

THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter

September 2026

A GREAT PLACE TO LIVE

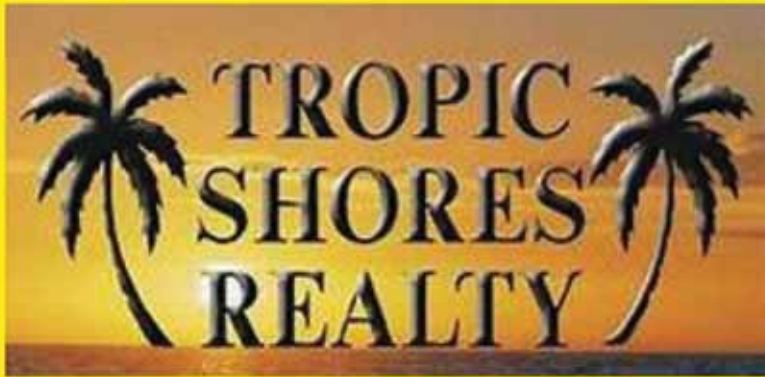
VOL. 45 • NO. 9



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www.heatherpoa.com

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EXP: 9/30/26

HTHR

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352-701-2999

Spring Hill Location

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Spring Hill, Florida 34610

727-862-9474

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Spring Hill, Florida 34610

727-856-7850

HOURS: Monday-Friday 8:00am - 5:30pm • Saturday 8:00am - 12:30pm • Closed Sunday

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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 September 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 still dealing with the impact of the severe drought and the resulting ground erosions that occurred with the first big rainfall. We had seven instances of erosion or ground collapse. Repairs are going to be very expensive and we are hoping that the County holds some fiscal responsibility for four of the seven. We have been very careful and thorough in our effort to make sure that we come to the best outcome for the HPOA.

We do have some good news to share! John Turner has joined the Board and this is a much-needed addition. John has a wealth of knowledge and experience that will be extremely beneficial to not only the Board, but to the Community as well. Also, we now have a three member A&D Committee! For the last several months, we did not have anyone to canvas the neighborhood and identify areas of concern. After these three individuals are trained and made aware of the standards that we want maintained, we will be able to identify any and all areas that may need attention.

Angela has continued with the Community Meals and we look forward to providing an opportunity for residents to enjoy good food and share fellowship with old and new neighbors.

One final request, the Monthly Board Meetings are scheduled for the third Wednesday of each month. Attendance for the last two meetings was very poor, and we ask that you come out and hear first-hand from the Board as to what is being done and what is planned for the future.



From the Treasurer

Currently working within budget.



Note Regarding Meeting Minutes

There was no community board meeting in August.

From Angela's Desk

As we welcome September, I am excited to start welcoming in the fall season here at The Heather! There is something special about this time of year as we begin to enjoy cooler days, changing seasons, and all the activities that make our community feel like home.

I want to thank all of our residents for continuing to make The Heather such a wonderful place to live. Your participation, support, and involvement in our community activities are what make our neighborhood so special. I look forward to seeing everyone at our upcoming events and enjoying the start of a new season together.

A Note from the Library: The Heather Library is currently looking for donations of **recent newspapers** for residents to enjoy. If you have newspapers that you are finished reading and would like to donate, please consider dropping them off at the library. Your donations are greatly appreciated and help keep our library resources available for everyone in the community.

Here's to a wonderful September and a happy start to fall!

— **Angela Franklin**
HPOA Office Administrator



Cameras

You may have noticed some large cameras along St. Andrews Blvd, Heather Blvd, & Allen Dr. as the County engineer department is performing a updated traffic study.

Speed Tables are being considered.



IMPORTANT COMMUNITY MEETING

Hosted by the

HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS



DATE:
SEPTEMBER 17TH



TIME:
6:00 PM



LOCATION:
**THE HEATHER
COMMUNITY CENTER**
9100 Nakoma Way
Weeki Wachee, FL 34613



MEETING PURPOSE:

To discuss The Heather's application to get

SPEED TABLES

installed on Heather Blvd, St. Andrews Blvd, and Allen Drive.



**SLOWER
SPEEDS
SAFER
NEIGHBORHOODS**

ATTENDANCE IS NECESSARY

for the homeowners on St. Andrews Blvd,
Heather Blvd, and Allen Drive including those in
houses, condos, villas, and townhomes.

There is a special meeting with the county being
held at the HPOA community center to further
discuss the needed speed table traffic calming
devices we are trying to have placed along
these three roads with speeding problems
in our community.



YOUR VOICE MATTERS. YOUR ATTENDANCE MAKES A DIFFERENCE.

Thank you for helping us build a safer community!

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THE HEATHER'S COMMUNITY = Breakfast =

ALL HEATHER
RESIDENTS
Welcome!



DATE:
**SATURDAY,
SEPTEMBER 26TH**

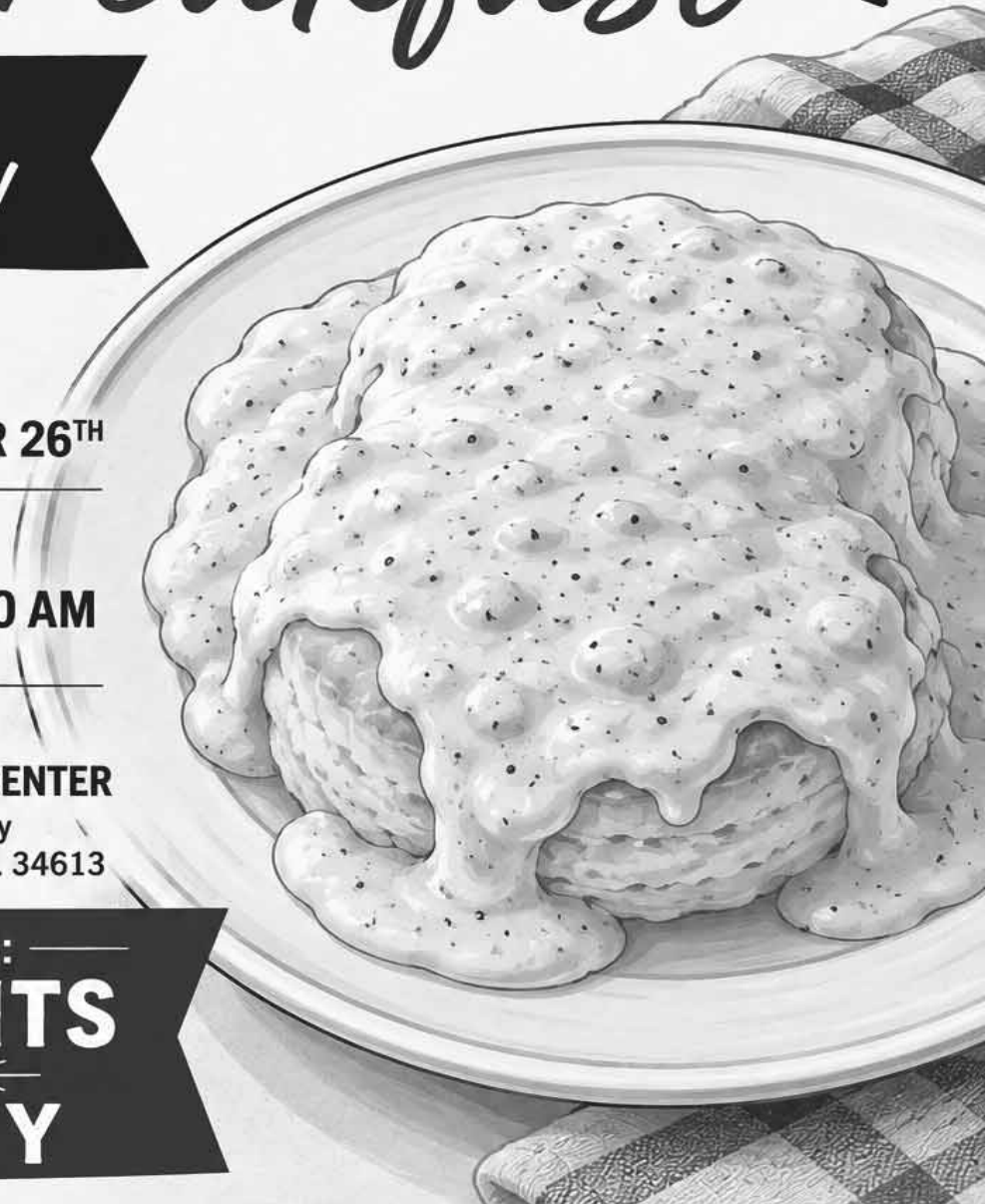


TIME:
9:00 – 11:00 AM



LOCATION:
COMMUNITY CENTER
9100 Nakoma Way
Weeki Wachee, FL 34613

SERVING:
BISCUITS
= and =
GRAVY



GOOD FOOD. GREAT NEIGHBORS. STRONG COMMUNITY.
We look forward to seeing you there!

Thank Your Neighbor Column

Much Gratitude to Patricia Jones

We would like to thank Patricia Jones as she generously donated all of the plants that have been used to beautify the medians at the entrance of The Heather.

Submission from Lisa Hopper

Lisa would like to thank Billy Argue. "I cannot begin to express how many people Billy Argue has helped throughout the community. While Billy is sometimes paid for the work he does, he often charges only a fraction of what a typical vendor would charge. In fact, I have personally seen him accept something as simple as peanut butter cookies or a can of soda when asked how much he was owed for a job he had completed. That says so much about the kind of person Billy is. Whenever something needs to be done in the neighborhood, Billy seems to be there. He doesn't do it for recognition or praise-it is simply who he is. Helping others comes naturally to him, and our community is a better place because of it. I just wanted to take a moment to recognize and thank a man who would do just about anything to help someone in need. And if you live in this neighborhood, there is a pretty good chance Billy has already helped you, too. Thank you, Billy, for everything you do for our neighbors and our community. Your kindness and generosity do not go unnoticed or unappreciated."

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 945 members

"HPOA The Heather"

Currently, this group has 366 members

INFORMATION

IF YOU LIVE IN THE CONDOS OR VILLAS

The Greens

Call Qualified Property Management
877-869-9700

The Bluffs

PMI Adventure Coast
352-403-2220

Heater 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 September. Dates are 9/2, 9/9, 9/15, 9/23 and 9/30 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

I am pleased to say that the A&D Committee is up and running. Please take the time to revisit/reread our Deed Restrictions for compliance awareness.

For example: No signs of any kind shall be displayed in public view on any lot (except for one "for sale" or "for rent" sign when applicable).

GATEHOUSE NEWS

Community Center – we have put the stripping and waxing of the floor on the back burner for now. We will revisit this topic in a month or two.



Gate House – No pending maintenance issues have been reported.

SECURITY UPDATE - Security Patrol – The company continues to provide excellent service and documents any and all incidents that occur in The Heather. Stephen and Kaylee have both found the double doors to the Community Center unlocked on two separate occasions in the past month. With all of the activities that take place in the Hall, everyone must be sure to double-check the doors to make sure that they are properly closed and locked. Using the video system we were able to identify the person responsible for both occasions when the doors were left unlocked. Steps have been taken to correct the situation.

Gate House – The crew continues to perform well under Tiffany Mooney's supervision. We have all the necessary components to install the camera system and we hope to have the cameras mounted and the wiring in place next week. WiFi is already in place and we should be good to go within the next two weeks.

RV Compound



At present, we have four spots available in the RV Lot. If you are interested, please call Angela at the Office. She can provide you with the specifics and get you signed up.

We have contacted 3 Seasons to have them maintain the lot on a periodic basis. They will probably just use weed eaters to get rid of the weeds and overgrowth.



We are still in the process of addressing SEVEN different ground collapses and erosions. We have received several bids and are awaiting a bid from the final company that has viewed all of the problem areas. We are being very cautious as to the decision-making process due to the significant amount of money involved. Estimates on one problem are range from \$18,700 to \$34,500, so there is a lot riding on this decision.

Of the seven, we have contacted the County to see if they hold some fiscal responsibility on four of the erosions. If they do, it would greatly reduce the total amount that the HPOA would have to shell out. We will inform the Community when a final decision has been made.

As far as everyday operation, 3 Seasons continues to do an excellent job for us. They always make themselves available when we have special requests or projects that we need help with.

I would like to mention that the addition of John Turner to the Board will be a boost to the operation. Over the past six or seven months, we have had some minor repairs or projects that dragged out much longer than they should have. John has already stepped in and taken care of a few situations in a timely manner. He is a great addition to the Board.



Dog walkers are required to pickup their dog waste!
PLEASE!
Thank you.



HCUD

SWFWMD EXTENDS WATER SHORTAGE ORDER UNTIL OCTOBER 1ST, 2026

Due to continued dry conditions throughout the region, SWFWMD has extended the Modified Phase III Water Shortage. It is important to remember that these orders can be extended or recinded, so keep an eye out for updates from HCUD or SWFWMD.

One-day-a-week watering remains in effect.

Watering hours have been changed to 12:01 am - 4:00 am OR 8:00 p.m. - 11:59 pm.

- Hand watering, microirrigation, and other low volume irrigation must take place before 8:00 am or after 6:00 pm
- At-home car washing is only allowed on your watering day.
- Pressure washing only in preparation for painting or sealing is allowed.

REMEMBER:

No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing, during this Modified Phase III Water Shortage.

When do I water?

For residential and commercial properties in Hernando County:

Your watering day is based on the LAST digit of your address

If your house number ends in: Your watering day is:

0-1	Monday
2-3	Tuesday
4-5	Wednesday
6-7	Thursday
8-9*	Friday

You may only water from midnight to 4:00 am OR from 8:00 pm to midnight on your designated day.

For more information, visit the Southwest Florida Water Management District's website:

WaterMatters.org/Restrictions

Or call HCUD Water Resources at:
(352) 754-4705



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.

Fall Community Garage Sale Announcement

November 7th 8am to 4pm

All residents are encouraged to participate and use this opportunity to declutter or search for treasures.



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

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& Dinner for 2 at
Texas Roadhouse \$40.00 Value

With the purchase of a New System Change Out.
Cannot be combined with any other offers or discounts. Ad must be presented at time of sale. Some restrictions may apply. Expires 9/15/2026.

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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Administration, Trust Administration

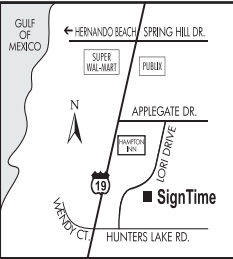
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September 13, 2026

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September 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1 10am- Tech Seminar 1pm- Mahjong	2 9am- Tai Chi 11am- Library 1:45pm: Bingo	3 1pm- Dominoes	4	5	6
7 OFFICE CLOSED FOR LABOR DAY 1pm- Bunco	8 1pm- Mahjong	9 9am- Tai Chi 11am- Library 1:45pm: Bingo	10 1pm- Dominoes	11 10am- Sew Happy	12	13
14 9am- Tai Chi 1pm- Bunco 6:30pm- The Fairway	15 <i>HELLO autumn</i> 1pm- Mahjong	16 9am- Tai Chi 11am- Library 1:45pm: Bingo	17 1pm- Dominoes 6pm: County Speed Table Meeting	18	19	20
21 1pm- Bunco	22 1pm- Mahjong	23 11am- Library 1:45pm: Bingo	24 1pm- Dominoes	25	26 9-11am- Community Breakfast	27
28 9am- Tai Chi 1pm- Bunco	29 1pm- Mahjong	30 9am- Tai Chi 11am- Library 1:45pm: Bingo				



The Fairway

First, it is of great importance especially in the case of emergencies, for **your** safety and the safety of others, that each Fairway owner contact PMI to be sure they have your current phone numbers and email addresses. Also, PMI **must have all complete information** including phone numbers and email addresses **on each renter.**

We recently had an issue with trash containers in two buildings that were not put out at curbside for over a week. As a result, there was an infestation of maggots. **PLEASE, WHETHER YOU ARE AN OWNER, OR RENTER,** someone in each building should take the initiative to move the trash containers to the street no sooner than Sunday evening after 7pm for the Monday Coastal pickup and Wednesday evening after 7pm for the Thursday Coastal pickup. We are fortunate that we have two trash pickups a week. The trash barrels are to be returned asap to behind the partition and not left overnight. So, residents **PLEASE STEP UP** to help make our condo property look very great!!

A reminder to all that you are **not allowed** to plant any flowers near the entrance to each parking area near the wall and mailbox. Those areas are maintained by the Board approved landscaping service. **Potted plants** are allowed in the atrium area. However, you must request permission along with photos of the planters for the atrium area.

If you are contemplating making any major interior changes, i.e. windows, kitchens, bathrooms in your unit, please timely complete the **Architectural Change Request Form** and provide the details on the project and submit it to PMI for Board approval. You will find the form in the portal.

Our landscaping continues to improve with the much-needed rain and care of FLA Landscapes and Lawns.

PLEASE PLAN TO ATTEND the upcoming Fairway meeting on **September 15 at 7:00pm** at the Heather Community Center.

The Fairway Board



Ponds and Lochs

Our waters have high bacteria levels and, therefore, we strictly enforce:

NO SWIMMING

Fishing is only CATCH & RELEASE

The Greens

One of our owners just experienced what at first looked like a roof leak, but it was not. It was from the HVAC drip pan in attic.

Here is the annual reminder about performing your HVAC maintenance - Now may be a good time for the three upper units and two end units to schedule to have your HVAC pan and drain pipe inspection. For those of you who may not be familiar, the unit is located in the attic, most likely over the main bedroom. The condensation drip pan drains into a PVC pipe that runs down the wall to the outside. The pan and pipe need regular service to be free of slime & sludge buildup. Speaking from experience, if the pipe gets clogged, the pan will overflow onto the ceiling. This will create unsightly stains on ceiling or worse case, cause the drywall to come down if badly water-soaked. A little bit of preventative maintenance can save you from future repair bills. If unable to do this yourself, any reputable AC company can do it.

As of August, we have had 5 units recently sold, which means we have 5 new neighbors within the community. Please welcome our new neighbors.

Thank you,

The Greens – Board of Directors



Heather Sound

It sure has been a long hot summer. We had some rain relief and we are grateful for the ponds getting a few inches higher as most of our villas are on the pond.

Some residents have opted for an evening swim rather than during the day due to the extreme heat. It's rather more of a hot tub but we carry on.....

Looking forward to some cooler temperatures!



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**.

The Bluffs

September has finally arrived!

Only a few more weeks of intense heat before we can really enjoy Florida living.

Thanks for being patient with our parking lot refreshment. It looks great and really makes a huge impact on the community. After many weeks of no rain we did have a difficult time getting the striping and nubering completed but it was certainly worth the effort.

Our next meeting is planned for Thursday, September 17. Watch for any updates and the agenda posted in our community bulletin board. We welcome your input and participation.

Welcome to several new owners. If you have not signed up for the PMI Adventure Coast portal, please do. If you need assistance, just call their office at 352 403-2220. Also new owners need to contact The Heather Property Owners Association to set up payments for that too. Their number is 352 596-5028. We hope you will enjoy your new home and Pickett's Park Recreation Center.

Again, many thanks for your patience!

Your Board

Letter from Director at Large

My family recently rented the community center for a Saturday for one of my grandchildren's birthday party. I know my grandbaby and the guests had a FUNTASTIC time! I wanted to remind you all as HPOA community members that the community center is available for rent with reservations. The pros to renting the community center for our family far out weighed that of having my grandchild's birthday party at another venue. After shopping around, we found that it was far cheaper for hosting the amount of people that were being invited. Other advantages were:

- We were not restricted on time. When you rent the community center, you get it for the ENTIRE day.
- We were able to decorate it HOWEVER we wanted.
- The children were able to have so much fun, it was quite noisy yet we did not have to worry about complaints!
- Plenty of room for food, refreshments, entertainment, etc.
- You pay a security deposit, but as long as you return the community center the same exact way you received it... 100% of your deposit is returned.

-Lisa Hopper

 Brooke Sobolewski Insurance Broker- Working for you! contactbrooke88@yahoo.com Accent Insurance Group Inc. Spring Hill-Office 4098 Commercial Way Spring Hill, FL 34606 Cell- 352-231-3899 www.accentins.com	Broker Agent living in the HEATHER here to help YOU find the right insurance for YOU!
<u>MEDICARE</u> ADVANTAGE PLANS(PART-C), HUMANA, OPTIMUM\FREEDOM, ULTIMATE, WELLCARE, AETNA UNITED HEALTHCARE, DEVOTED	<u>HEATH</u> MARKETPLACE - UNDER 65 HEALTH INSURANCE <u>CANCER POLICIES</u>
 <u>LIFE INSURANCE</u> TERM LIFE - UNIVERSAL LIFE WHOLE LIFE - FINAL EXPENSE SPWL	<u>AND MORE</u>  
WE DO NOT OFFER EVERY PLAN AVAILABLE IN YOUR AREA. ANY INFORMATION W PLANS WE DO OFFER IN YOUR AREA. PLEASE CONTACT MEDICARE.GOV OR 1-800-M ALL OF YOUR OPTIONS PROVIDE IS LIMITED TO THOSE DICARE TO GET INFORMATION ON	

Heather Walk News

Can you believe it? September is here, school is in session and all is well in Heather Walk.

As the weather is warmer, many residents with their guests enjoy our wonderful pool. Please keep enjoying it. Please do remember to close umbrellas when you are finished enjoying yourself. One of our umbrellas was lost due to storm damage. The cost to replace adds to our budget so please be careful and check when leaving the pool area to make sure chairs and umbrellas are back where they should be.

If you like soup, try the recipe that was in the newsletter for August. It is delicious.

Our Sand Hill Cranes have been entertaining us all. Babies have been born and are now adult size. Please remember to NOT feed the wildlife. It is illegal and harmful to their health.

The nominating committee has been established and approved. Please reach out to a member if you are considering running for one of the three positions that will be open in November. The paperwork required will be sent to you to be returned to Sentry Management completed. Due dates will be forthcoming.

Nominating committee:

Donna Tatum

Pricille Beaulieu

Sue Tolbert

Mandy Abernathy - (Board Member Appointed)

Committee Volunteer Opportunities - WE NEED VOLUNTEERS PLEASE - The Social Committee is still seeking volunteers to help plan upcoming events. If you are interested in contributing to the community and being a part of these activities, please reach out to a board member or contact Jimmy at the clubhouse.

Additionally, should anyone that likes landscaping or light yard work be willing to help our elderly neighbors that are not able to do their own, please let a board member or Jimmy at the Clubhouse know of your interest.

Community Maintenance Updates: Trimming is underway and ready for hurricane season. Rite Guys are doing a super job.

Reminders

- Security monitoring is ongoing.
- Please do not park on the grass. Stay off grass area!
- No street parking allowed from midnight to 7:00 AM. Cars have been seen parking on roads overnight. Please respect our community and the rules.

Please join us at the next community meeting. Dates and times will be posted on the bulletin boards.

Enjoy the coming Labor Day Holiday!

Sue T

FLORIDA: DO I NEED TO STOP?



Two Lane

Vehicles traveling in both directions **MUST** stop.



Multi-lane paved across

Vehicles traveling in both directions **MUST** stop.



Divided Roadway

On a highway divided by a median, cars traveling in the opposite direction are not required to stop but should proceed with caution.



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:

September 16 *Amelia Earhart's Disappearance*; Robert Jacob

September 23 *The Gilded Age in Florida*; Joey Vars

September 30 *Florida's Highwaymen Artists*; Dedee Aleccia

October 7 *Downsizing with Dignity, the Emotional Art of Letting Go*; Stacy Risinger

October 14 *American Women Serving in WWII*; Sheryl Ann Long

October 21 *Vietnam Helicopter Pilot*; Dr. Joe Ponds

October 28 *Dancing Dudes*; Beth Davey

November 4 *My Life Managing Crime*; Tom Stickrath

November 11 Bus Excursion (only subscribers; no substitutions)

Information: A Series subscription is \$90 per person and includes all eight lectures including bus excursion or event (for subscribers only). 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.

COMPUTER ESSENTIALS Seminar

FREE FOR ALL HEATHER RESIDENTS!

Join us for our monthly Computer Essentials Seminar designed to help residents learn and improve basic computer skills in a friendly, supportive environment.



WHEN:
FIRST TUESDAY
OF EVERY MONTH



TIME:
10:00 AM – 12:00 PM



WHERE:
THE HEATHER COMMUNITY CENTER
9100 Nakoma Way
Weeki Wachee, FL 34613



INSTRUCTOR:
MICHAEL CURLEY
Military IT Specialist



FOR QUESTIONS OR SUGGESTIONS,
please email michaelcurley06@gmail.com

TOPICS INCLUDE:



Email Basics



Microsoft Office Essentials



Using Common
Computer Applications



Internet Navigation



Computer Tips & Tricks



Questions & Answers

NO COST TO ATTEND!

ALL HEATHER RESIDENTS ARE WELCOME.

We look forward to helping you build confidence
and make the most of your computer!



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."



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- De-Mossing

- **FREE HURRICANE EVALUATION**
- **FREE ESTIMATES**
- **FREE MULCH**



Heather Property Owners Assoc

Balance Sheet
As of Jul 31, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	62,473.62
Regions Bank MM - Reserves (5797)	173,113.64
Total for Bank Accounts	\$235,587.26
Accounts Receivable	
Accounts Receivable (A/R)	-52,261.80
Total for Accounts Receivable	-\$52,261.80
Other Current Assets	
QuickBooks Tax Holding Account	231.23
Undeposited Funds	216.00
Total for Other Current Assets	\$447.23
Total for Current Assets	\$183,772.69
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 for Fixed Assets	\$376,681.56
Other Assets	
Depreciation	-302,816.00
Total for Other Assets	-\$302,816.00
Total for Assets	\$257,638.25
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	997.41
Total for Accounts Payable	\$997.41
Credit Cards	
Regions Visa (0043)	886.06

Heather Property Owners Assoc

Balance Sheet
As of Jul 31, 2026

	Total
Total for Credit Cards	\$886.06
Other Current Liabilities	
Building Rental Security Deposits Received	600.00
Direct Deposit Payable	0.00
Payroll Liabilities	\$0.03
940	227.96
941	0.00
FL Unemployment	3.24
Total for Payroll Liabilities	\$231.23
RV Key Deposit	1,545.00
Total for Other Current Liabilities	\$2,376.23
Total for Current Liabilities	\$4,259.70
Total for Liabilities	\$4,259.70
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	207,818.74
Net Income	-6,981.19
Total for Equity	\$253,378.55
Total for Liabilities and Equity	\$257,638.25

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

Audrey and Kathy



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.)

Heather Property Owners Assoc

Profit and Loss
July 2026

	Total
Income	
Building Rental Income	450.00
Estoppel Fees	525.00
Hernando County/Maint Income	700.00
HOA Lot Fee Income	20,594.00
Interest Income	110.23
Lot Late Fee Income	155.00
RV Compound Income Fee	1,000.00
Social Activities Income	107.00
Total for Income	\$23,641.23
Gross Profit	\$23,641.23
Expenses	
Bank Charges & Fees	\$55.00
QuickBooks Payments Fees	152.91
Total for Bank Charges & Fees	\$207.91
Building Maintenance	\$112.06
Cleaning Service	553.80
Other Supplies & Repairs	20.69
Total for Building Maintenance	\$686.55
Computer & Internet	\$117.15
Dues & Subscriptions	120.00
Office Computer	
Software	75.00
Total for Office Computer	\$75.00
Total for Computer & Internet	\$312.15
Insurance	
Business General Liability	15,421.87
Total for Insurance	\$15,421.87
Interest Paid	6.11
Maint. Grounds	
Outside sign	67.75
Total for Maint. Grounds	\$67.75
Office Supplies	
Printing	66.02
Total for Office Supplies	\$66.02
Payroll	
Gross Wages	5,506.00
Payroll Processing Fees	86.00
Total for Payroll	\$5,592.00

Heather Property Owners AssocProfit and Loss
July 2026

	Total
Payroll Taxes	\$20.07
940	19.60
941	421.21
SUI	3.27
Total for Payroll Taxes	\$464.15
Professional Fees	
Accounting	1,620.00
Legal Fees	1,512.00
Total for Professional Fees	\$3,132.00
Security	
Gallowglass Security	2,912.00
Total for Security	\$2,912.00
Social Activities Expense - Events	\$170.96
Snack Bar	82.49
Total for Social Activities Expense - Events	\$253.45
Utilities	
Electric	2,651.33
Telephone-Spectrum	347.34
Water & Sewer	106.67
Total for Utilities	\$3,105.34
Total for Expenses	\$32,227.30
Net Operating Income	-\$8,586.07
Net Income	-\$8,586.07

Pumpkin Spice Cookies

www.craftyteacherlady.com

Ingredients:

- 1 box spice cake mix
- 1 can pumpkin
- 1 bag chocolate chips



Instructions:

- Preheat oven to 350 degrees
- Mix the dry cake mix & pumpkin together
- Stir in the bag of chocolate chips
- Drop the dough onto a sheet pan
- Bake for 8-10 minutes



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 _____

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Now Accepting Medicare Advantage Plans!!

**\$800 COSMETIC
NON-METAL
PER ARCH 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. 9/30/26

**IMPLANT SPECIAL
\$3,250**

D6010, D6058, D6057

**Includes: implant, implant crown, and abutment. Excludes: site preservation including
bone grafting, a surgical guide, cone beam CT scan and extractions (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. 9/30/26

**10% OFF
Any Service for Veterans**

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. 9/30/26

**FREE
Exam & X-Ray or Second Opinion
(D0150 & D0120)**

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. 9/30/26

**ONE FREE CROWN
Fixed
Bridge 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. 9/30/26

**DENTURE SPECIAL
\$599 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. 9/30/26



352.684.1274



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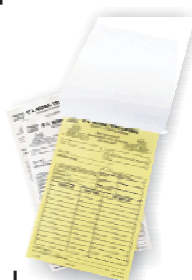
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