It has been a nice quiet month around here. A little bit cold and a little bit warm. We love all the weather here in Heather Walk.

Lucky Charms Bars

Ingredients:

Nonstick cooking spray
½ cup salted butter
2 (10 oz.) bags mini marshmallows
1 tsp. vanilla extract
¼ tsp. kosher salt
9 cups Lucky Charms cereal, ½ cup marshmallows reserved for topping
10 oz. white or green candy coating wafer
Gold sprinkles



Directions:

Lightly coat a metal 13-by-9-inch pan with nonstick cooking spray. Line the pan with parchment paper, making sure to leave an overhang for easy removal later. Lightly spray the parchment with nonstick cooking spray.

Place a large, heavy-bottomed pot over low heat; lightly spray the inside of the pot with nonstick cooking spray. (This will help with getting the marshmallow and cereal mixture out of the pot.) Add the butter, letting it melt completely before adding the marshmallows to the pot. Make sure to stir every so often until the marshmallows are melted. The mixture should be completely smooth at this point. Stir in the vanilla and salt. Once the salt has melted into the marshmallow, remove the pan from the heat, and stir in the cereal, 3 cups at time. This helps to make sure the marshmallow and cereal are thoroughly combined.

Immediately pour the mixture into the prepared pan. Lightly coat your hands with nonstick cooking spray to help keep the mixture from sticking to your hands while pressing it into an even layer. Let the treats cool completely, at least 30 minutes.

Once cool, gently pull on the overhanging parchment to lift out the whole treat. Place on a cutting board and cut into 2 1/2-by-3-inch bars. Set them aside on a sheet pan lined with parchment paper.

Meanwhile, melt the wafers in a small, heatproof bowl set over a pot of almost simmering water, stirring every so often, until smooth. Remove the bowl from the heat and dip each rectangle into the candy coating diagonally, letting the excess coating drip off. Return the dipped bars to the prepared sheet pan.

While the candy coating is still wet, decorate with a few of the reserved marshmallows and sprinkles. Once all are dipped and decorated, set aside until the coating is completely set. Serve immediately. (15 servings)

Well Andi and the Social Committee, again, topped off a great brunch for Groundhog Day! It was a pleasant day with lots of residents in attendance. Great food prepared by Andi, Bonnie, Vicki, Carol, and Wilma. The trivia game was lots of fun with much laughter.

Now let us see what our Social Committee has up their sleeve for the upcoming St. Patty's Day Celebration. It should be another great get-together. These people know how to do it up right.

Tia Chi for arthritis is in the process for eight weeks at the HOPA Center. Laura Gonzalez Gamba is the best certified instructor and has agreed to be in the Heather for us again.

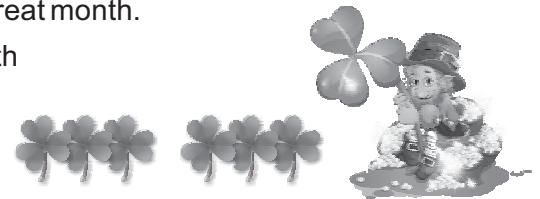
Rite Guys have been doing cleanup and trimming around the neighborhood during our winter season making our community look good.

Parking on roads continues to be an issue and is prohibited from midnight to 7am. There are still cars on the roadways overnight. Fines and towing are expensive. We have a recent agreement with the HPOA security patrol who is patrolling our neighbor as part of their security and have the authority to have vehicles towed during the prohibited hours.

Let us try and be respectful of rules and regulations and have a great month.

Till next month

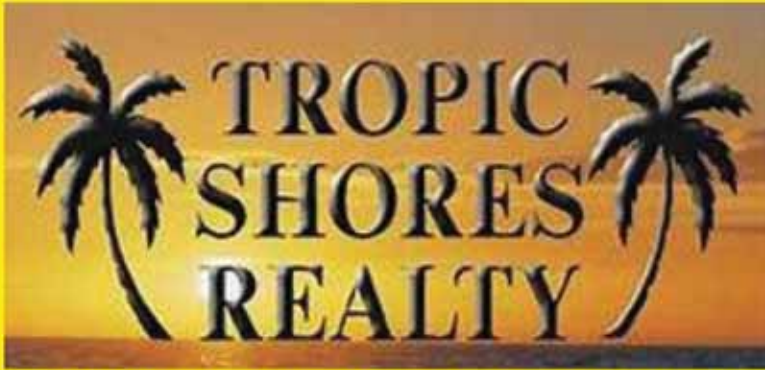
Sue Tolbert



Some St. Patrick's Day Fun Facts

- St. Patrick wasn't Irish. He was born in Britain in 385AD to Roman parents.
- The shamrock has Christian meaning – St. Patrick used the shamrock to teach the Christian doctrine of the Trinity. But later interpretations said 3 leaves are meant to symbolize hope, love and faith. If there's a 4th leaf, it symbolizes luck- a 4-leaf clover!
- Blue was the original color of St. Patrick's Day as it is the dominant color of the ancient Irish flag. However, after the Irish Rebellion in 1798, the Irish soldiers differentiated themselves from the British (who were wearing red clothes) by wearing green uniforms.
- Bacon and cabbage are the more traditional Irish dish. However, corned beef and cabbage has been the Irish-American traditional meal of St. Patrick's Day.
- Leprechauns we first written about in old Irish fables. They were different than what we depict them today as small little bearded men, wearing a coat and hat, who are mischievous in nature and associated with this Irish celebration of culture.

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Trauma Fellowship



Patrick Demarkarian, M.D.
Fellowship Spine Surgeon



Kenton Parnas, M.D.
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Heather Property Owners Assoc

Balance Sheet As of January 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	85,410.82
Regions Bank MM - Reserves (5797)	69,137.21
Regions Treasury Note (9cCM)	133,915.05
Total Bank Accounts	\$288,463.08
Accounts Receivable	
Accounts Receivable (A/R)	-60,914.24
Total Accounts Receivable	\$ -60,914.24
Other Current Assets	
Undeposited Funds	6,825.02
Total Other Current Assets	\$6,825.02
Total Current Assets	\$234,373.86
Fixed Assets	
Air Conditioners	11,251.26
Building	243,384.07
Building Improvements	23,603.60
Total Building	266,987.67
Furniture & Equipment	52,982.41
Outside Equipment	16,727.94
Sign	16,025.40
Sprinkler Systems	8,482.00
Total Fixed Assets	\$372,456.68
Other Assets	
Depreciation	-192,374.53
Total Other Assets	\$ -192,374.53
TOTAL ASSETS	\$414,456.01
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	
Regions Visa (0043)	0.00

Heather Property Owners Assoc

Balance Sheet

As of January 31, 2025

	TOTAL
Total Credit Cards	\$0.00
Other Current Liabilities	
940	-655.21
941	-1,140.76
Building Rental Security Deposits Received	150.00
Designated Donations	650.00
Direct Deposit Payable	0.00
Payroll Liabilities	0.04
940	199.92
941	1,140.76
Bloom - Midland Funding LLC	456.39
FL Unemployment	-6.84
Total Payroll Liabilities	1,790.27
RV Key Deposit	1,420.00
Total Other Current Liabilities	\$2,214.30
Total Current Liabilities	\$2,214.30
Total Liabilities	\$2,214.30
Equity	
Federal Taxes	-4,438.00
Opening Balance Equity	8,452.29
Reserves	0.00
Equip/Replace/Repair	18,541.00
Lochs	6,000.00
Painting	0.00
Paving	5,000.00
Pump/Sprinklers	12,500.00
Roof	25,500.00
Total Reserves	67,541.00
Retained Earnings	339,152.96
Net Income	1,533.46
Total Equity	\$412,241.71
TOTAL LIABILITIES AND EQUITY	\$414,456.01



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Heather Property Owners Assoc

Profit and Loss

May 2024 - January 2025

	TOTAL
Income	
Building Rental Income	1,650.00
Estoppel Fees	5,400.00
Hernando County/Maint Income	2,800.00
Interest Income	6,033.82
Lot Fee Income	178,165.58
Lot Late Fee Income	2,705.00
RV Compound Income	3,200.00
Social Activities Income	3,033.07
Social Activities Expense	-5,278.19
Total Social Activities Income	-2,245.12
Total Income	\$197,709.28
GROSS PROFIT	\$197,709.28
Expenses	
Bank Charges & Fees	78.92
Building Maintenance	12,694.84
Janitorial Supplies	127.52
Pest Control Indoor Only	103.99
Total Building Maintenance	12,926.35
Business Licenses & Permits	525.00
Computer & Internet	462.58
Office Computer	297.00
Yahoo email	143.92
Total Computer & Internet	903.50
Contractors	439.54
Go Daddy website	288.00
Insurance	-6,120.45
Business Liability- PCS	14,914.51
Workers Comp	1,711.00
Total Insurance	10,505.06
Maint. Grounds	2,581.60
Force Mows	280.00
Irrigation - Sunshine State Sprinkler & Irrigation	305.26
Maint. Lakes	2,658.73
Maint. Lakes - AquaScope	5,280.00
Mowing, Landscaping, gas- 3 seasons	28,579.20
Tree / Scrub Removal or clean-up	666.01
Total Maint. Grounds	40,350.80

Heather Property Owners Assoc

Profit and Loss

May 2024 - January 2025

	TOTAL
Office Supplies	4,065.88
Meals	18.88
Postage	645.75
Postage Certified Letter Fee	234.15
Total Postage	879.90
Total Office Supplies	4,964.66
Payroll	660.00
FL Unemployment-RT-6	2.80
Gross Wages	57,365.50
Holiday	700.00
Mileage Reimbursement	15.93
Payroll Processing Fees	258.00
Payroll Taxes	
940	190.90
941	4,551.67
SUI	31.80
Total Payroll Taxes	4,774.37
Sick	453.00
Vacation	980.00
Total Payroll	65,209.60
Payroll - Garnishment	458.50
Professional Fees	1,022.76
Accounting	1,888.32
Consulting fees	698.26
Legal Fees	2,431.57
Newsletter Editor	1,275.00
Total Professional Fees	7,315.91
QuickBooks Payments Fees	268.98
Repairs & Maintenance	211.37
Cleaning Service	532.50
Trash Pickup	138.75
Total Repairs & Maintenance	882.62
Security	9,062.38
Sheriff's Patrol	14,040.00
Taxes & Licenses	
Property taxes	1,152.97
Total Taxes & Licenses	1,152.97
Utilities	
Electric	19,577.55
Telephone-Spectrum	2,851.08

Heather Property Owners Assoc

Profit and Loss

May 2024 - January 2025

	TOTAL
Water & Sewer	3,601.20
Total Utilities	26,029.83
Total Expenses	\$195,402.62
NET OPERATING INCOME	\$2,306.66
Other Income	
Credit Card Processing	51.80
NSF Fee Income	25.00
Total Other Income	\$76.80
Other Expenses	
Bad Debt Expense	774.00
Refunds to Members	76.00
Total Other Expenses	\$850.00
NET OTHER INCOME	\$ -773.20
NET INCOME	\$1,533.46



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Remember: Current building codes reflect lessons learned from past storms. Contact the local building code official to find out what requirements are necessary for your home improvement projects.

Mobile and Manufactured Homes: While mobile and manufactured homes are great places to call home, they are **NEVER** good shelters during a severe storm. Residents should have an evacuation plan in place.

Tying Down: Manufactured home straps help to prevent high winds from dislocating your home, which can cause damage, injury, and loss of life. Solid skirting around a manufactured home increases the threat of wind damage. Lattice or grillwork, offers less wind resistance and will reduce the chance of the wind lifting the home off the ground.

Learn more by calling Hernando County Emergency Management at 352-754-4083.



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