THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter

November 2026 | A GREAT PLACE TO LIVE | VOL. 45 • NO. 11



heatherpoa11@yahoo.com www.heatherpoa.com

VALUE DENTAL CARE

HAPPY THANKS GIVING



Dr. Ivelyn Santini, DDS Dr. Mark Behm, DMD Dr. Isaac Bosco, DMD





TIME IS RUNNING OUT!

Use it or Lose it!

2026 Insurance Benefits

Onsite denture lab using all American made materials. Relines and repairs done in the same day in most cases.

Now Accepting Medicare Advantage Plans!!

Fix Your Smile. Full Arch Fixed Teeth

$9,950.00 Includes CT Scan (D0367), Guide, 4x Implants (D6010)

Temporary Denture, Fixed Screw Retain Acrylic Teeth (D5810 or D5811) (D6118 or 6119)

Excludes Extraction (D7210), Core (D7953) Coupons cannot be used with any other offer. All coupons must be presented at time of service. No exceptions. Exp. 11/30/26

IMPLANT SPECIAL

$3,250

D6010, D6058, D6057

Includes: implant, implant crown, abutment. Excludes: site preservation including bone grafting, and a surgical guide, cone beam CT scan and extractions. (D4625, D7953, D0367, D7210)

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. 11/30/26

$850.00 PER ARCH COSMETIC NON-METAL FLEXI PARTIAL

D5225 or D5226 uninsured patients only.

Coupons cannot be used with any other offer. All coupons must be presented at time of service. No exceptions. Exp. 11/30/26

FREE

Exam & X-Ray or Second Opinion

(D0150 & D0210)

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. 11/30/26

Fixed Bridge ONE FREE CROWN

Savings of $830 (Pontic)

with the purchase of 3 units or more. D6245 or D6740

EXCLUDES: D2950 Core build-up. Excludes insurance portion. Must present coupon at time of service. Prices subject to change. Coupon cannot be used with any other offer. Exp. 11/30/26

$599 New Patient Denture Special

Replacement Denture Only

(D5110, D5120)

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. 11/30/26

MasterCard VISA DISCOVER CareCredit

352.684.1274

7425 Spring Hill Drive | Spring Hill, FL 34606

Staff & Phone Numbers

Richard Roth . . . . . President, Security, Building

John Turner . . . . . RV Compound, Grounds

Denise Wilson . . . . . 1st VP, Treasurer, Lochs & Ponds, A&D Liaison

Laura Ghent. . . . . 2nd VP, Corporate Secretary, Events Liaison

Lisa Hopper . . . . . 3rd VP, Director at Large

Angela Franklin . . . . . Office Administrator

Angela Franklin . . . . . 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.*

HPOA OFFICE 352-596-5028

HPOA Office: 9100 Nakoma Way, Weeki Wachee, FL 34613

Angela Franklin, Office Administrator 352-596-5028

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 November 8, 2026.



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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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.



President's Corner

Richard Roth

We are in the final stages of selecting a company to repair the ground erosions and drainage collapses that occurred in the past few months. Eight different locations were reported and evaluated. Two of these were on County property and were repaired by the County. The remaining six are HPOA property and have to be repaired at our expense. Details to follow.

November kicks off the start of some exciting activities in the community. We had a Fall Festival in October and we are in the planning stages for other events in November and December! Watch the Newsletter and Facebook for details!

Grace New Covenant Ministries is now holding services at our Community Center every Sunday morning. The building is still available for residents to rent for Sunday afternoon and evening events.

We continue to hold free Community Breakfasts for residents of The Heather. These are self-funding events, thanks to generous donations, and they provide a great way to meet and make new friends.

Lastly, I would like to thank my fellow Board Members. Denise Wilson, Laura Ghent, Lisa Hopper and John Turner for volunteering their time and efforts to help The Heather Community. Also, thanks to Angela Franklin for the great job that she is doing as our Office Administrator. Kudos to all!!



VOTING IS A SACRED PRIVILEGE

Florida Midterm Elections are approaching

Your Voice… Our Future

Please make time to vote

Election Day is Tuesday, November 3rd

(Early voting period: October 24-31, 2026)

To view the sample ballots, please go to: hernandovotes.gov and then scroll down for sample ballot choices.

From Angela's Desk

Hello, Heather residents!

November is here, and we have lots to look forward to as we head into the holiday season! I hope everyone is enjoying the cooler weather and getting ready for a fun few months here in The Heather.

First up, our **Fall Community Garage Sale is happening on Saturday, November 7th, from 8:00 AM to 4:00 PM!** This is a great opportunity to do some fall cleaning, find a few treasures, and connect with your neighbors. If you would like your home added to the garage sale map, please contact me at the office at **352-596-5028** so we can include you!

Please note that we will not be having a community breakfast this month as we are gearing up for the events we have planned in December.

As we move into December, we are busy preparing for two exciting holiday events on **Saturday, December 19th!** First, we have our Cookies with Santa event from **12:00 PM to 2:00 PM** for all of the kiddos in the neighborhood. Then, later that day, we will be having our annual Christmas Party from **5:00 PM to 9:00 PM**. Please note that the Christmas party is for adults only. We are looking forward to celebrating the season with our community and making some wonderful holiday memories together!

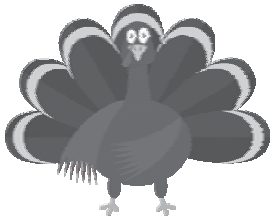
Thank you all for helping make The Heather such a welcoming and special place to live. I hope everyone has an amazing Thanksgiving, and I myself am looking forward to celebrating my birthday this month as well!

I look forward to seeing everyone at our upcoming events. If you have any questions, please feel free to stop by the office or give me a call.

Wishing everyone a wonderful November!

Warmly,

Angela Franklin
The Heather Office Administrator



From the Treasurer

Still tracking properly.

H.P.O.A. Board of Director's Meeting

_____October 21, 2026 _____

President Richard Roth called the meeting to order at 7:00pm - PLEDGE

Board members present: Richard Roth-President/Security/Building, Lisa Hopper-Director at Large, 3rd VP, John Turner-RV Compound/Grounds

Members present: 20

Corporate Secretary: N/A

President/Administration Report: Richard informed the community that the board is still working on deciding which company is going to be repairing the ground collapses around the community. They should have a decision by the end of this month.

Treasurer Report: Richard filled in for Denise due to her being on vacation. Richard reviewed the P&L for August and shared that because we have reduced expenses so much, our deficit has reduced greatly. Richard also reminded everyone that the ground collapses were unexpected and will be a big expenses not accounted for in the budget.

A & D Committee: Richard and John filled in for Denise due to her being on vacation. The A&D committee is back up and running and they have resumed meeting twice a month. They are always looking for more volunteers. John reminded the community that the A&D is an anonymous volunteer position.

Security: Richard informed everyone that we are replacing the cameras that were just installed in the gatehouse with cameras that are WiFi compatible so that we have access to the footage via an app that can be accessed on the phone.

RV Compound: John is still working on the improvements to the RV lot.

Grounds: Richard reminded the community about the 6 ground erosions in The Heather that are the responsibility of the HPOA. 2 other ground erosions that are in the community were determined to be county responsibility and the county has been working on repairing those. The board will have a decision regarding which company will be repairing the ground erosions soon.

Building: Grace New Covenant has begun holding their services at the HPOA community center and it is going well. Richard reminded the community that they are paying us a monthly fee to use the facility.

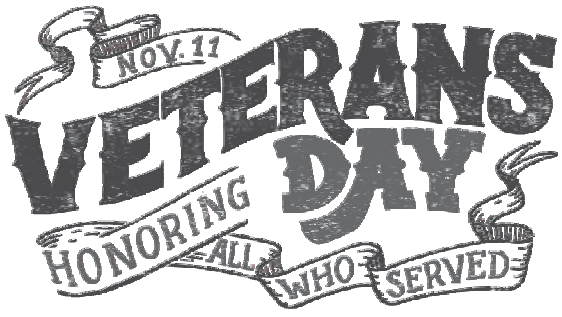
Lochs & Ponds: Richard filled in for Denise due to her being on vacation. Richard informed everyone that Tigris has begun their work on the ponds and improvements are already beginning.

Events: Angela, the office admin, filled in for Laura due to her being absent. Grace New Covenant Church is holding a complimentary spaghetti dinner for the residents of The Heather at the community center on Friday, October 23rd from 5-7pm as a thank you for letting them use our facility. The annual Fall Festival is being held Saturday, October 24th from 1-8pm at the community center and it is open to all. There will be over 15 vendors, food trucks, a bounce house, games, snacks, and more. The 2nd speed table informational meeting held by the county for residents that live on Allen Drive, St. Andrews Blvd, and Heather Blvd is on October 28th at 6pm at the community center. The HPOA will be opening up the parking lot of the community center for residents to use as a spot to do Trunk or Treating on Halloween. The community garage sale is on November 7th from 8am-4pm. Any residents who would like their home to be added to the map should contact the office. The Christmas Golf Cart parade hosted by The Glenns will be on December 11th at 5pm. All residents are welcome to join the caravan with their golf carts. A route will be shared on the Facebook page. The HPOA will be hosting Cookies with Santa on December 19th from 12-2pm complimentary for all children within The Heather. The HPOA Christmas party will be on December 19 from 5-9pm. It is a complimentary adults only event for residents of The Heather. Residents are encouraged to participate in Honk or Clang on New Years Eve where they honk their horn or clang a bell/object at midnight to ring in the new year.

New Business: N/A

Meeting was adjourned by President, Richard Roth at 8:02 p.m.
Next meeting will be November 18th at 7pm.

Laura Ghent, Corporate Secretary



SIGN UP TO HELP IN 2026 WITH EVENTS & ACTIVITIES

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

Name: _____

Phone: _____

Email: _____

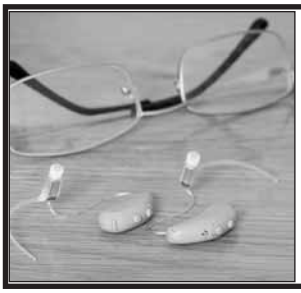
Tell us how you're able to help:

_____

_____

_____

(Please return to the office.)



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







The Heather Library

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

Please Note:

THERE IS A PUZZLE MAT AVAILABLE IN THE LIBRARY THAT CAN BE BORROWED. ALSO, WE CAN ONLY ACCEPT BOOKS WITH A COPYRIGHT DATE NO OLDER THAN 2015.

THANK YOU, YOUR LIBRARY VOLUNTEERS





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.

PLAY DOMINOES – Mexican Train



Come and hop on the train!! It's fun and a great way to meet new friends and neighbors!

On Thursdays at 1:00pm in the Heather Clubhouse residents from our condos and homes gather to enjoy playing Dominoes – Mexican Train

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My goal is to provide proper estate planning to help protect assets by minimizing probate fees, court costs, estate taxes and potential family disputes in your estate. Let my 39 years of experience help you start planning today.

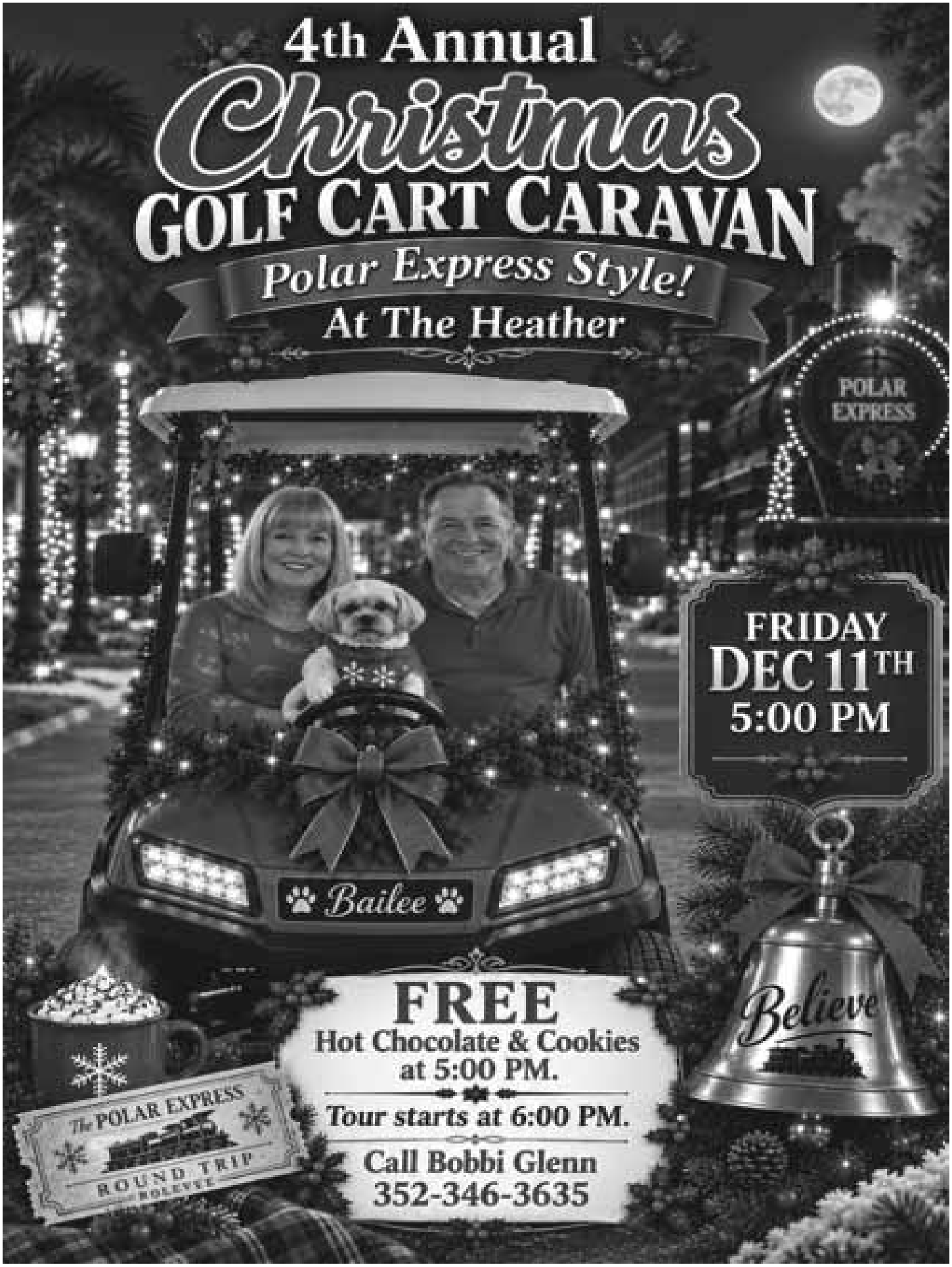
- Wills and Trusts
- Powers of Attorney and Living Wills
- Probates
- Living Trusts
- Special Needs Trusts
- PET TRUSTS

Areas of Practice

- **Estate Planning:**
  Wills, Trusts, Living Wills, Durable Powers of Attorney
- **Probate:**
  Formal Administration, Summary Administration, Trust Administration

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ROUND TRIP

Thank Your Neighbor Column

No submissions this month. If you would like to thank your neighbor, please fill out the form on the back of this page and submit it to the HPOA office in person or via email at heatherpoa11@yahoo.com.

ATTN FACEBOOK USERS!



There are now 2 Facebook pages for ALL residents in the Heather to utilize. Please join us and spread the word. This is one of the most expedient methods to disseminate info within the Heather.

"The Heather Community Residents, Weeki Wachee, FL"
Currently, this group has 943 members

"HPOA The Heather"
Currently, this group has 378 members

Foster's Roofing Ent Pat Mulholland

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CCC1330166



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INFORMATION

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The Greens
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The Bluffs
PMI Adventure Coast
352-403-2220

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

The Fairways
PMI Adventure Coast
352-403-2220

Heather Sound
PMI Adventure Coast
352-403-2220

Let's Play Bingo



Join us for BINGO every Wednesday at 1:45pm, in the month of November. Dates are 11/4, 11/11, 11/18 and 11/25 at The Heather Community Center.

Bring a friend, meet new friends and have fun!

Thank Your Neighbor Form

The HPOA is proud to recognize the wonderful neighbors who help make our community a great place to live. Use this form to recognize a neighbor for a kind act, helpful gesture, or for simply being a great neighbor.

Your Information

Your Name: _____

Address: _____

Phone or Email (optional): _____

Neighbor You Would Like to Recognize

Neighbor's Name: _____

Neighbor's Address (if known): _____

Tell Us Why You Are Thanking Your Neighbor

Submission Information

Please return completed forms to the HPOA Office or email your submission to:

heatherpoa11@yahoo.com

Selected submissions may be featured in upcoming editions of The Heather Newsletter.

Architectural & Design Committee

Hernando County is currently under Modified Phase III Water Restrictions and extended through March 31, 2027.

For specific details, please visit:
https://www.hernandocounty.us/living-here/utilities/water-conservation/watering-restrictions/

GATEHOUSE NEWS



Daylight Saving Time ends on November 1st, so please remember to keep an extra eye out for our bikers and pedestrians! As always, we'll be keeping an eye on everything coming through and passing by the gatehouse to help keep everyone safe. If you have any questions or concerns between 4 PM and 12 AM, please feel free to call us at 352-596-4011. Please remember to call 911 for any emergencies. Thank you all for helping us keep our community safe and looking out for one another!

SECURITY UPDATE - Unfortunately, two serious incidents took place just outside of The Heather. Neither one of them involved residents of the community but both reports did reference The Heather. Steve and Kaylee were on site for both incidents and provided me with real-time updates, some of which were shared on the two Facebook pages. The Security Company does a great job of canvasing the area looking for issues. However, please keep in mind that if you see something suspicious or serious in nature, call the Sheriff!

Gate House – Once again, our personnel at the Gate House have been very helpful to the Sheriff's Department when some of these incidents have occurred. Just this past week, an individual stole a motorcycle and lost control of the motorcycle in the area between the Gate House and Route 19. The employee on duty at the Gate House was able to observe the individual running from the scene and provided information that led to the arrest of the individual. Employees have been trained and do an excellent job of recording events that are out of the ordinary.

RV Compound



The RV compound has spaces available if anyone's interested. I want to thank individuals who have been policing on their own and putting back the dividing ropes and posts. I will be upgrading the ropes and posts soon as time becomes available. I still want to remind everyone that there is still a ground collapse across from the front gate of the RV compound and please use caution when entering and exiting the compound.



The leaves are beginning to fall and we are just a couple weeks away from the little ones roaming around the neighborhood at night stealing our candy. Please be aware of all the cuties out on our roads and take extra caution with your speed and vision this time of year. We are still in the process of addressing several ground collapses around our lochs and ponds. We are doing our due diligence in reviewing all work to be done and choosing the appropriate bid for the work to be completed.

Community Center – The Community Center continues to be a very busy location for numerous events. Grace New Covenant Ministries started having Sunday Morning services on October 4th, Residents have rented the Hall on every Saturday in October for various events, and we have groups that meet on a regular basis. In spite of all of this activity, we are fortunate that the building is in good shape with only very minor repairs needed.

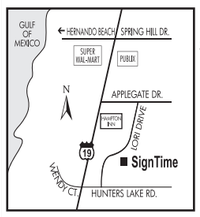
Gate House – Everything remains in good shape with no outstanding maintenance issues. The upgrade to the camera system will be completed in the next few weeks.



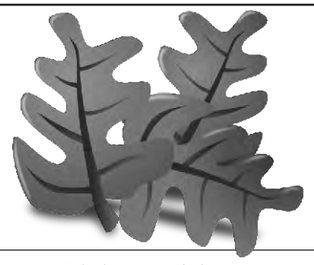
ADVERTISING DEADLINE IS November 13, 2026

The appearance of advertising in "The Heather" newsletter is neither a guarantee or an endorsement by The Heather HOA of the product, service or company or the claims made for the product in such advertising. Customers are urged to make their own inquiries of any company before consideration. Verify that a contractor is licensed at www.myfloridalicense.com

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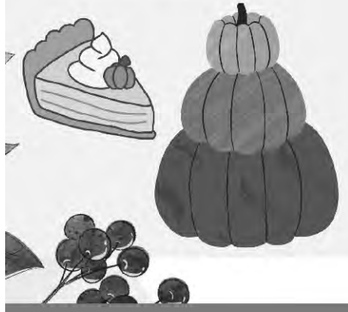


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If you would like your home to be added to the garage sale map, please contact the office at 352-596-5028 by November 4th.





November 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 **10am:** Grace New Covenant Church	2 **9am:** Tai Chi **1pm:** Bunco	3 **10am:** Tech Seminar **1pm:** Mahjong **6:30pm:** A&D	4 **9am:** Tai Chi **11am:** Library **1:45pm:** Bingo	5 **1pm:** Dominoes	6	7 **COMMUNITY GARAGE SALE 8AM-4PM**
8 **10am:** Grace New Covenant Church	9 **9am:** Tai Chi **1pm:** Bunco	10 **1pm:** Mahjong	11 **OFFICE CLOSED (Veterans Day)** **9am:** Tai Chi **11am:** Library **1:45pm:** Bingo	12 **1pm:** Dominoes	13 **10am:** Sew Happy	14 **PRIVATE PARTY**
15 **10am:** Grace New Covenant Church	16 **9am:** Tai Chi **1pm:** Bunco	17 **1pm:** Mahjong **6:30pm:** A&D	18 **9am:** Tai Chi **11am:** Library **1:45pm:** Bingo **7pm:** Board Meeting	19 **PRIVATE EVENT**	20 **PRIVATE EVENT**	21 **PRIVATE EVENT**
22 **10am:** Grace New Covenant Church **PRIVATE PARTY**	23 **9am:** Tai Chi **1pm:** Bunco	24 **1pm:** Mahjong	25 **9am:** Tai Chi **11am:** Library **1:45pm:** Bingo	26 **OFFICE CLOSED** **PRIVATE PARTY** *Happy Thanksgiving*	27	28
29 **10am:** Grace New Covenant Church	30 **9am:** Tai Chi **1pm:** Bunco	1	2	3	4	5

The Fairway

Two important notices –

- The next Fairway Condo meeting is at 7:00pm on Tuesday, December 1, 2026 at the Heather Community Center.
- All Fairway Condo Owners – If you have not attended the recent Heather meetings on the traffic speed tables, please make yourself aware of this proposal and the impact it will have on your taxes.

At our next meeting on December 1 the budget for 2027 will be presented. The Board will also discuss our aging roof situation. Please plan to attend and voice any comments and concerns you may have.

PMI has been contacting owners regarding their planted pots, hanging fixtures/pots on the sidewalk areas in the front of units, on windowsills, and the overhead wooden beams. THIS IS NOT ALLOWED. Place any flowerpots in the ATRIUM of the building and NOT ON the sidewalks or hanging from the beams!

As of this newsletter, we've experienced quite a bit of rain and we are thankful for it. As the grass looks greener now, the weeds have popped up. The landscaper has been addressing the weeds. In November, the landscaper will be cutting the lawns just twice a month until next Spring.

Your Fairway Board wishes you and your families a **Happy and Blessed Thanksgiving!** Overall, your Fairway condominium association is strong, healthy, and thankful as well.

Fairway Board



Heather Sound

As we make that jump from summer to fall, we have felt some relief from the extreme heat. Typically we would be enjoying more relaxing days around the pool. However, as of the writing of this article, the daily downpours have kept us from meeting outdoors. On a positive note, the much needed rain has continued filling the pond surrounding the Sound and our grass is much greener.

During November we have two holidays - Veterans day and Thanksgiving. Please keep our Veterans in mind and be thankful for our family, friends and our community. Give thanks to our volunteers, board members and staff who keep the Heather following safety standards and financial responsibility.

The Greens

Out with the ghosts and goblins of October, in with the Turkeys and football of November. We hope everyone has a great Thanksgiving holiday. Whether you gather with family or friends at one's home, or at your favorite spot to eat, enjoy your time reflecting on what you're thankful for.

Upcoming meeting dates:

- Budget Meeting / Quarterly Board Meeting: November 16, 2026 10:00am at Picketts Park Pool meeting room.
- Quarterly board meeting March: date TBD
- Annual Meeting: April 8, 2027 (start thinking if you would like to run for the board, we need more full-time resident owners to volunteer to assist our community)

Sincerely,

The Greens Board



Ponds and Lochs

Tigris is still working hard for us! Please be patient with the process.

The Bluffs

Fall is here! Time to think about projects and good times.

I hope each of you enjoys a wonderful Thanksgiving whether with family, friends or celebrating by yourself. I am thankful for many things this year in spite of many difficult days. We have the opportunity to "begin again" after every bump in the road.

We are still looking for a few more volunteers for the Landscaping Committee. Have a look at the Florida Friendly Guide for Communities. So much great information! https://ffl.ifas.ufl.edu/.

Our own Hernando County offers a Master Gardener Nursery with expert advisors too. https://www.facebook.com/profile.php?id=100057511806872#. Please consider joining in.

We also are looking for volunteers for a Fines Committee. Jenn Stoll LCAM explained how this works at our last meeting. She is the one who walks the property and notes violations. In consultation with the Board, she sends out notices to those in violation. Per Florida Statutes, Board members are not allowed to be on the fines committee. The Committee sets up

a list of common infractions and what the fines might be within the statutory limits.. If not corrected by the deadline, the Committee reviews the violations and decides what fines are appropriate. The Property Manager handles everything else about the process. Unless we have a Fines Committee, we are unable to assess any fines. Honestly, we have very few violations so this is not a time consuming commitment. Please contact Jenn at PMI Adventure Coast with any questions.

Our Annual Budget Meeting is scheduled for 6 PM on Thursday, November 19th at Pickett's Park. The Board will present the 2027 Budget and take comments from all attendees. You should have already received a copy of the proposed 2027 budget. Please plan to attend and let us hear your ideas.

That's about it from the Board for this month. Enjoy the Season!

Your Board,
Edna, Carmella and Yuri

Picketts Park Pool

Nothing to report

Reminder About Trash Pickup

Please be advised that you need to call Coastal Waste for them to pick up any large items that do not fit in the provided blue bin. If items are not picked up within a week, it needs to be taken to the dump. You can reach Coastal Waste at **(800) 393-5530**.



DONATION REQUEST

A group of individuals is looking for someone to donate a folding card table to the HPOA office for the various games we have going on here at the community center weekly.



THE
HEATHER

Fall
COMMUNITY YARD SALE

Saturday, November 7th
8 AM – 4 PM



Residents who wish for their home to be added to the yard sale map that will be available online should reach out to the office at

352-596-5028

Heather Walk News

Our Annual Membership Meeting will be held Tuesday, November 17th at 10:00am. I look forward to seeing many of you there!

The ballots for the election are mailed out by Sentry. Please be sure to bring your completed ballot to the meeting, or return it by mail along with your signed proxy so that we can establish a quorum.

If you are interested in getting more involved in the community, please reach out to a board member or Jimmy. Our Social Committee puts together an awesome Christmas Party and Cookie Exchange every December! Now that the weather has cooled off, it could be a great opportunity to establish a Landscaping Committee. Any other interests or ideas about how we can work together are also welcome.

I hope everyone has a wonderful Thanksgiving!

Mandy A

Academia Hernando

Keep Learning, Keep Living

Academia Hernando is a not-for-profit learning organization (501c) providing quality learning experiences for adults throughout Hernando County, Florida and beyond. Its goal is to inform, educate and inspire adult learners through a series of weekly lectures on a wide variety of topics.

Fall 2026 Lecture Series:

November 4 *My Life Managing Crime;* Tom Stickrath

November 11 Bus Excursion (only subscribers; no substitutions)

Information: Tickets to individual lectures are $15. All sessions are held on Wednesdays from 10:00 am – 12:00 noon.

New location: The Krueger Center at 392 Beverly Court; Spring Hill, FL.

Send series subscription to the treasurer: Ramona DesLauriers; Academia Hernando, 15417 Sonora Drive, Brooksville, FL 34604. Make checks payable to Academia Hernando. **Please include** name, address, email, & phone.

Sponsors: Includes The Hernando Sun, The Residence at Timber Pines, Campbell & Company (Wealth Advisors & CPAs), and Carla and David Paull.

Contacts: www.academiahernando.org, Dr. Linda Young, President, 352-515-1822.



DON'T FEED THE WILDLIFE!

The Florida Fish and Wildlife Conservation Commission (Rule: 68A-4.001General 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."



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Retired Computer Nerd

I'll bet your computer is very slow.
I'll bet your computer has a virus.

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Heather Property Owners Assoc

Profit and Loss
September 2026

	Total
Income	
Building Rental Income	365.00
Estoppel Fees	350.00
HOA Lot Fee Income	21,156.00
Interest Income	71.20
Lot Late Fee Income	105.00
RV Compound Income Fee	200.00
Social Activities Income	$152.00
Snack Bar Income	167.00
Total for Social Activities Income	**$319.00**
Total Income	**$22,566.20**
Gross Profit	**$22,566.20**
Expenses	
Bank Charges & Fees	$55.00
QuickBooks Payments Fees	131.83
Total for Bank Charges & Fees	**$186.83**
Building Maintenance	$510.80
Cleaning Service	553.80
Janitorial Supplies	39.39
Pest Control Indoor Only	60.32
Total for Building Maintenance	**$1,164.31**
Computer & Internet	$27.10
Office Computer	
Software	85.00
Total for Office Computer	**$85.00**
Total for Computer & Internet	**$112.10**
Maint. Grounds	
Force Mows	35.00
Maint. Lakes	-745.15
Maint. Lakes - AquaScope	4,750.00
Total for Maint. Grounds	**$4,039.85**
Office Supplies	$76.63
Postage	82.00
Printing	67.08
Total for Office Supplies	**$225.71**
Payroll	
Gross Wages	5,578.00
Payroll Processing Fees	99.00
Total for Payroll	**$5,677.00**

Heather Property Owners Assoc

Profit and Loss
September 2026

	Total
Payroll Taxes	
940	15.24
941	426.74
SUI	2.54
Total for Payroll Taxes	**$444.52**
Professional Fees	
Accounting	120.00
Legal Fees	504.00
Total for Professional Fees	**$624.00**
Security	
Gallowglass Security	2,912.00
Total for Security	**$2,912.00**
Social Activities Expense - Events	$390.14
Snack Bar	36.69
Total for Social Activities Expense - Events	**$426.83**
Utilities	
Electric	2,790.78
Telephone-Spectrum	694.68
Water & Sewer	167.69
Total for Utilities	**$3,653.15**
Total Expenses	**$19,466.30**
Net Operating Income	**$3,099.90**
Net Income	**$3,099.90**

Sweet Potato Casserole



INGREDIENTS:

2 cans Bruce's Yams drained
1/4 cup orange juice
1 Teaspoon (or more to your taste) cinnamon
1 Teaspoon ground cloves
1/4 cup brown sugar
1 bag marshmallows

DIRECTIONS:

Preheat the oven to 350. Spray a 13 by 9 inch cake pan with Pam. Mash the potatoes and add the rest of the ingredients, stirring until well blended. Spoon into the pan and smooth the surface with the back of a spoon. Line the top with marshmallows. Bake until the marshmallows are golden brown--approximately 15 minutes.

Cool slighty and enjoy.

Heather Property Owners Assoc

Balance Sheet

As of Sep 30, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	44,291.07
Regions Bank MM - Reserves (5797)	173,295.15
Total Bank Accounts	**$217,586.22**
Accounts Receivable	
Accounts Receivable (A/R)	-31,088.33
Total Accounts Receivable	**-$31,088.33**
Other Current Assets	
QuickBooks Tax Holding Account	268.68
Undeposited Funds	2,310.00
Total Other Current Assets	**$2,578.68**
Total Current Assets	**$189,076.57**
Fixed Assets	
Air Conditioners	11,251.26
Building	$245,371.05
Building Improvements	25,841.50
Total for Building	**$271,212.55**
Furniture & Equipment	52,982.41
Outside Equipment	16,727.94
Sign	16,025.40
Sprinkler Systems	8,482.00
Total Fixed Assets	**$376,681.56**
Other Assets	
Depreciation	-302,816.00
Total Other Assets	**-$302,816.00**
Total Assets	**$262,942.13**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	771.94
Total Accounts Payable	**$771.94**
Credit Cards	
Regions Visa (0043)	319.12

Heather Property Owners Assoc

Balance Sheet

As of Sep 30, 2026

	Total
Total Credit Cards	**$319.12**
Other Current Liabilities	
Building Rental Security Deposits Received	750.00
Direct Deposit Payable	0.00
Payroll Liabilities	$0.03
940	260.06
941	0.00
FL Unemployment	8.59
Total for Payroll Liabilities	**$268.68**
RV Key Deposit	1,620.00
Total Other Current Liabilities	**$2,638.68**
Total Current Liabilities	**$3,729.74**
Total Liabilities	**$3,729.74**
Equity	
Opening Balance Equity	0.00
Reserves	$0.00
Equip/Replace/Repair	18,541.00
Lochs	-9,000.00
Painting	0.00
Paving	5,000.00
Pump/Sprinklers	12,500.00
Roof	25,500.00
Total for Reserves	**$52,541.00**
Retained Earnings	207,898.74
Net Income	-1,227.35
Total Equity	**$259,212.39**
Total Liabilities and Equity	**$262,942.13**

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.

_____
Your Signature

COMMITTEE USE ONLY:
Date received by Committee _____
Date photocopy of this application mailed/given to property owner _____
Action taken _____
_____
_____
Signed
by: _____ Date _____

Form revised – November 2023

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$0 Copays for preventive care
$0 Copay on preventive care including breast and colon cancer screenings

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SilverSneakers® fitness program membership including virtual classes and workshops from the comfort of your home

Earn HealthyBlue Rewards dollars
Earn reward dollars to spend on healthy food and everyday health items when you complete eligible activities



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1-727-861-3180
Chet Pietras
chet.pietras@yourmedplan.com
YourMedPlan

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Your local Blue Cross Blue Shield

Chet Pietras is an authorized, independent agent for Florida Blue and Florida Blue Medicare. The BlueMedicare Premier Plus HMO plan is available in Hernando county. All benefits are not available on all plans. HMO coverage is offered by Florida Blue Medicare, Inc., DBA Florida Blue Medicare, an Independent Licensee of the Blue Cross and Blue Shield Association. Florida Blue Medicare is an HMO plan with a Medicare contract. Enrollment in Florida Blue Medicare depends on contract renewal. HMO coverage is offered by Florida Blue Medicare, Inc., DBA Florida Blue Medicare, an Independent Licensee of the Blue Cross and Blue Shield Association. SilverSneakers is a registered trademark of Tivity Health, Inc. ©2026 Tivity Health, Inc. All rights reserved. HealthyBlue Rewards Program (HealthyBlue) restrictions and limitations may apply. Participation in HealthyBlue Rewards is voluntary and offered at no additional cost to you. The over the counter (OTC) allowance is a quarterly benefit and any unused amounts do not roll over to the next quarter. We comply with applicable Federal civil rights laws and do not discriminate on the basis of race, color, national origin, age, disability or sex. View the Discrimination and Accessibility Notice at floridablue.com/ndnotice, plus information on our free language assistance services. Or call 1-800-926-6565 (TTY: 711). Vea la Notificación de Discriminación y Accesibilidad en floridablue.com/es/ndnotice, además de información sobre nuestros servicios gratuitos de asistencia lingüística. O llame al 1-800-926-6565 (TTY: 711). Y0011_121229R3 2026_M

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