

THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter



NOVEMBER 2025

A GREAT PLACE TO LIVE

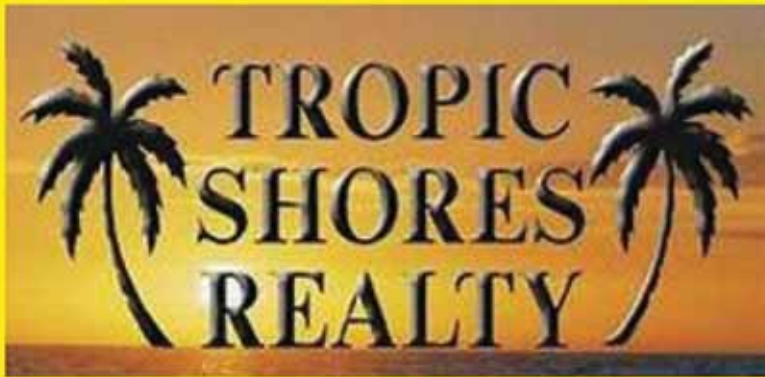
VOL. 44 • NO. 11



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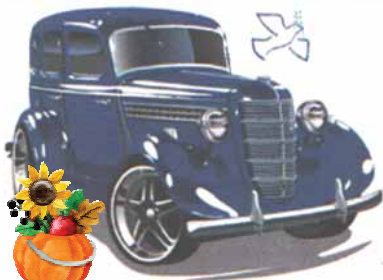
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Staff & Phone Numbers

Keith Elder President, Ponds and Lochs
Denise Wilson 1st VP, Treasurer,
 Events Liaison to Committee
Laura Ghent 2nd VP, Corporate Secretary
Isaac Thompson 3rd VP, Grounds, Buildings,
 RV Compound, Security
Lisa Hopper Director at Large
Susan Thompson Office Administrator
Susan Thompson 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 Dec 8, 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.

Table of Contents

Staff & Phone Numbers	3
Important Message	3
Attention: All Nighttime Walkers!	3
President's Corner	4
From Susan's Desk	4
From the Treasurer	4
2026 Election of Board Members	4
Buildings & Grounds	5
Architectural & Design Committee	5
Gatehouse News	5
RV Compound	5
Veteran's Day	5
Events	6
Upcoming Theatre Performances	6
The Heather Library	7
BUNCO	7
Glasses & Hearing Aids Donations	7
Dominoes-Mexican Train	7
Join Us On Facebook	7
Tai Chi Information	8
"Sign-Up to Help in 2025 with Events & Activities" Form	10
Notice Dog Owners	10
Editor's Column	11
Information for Condos/Villas	11
Let's Play Bingo	11
Gratitude	11
November 2025 Calendar	12-13
Christmas Gala	14
Fall Back Time	15
The Fairway	16
The Greens	16
Community Dumpster Days	16
Peanuts Humor	16
Ponds and Lochs	16
Heather Sound	16
The Bluffs	16
Homes for Sale Listings	17
Heather Walk News	18
November Quotes	18
Cranberry Whipped Feta Dip Recipe	18
Don't Feed The Wildlife	18
Community Breakfast	19
Humor	19
Thanksgiving Coloring Page	20
HPOA Budget 2025-2026	21
Property Change Application	22

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

Keith Elder

Big Thanks and Exciting Updates!

First off, a huge thank you to our amazing Events Committee and all the wonderful volunteers who helped with the free meals and made the Fall Festival such a success! Your hard work truly makes our community shine.

Next up — our Annual Yard Sale! We're hoping for a fantastic turnout this year, so spread the word and come join the fun!

Speeding Concerns:

If you'd like to help us take action about the speeding on Saint Andrews Boulevard and Allen Drive, we need a five-person committee from each street. Please reach out to Bobbi Glenn or contact the office if you'd like to volunteer so we can work with the county to make our streets safer.

Save the Date – Annual Christmas Dinner!

Our festive Christmas Dinner is coming up soon! Keep an eye on the Facebook page or check with the office for ticket sale dates. We're thrilled to announce that we'll have the same chef as last year, so you can look forward to delicious food and hors d'oeuvres served right to your table, plus live music and more!

Let's finish the year strong with great events, good food, and even better company!



2026 Election of Board Members and Updating Our Records

If you are a Heather Property owner/member in good standing and are interested in a HPOA Board position, please submit a letter of intent along with your resume and qualifications to serve on the Heather Board **before December 31, 2025**.

We ask that all homeowners/members contact the office staff with your current mailing address, phone number, and email address since we are updating our records. We need to have current information for our voting process.

Keith Elder, President

From Susan's Desk

"Thankful for Cooler Days and a Caring Community"

As November arrives, we're finally feeling that wonderful hint of cool air that makes outdoor life in Florida truly special. The humidity drops, the sunsets linger, and it's the perfect time to get outside and enjoy everything our community has to offer.

This month, we want to express our gratitude to all the residents and volunteers who keep our neighborhood thriving—from those who lend a hand at community events to the folks who keep our shared spaces beautiful and welcoming. Your efforts make this place feel like home.

With the holidays around the corner, it's also a great time to tidy up your property, refresh your landscaping, and get ready for the festive season. Keep an eye out for upcoming announcements!

From all of us at The Heather Owners Association, we wish you a happy and heartwarming November. Let's make the most of these crisp mornings, golden afternoons, and starry Florida nights.



From the Treasurer

Thank you for your support as I remain 100% transparent as promised.

After revisiting the P&L report at the end of September, which is this fiscal year's six month mark, there was a need to adjust several lined items on the budget placed in last months newsletter.

I also needed to rectify the clerical error of understating the gatehouse employee expense.

Lastly, the building plumbing emergency expense was properly recategorized to reflect utilizing reserve emergency funds.

In this newsletter you are being provide the correct revised budget for our 2025-2026 fiscal year.

Feel free to reach out to me with any questions or concerns you may have.

Sincerely,

Denise Wilson, Your Treasurer

Architectural and Design Committee

Well the holidays are at our doorsteps starting with Halloween, we see a few very nice decorations! We hope that everyone enjoy these festivities and have fun, but most importantly be safe!

Neighbors you will be seeing groups of men digging on our lawns please don't be alarm, this is happening all over the United States. They are installing fiber optics cable for internet services.

We need A&D committee volunteers as well as volunteers on the fine committee who are in good standing to offer just a few hours of your time a month. A good explanation of the A&D Committee meets at 6:30 PM on the 1st and 3rd Tuesdays each month. Please consider volunteering for these important committees.

Johnny Acevedo

GATEHOUSE NEWS

The Traffic Committee is asking for volunteers. Since Residents will not slow down to 30 MPH, the traffic committee with Hernando County will start the process for installing speed bumps on 3 of the main streets in the Heather.



I dislike speed bumps as much as anyone else but working at the Gate Shack residents speed by me more than 30 MPH. We try to wave you down to slow down but residents get annoyed at us and speed up. We have looked into lighted speed detection from Hernando County and residents still speed. Our last resort is speed bumps. I don't know what it will take to make residents to slow down. A child getting hit or a resident exercising (walking/running) or walking their dog. I have had complaints from bicyclers that have been forced off the road because a car has zoomed by the so fast it scared them off the road.

Hernando County Sheriff's Department cannot just stay in our neighborhood all day writing citations. If anyone has any other suggestions, please email the office at heatherpoa11@yahoo.com.

Speed Limit is 30 MPH!

Gate Shack Personnel



Building

The HPOA building is in great condition. Regular upkeep and care keep it clean, organized, and fully operational for daily activities.

Grounds

The grounds are looking excellent. Routine maintenance and attention to detail have kept the area neat, attractive, and welcoming for residents and visitors

RV Compound



Everything within the RV compound is going great. Security checks are being performed regularly, and residents have been doing a great job keeping the area orderly and compliant.

We appreciate everyone's cooperation and continued effort in maintaining a safe and well-kept community. Thank you for helping make HPOA a great place to live!

Security: Security operations are running smoothly. Patrols are consistent, and all systems are functioning properly. The team continues to maintain a strong presence and ensure that community guidelines are being followed.



Veterans Day

NOVEMBER 11TH 2025



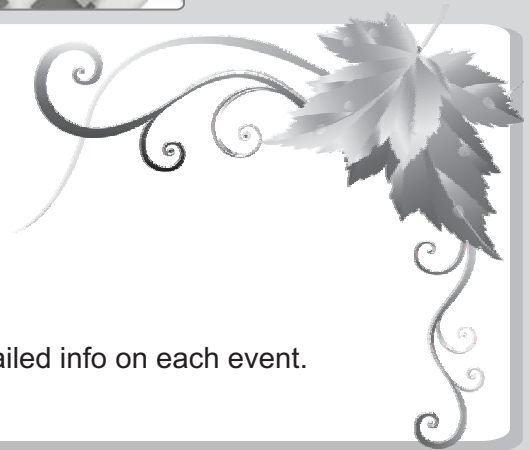
THANK YOU FOR YOUR SERVICE

••●EVENTS●•

Mark your calendars!

- Community Yard Sale- November 1st
- Dumpster Days-November 7th-9th
- Community Meal- November 22nd 11am-1pm
- Pizza with Santa-December 13th 1pm-3pm
- 3rd Annual Golf Cart Parade December 13th 6pm
- HPOA Christmas Dinner December 20th TBD

Please join HPOA The Heather Facebook page for more detailed info on each event.



Take a look at local Upcoming Theatre Performances

There are some wonderful performing arts theatres in our area. Consider experiencing some of the great talents in Hernando County at either of these venues.

Live Oak Theatre – 21030 Cortez Blvd. Brooksville, FL 34601

Upcoming Performances (2025-2026 Season)

- Chitty Chitty Bang Bang Jr.: November 13-16, & 20-23, 2025.
- A Christmas Carol: December 11-14, 2025.
- Cinderella: March 13-15, 20-22, & 27-29, 2026.

Visit the official Live Oak Theatre website at www.liveoaktheatre.org. to check for the most current show dates, times, and ticket information.

Stage West Playhouse – 8390 Forest Oaks Blvd. Spring Hill, FL 34606

Upcoming Performances (2025-2026 Season)

- Wait Until Dark: November 1 and 2, 2025.
- White Christmas: November 21, 22, 23, 28, 29, 30 2025.
- A Modern Christmas Carol: December 18 – 21, 2025.
- Assassins: January 16, 17, 18, 22, 23, 24, 2026
- The Front Page: February 20, 21, 22, 27, 28 and March 1, 7 and 8, 2026

Visit the official Stage West Playhouse website at www.Stagewestplayhouse.org for the most current show dates, times, and ticket information.



The Heather Library

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

Please Note:

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
Audrey and Kathy



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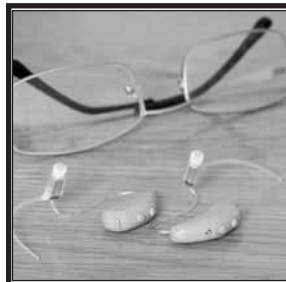
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PLEASE BRING OLD EYE GLASSES or HEARING AIDS TO THE Heather office for the Lions Club to give to those in need. Thank you!

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 842 members

"HPOA The Heather"

Currently, this group has 304 members

Tai Chi



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

9:00 - 10:00am

**November
DONATIONS
REQUESTED**



The Old Guy
Retired Computer Nerd

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I'll bet your computer has a virus.

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FREE JB & Associates 10 Year Labor Warranty includes Refrigerant & Shipping & 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 11/15/2025.

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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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.)



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Editor's Column

Susan Thompson

As the humidity lifts and the air finally turns crisp, November brings a quiet sigh of relief to Weeki Wachee. The days grow a little shorter, the mornings a little cooler, and for the first time in months, it feels good to open the windows and let the fresh air flow through.

Our springs seem to sparkle brighter this time of year—perhaps it's the clear skies or simply the peace that comes when the summer crowds thin out. The manatees are returning to the warm waters of the river, and locals once again get to enjoy the beauty that makes this place so special without fighting the traffic or the heat.

November is a time for gratitude and reflection here. From our neighbors who volunteer at food drives and veterans' events, to the small businesses preparing for the holiday season, there's a renewed sense of community. It's also a reminder of how lucky we are to call this slice of Florida home—where nature, history, and neighborly kindness flow as steadily as the springs themselves.

As Thanksgiving approaches, I encourage you to take a walk along the Weeki Wachee River, visit Linda Pedersen Park, or simply sit outside in the evening and listen to the sounds of fall settling in. Take a deep breath and remember that these are the days we wait for all summer long.

Here's to cool mornings, kind neighbors, and a November filled with gratitude and good company.

Susan Thompson—Your Editor

gratitude

[gra-ti-tude] noun.

the positive state of being grateful; an overwhelming feeling of appreciation and thankfulness, and the desire to return kindness to others.

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

Heather Walk

Sentry Management
727-942-1906, ext. 53523

The Fairways

PMI Adventure Coast
352-403-2220

Heather Sound

Michele Hernandez
314-614-6984

Let's Play Bingo



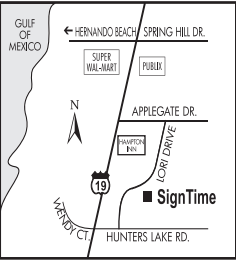
Join us for BINGO every Wednesday at
1:45pm, in the month of June. Dates
are 11/5, 11/12, 11/19 and 11/26 at The
Heather Community Center.

*Bring a friend, meet new friends
and have fun!*

ADVERTISING
DEADLINE IS
November 13, 2025

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November 2025

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
					1 Community Yard Sale	2 
3 9am-Tai Chi 1pm-Bunco	4	5 9am-Tia Chi 11am-Library 1:45-Bingo	6 1pm-Domino's	7	8 Private Event Community Dumpster Days	9 Community Dumpster Days
10 9am-Tai Chi 1pm-Bunco	11  Veterans Day Office Closed	12 9am-Tia Chi 11am-Library BINGO CANCELLED	13 1pm-Domino's	14 10am-Sew Happy	15 Private Event	16
17 9am-Tai Chi 1pm-Bunco	18 7pm-HPOA Board Meeting	19 9am-Tia Chi 11am-Library 1:45-Bingo	20 1pm-Domino's	21	22 Community Breakfast 9am-11am	23
24 9am-Tai Chi 1pm-Bunco	25	26 9am-Tia Chi 11am-Library 1:45-Bingo	27 Thanksgiving Day Office Closed  Private Event	28 Private Event	29 Private Event	30

Events

Nov 1st
Community Yard
Sale

Nov 8th & 9th
Community
Dumpster Days

Nov 18th
7pm- HPOA
Board Meeting

Nov 22nd
Community
Breakfast
11am-1pm

You Are Invited

Christmas GALA

DEC | **20** | 2025

AT 6:00 PM

\$35 Per Person if RSVP by Dec 3rd

Attire: Holiday Elegant

-8 People Per Table

Please Stop by the HPOA office to
make your payment and reservation

FALL BACK

DAYLIGHT SAVING TIME ENDS



**SUNDAY, NOVEMBER 2, 2025
AT 2:00 AM**

Remember to
**SET YOUR CLOCKS BACK
ONE HOUR!**

Gain an extra hour of rest - don't forget
to adjust your clocks before you go to
bed Saturday night.

COMMUNITY *dumpster days*

**NOV
8TH-
9TH**

DUMPSTERS WILL
BE LOCATED AT
THE COMMUNITY
AREA/BOAT RAMP
ON HEATHER BLVD

TAKE THIS TIME TO
CLEAN YOUR YARD,
GARAGE, HOME AND
ANY LEFT-OVER
YARD SALE ITEMS.

*ITEMS NOT ALLOWED

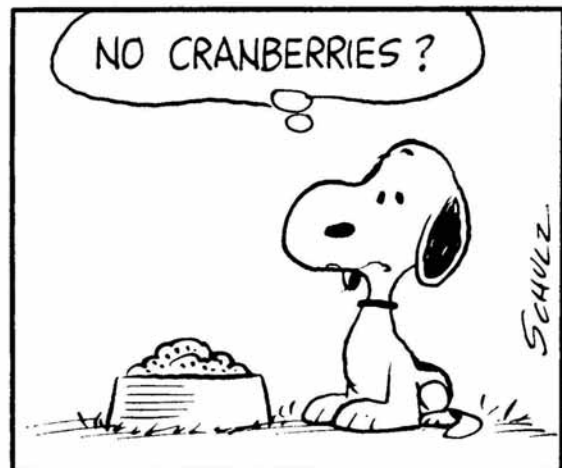
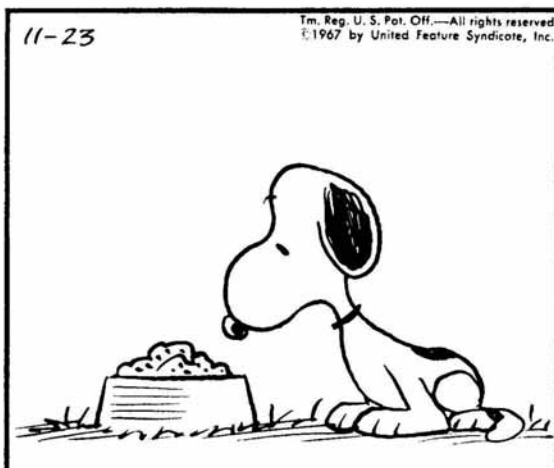
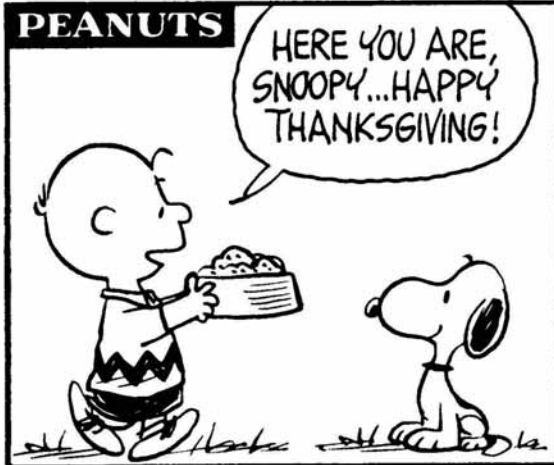
- No Large appliances
(stove, fridge, washer, or dryer)
- No trees or tree roots
- No tires
- No propane tanks or hazardous items
- No business's dumping waste



*DUMPSTERS WILL BE MONITORED

The Heather
Property Owners Association

PEANUTS



The Fairway

Hello Fairway owners and renters! Also, welcome back snowbirds! The big news this month is we have selected a new vendor for our landscaping, weed control and irrigation, thus eliminating three vendors and realizing a cost-savings in our budget.

In looking at the financial situation, we inherited from the previous board, we are shy in our roof reserve. So, with any savings, we will be applying those funds to our roof reserve with anticipation of installing new roofs in a few years.

Your board is going through six boxes of records and old invoices, keeping only what needs to be kept based on Florida Statute.

I contacted Coastal Waste and Recycling regarding what their trash process will be for us in January, 2026. I was told to recontact them in early December to discuss the process and hope they are agreeable to the current type of trash removal we currently have with Republic.

Hope you were able to attend our condo meeting in October and if not, our next meeting will be in early December. Stay tuned for more great things from The Fairway.

Enjoy your Thanksgiving with your families and friends!

Carl Huffman
President, The Fairway



🌿 The Greens 🌿

By now the ghosts and goblins of October should be gone for another year. As should any threat of major storms. As of writing this article, we have a chance of no hurricanes making landfall in FL or the U.S.

November brings in the turkeys (no relation to us snowbirds arriving) and all the fixins! 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 20, 2025 2:00pm at Picketts Park Pool meeting room.
Quarterly board meeting March: date TBD
Annual Meeting: April 9, 20226 (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

The Bluffs

Finally, we are beginning to enjoy some cooler temperatures and Fall, Florida style.

We continue to work to improve our community but also need your help with projects. It is not the board's job to implement every improvement. Community means COMMUNITY involvement. If you want more landscaping, let's form a committee and plan it out. If all of you want us to pay a contractor to plan and install new landscaping, then be prepared for a significant assessment increase. It is our hope that some of you will step forward for this worthwhile project.

As a reminder, the dumpster is for use by Bluffs residents only. ALL TRASH MUST BE PLACED INSIDE THE DUMPSTER. Some items are not acceptable and listed on the dumpster itself. NO MATTRESSES, FURNITURE ETC. can be left outside the dumpster for removal. We are considered to be a commercial account and are NOT entitled to large item service. Any items left outside must be removed at an additional cost plus we must find a vendor to remove these. It is unsightly, expensive and discourteous to have neighbors assume this expense. If you see someone using our dumpster that you do not recognize, please ask them to explain why they are here. Sometimes it is a relative helping out one of our unit owners or some other legitimate reason.

Our Annual Budget Meeting will be held on Thursday, November 20th at 6 PM at Pickett's Park Meeting Room. Once approved, you will be provided with a copy of the approved 2026 budget at a later date. You will also see it posted in the portal.

May each of you enjoy the Thanksgiving season!

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



Heather Sound

"Wishing you all a happy and blessed Thanksgiving."

Diana Retan



Ponds and Lochs

Aqua Scope has been hard at work using their sprayers and airboat to help restore our ponds to their beautiful, pristine condition. With the cooler weather on the way, we can finally look forward to a break from those pesky algae blooms!

If you notice any areas near your home that could use a little extra attention, please don't hesitate to contact the office and let us know. Together, we can keep our community looking its best!



9474 Nakoma Way (The Greens) MLS #2254275
2 BR/2BA, 1st Floor Condo - \$154,888

7602 St. Andrews Blvd (The Fairway) MLS #2254622
2BR/2BA, 2nd Floor Condo - \$159,900

8359 Dunnellon Rd (Heather Homes) MLS #2255594
2BR + Den/2BA/2-Car Garage (POOL) - \$326,888

7540 St. Andrews Blvd (The Fairway) MLS #2255837
2BR/2BA 1st Floor Condo - \$154,888

If you would like to personally preview any of these homes in the Heather or ask me any questions regarding these properties, please feel free to call Bobbi Glenn Representing Tropic Shores Realty, LLC at 352-346-3635. Thank you.



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

Wills • Probate • Estates

352-666-5300

Wills, Estate Planning and Living Trust Consultations

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

Florida & Pennsylvania
Bar Member - 39 Years

4074 Commercial Way
Spring Hill, FL

www.springhillprobateattorney.com

Heather Walk News

We made it through summer. Now the holidays are on the horizon. Halloween has come and gone. There were so many cute decorations around the Heather. We need to remember to ride around to see the Christmas lights soon.

Reminders:

- Vehicles are NOT permitted on roadways between midnight and 7 AM. HPOA security is monitoring. (On-going problem)
- Please be aware of 15 mph speed limit and that parking on grass is prohibited even on the edge of road.



Cranberry Whipped Feta Dip

This cranberry feta cheese dip recipe is one of my favorite recipes for the holidays. A simple dip with a creamy texture and tart cranberries. 8 Servings.

Ingredients

- 8 ounces feta cheese in the brine, brought to room temp
- 4 ounces cream cheese softened
- ½ cup whole cranberry sauce
- ¼ cup chopped pistachios
- 2 tablespoon honey



Instructions

- Drain the feta. To the bowl of a food processor, add the feta and cream cheese.
- Pulse to combine them.
- Add in ¼ cup of cranberry sauce and the honey.
- Pulse to combine.
- Remove from the food processor and spread on a serving platter or in a bowl.
- Top with remaining cranberry sauce and chopped pistachios.
- Serve with toasted bread or crackers.

Notes

- Use high quality feta cheese, not pre-crumbled.
- Soften the cream cheese to room temperature before mixing.
- Save the brine to thin out the dip if too thick. Or use olive oil.
- Garnish with orange zest for extra flavor.
- Make it vegan with vegan cream cheese and vegan feta.
- Spice it up with red pepper flakes.

Coming Soon: The November 11th, 2025, election is coming up. It is scheduled for 9:00 am at the Heather Walk Clubhouse. This is an important day for Heather Walk. We will be voting for two positions on the board. We have interested residents wanting to accept a position. **NOTE TO REMEMBER:** We need a quorum to have the election. Please join us to vote and welcome new board members.

FYI: Please remember to join us at the next board meeting. (Dates posted on bulletin boards)

Till next month
Sue Tolbert



November Inspirational Quotes

"There is always, always something to be thankful for."
-Dr. Kevin Snyder

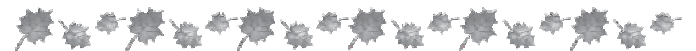
"Gratitude unlocks the fullness of life." -Melody Beattie

"One day you will tell your story of how you overcame that you went through, and it will be someone else's survival guide." -Brene Brown

"Just one small positive thought in the morning can change your whole day." -Dalai Lama

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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HPOA — Community Breakfast

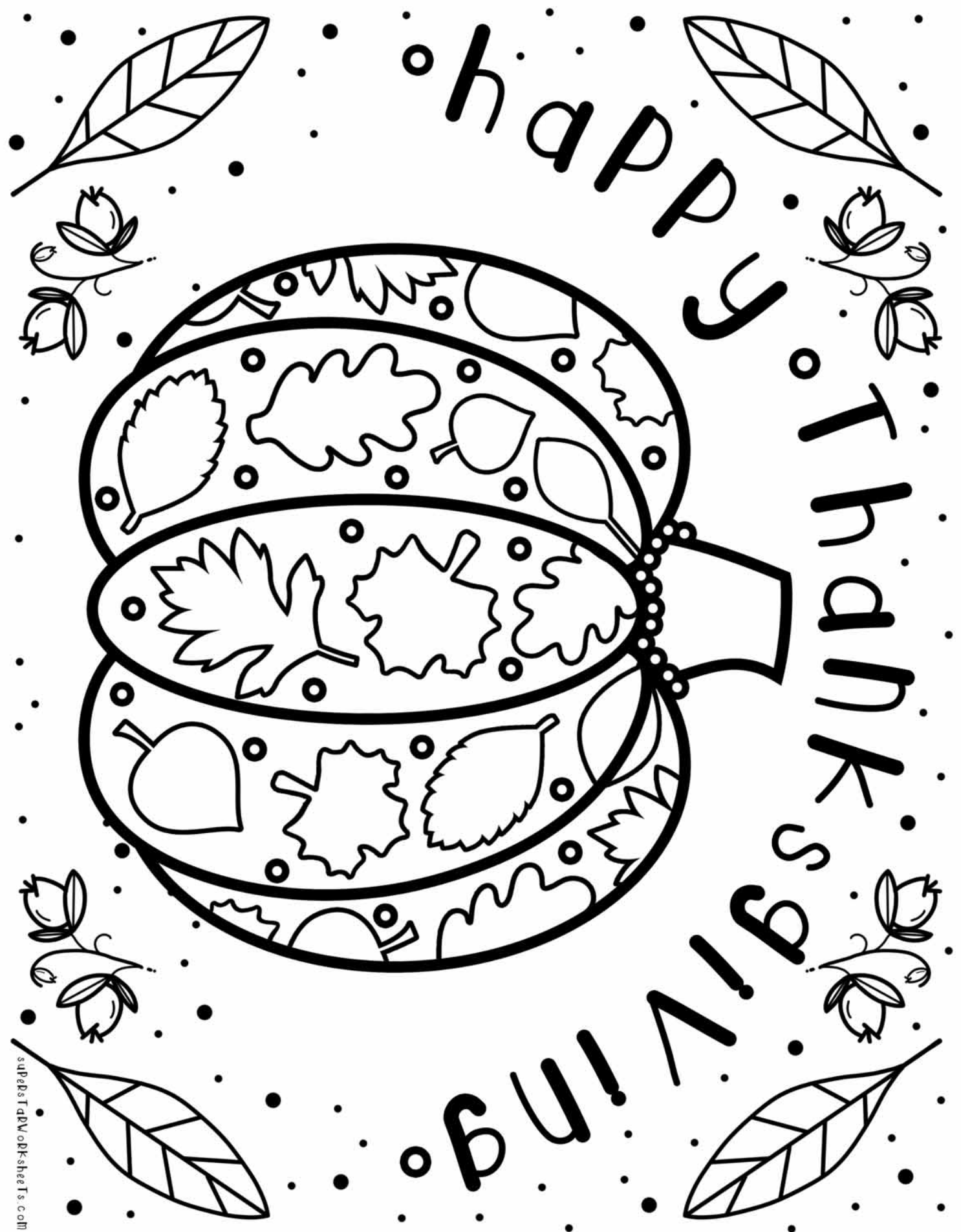
COMPLIMENTARY
*Biscuits & Gravy with Home Fries
Juice, Water, or Coffee*

★ *Coffee Bar will be OPEN*



SATURDAY, NOVEMBER 22ND | 9AM-11AM
9100 NAKOMA WAY





HPOA BUDGET 25-26				
May 1st 2025- April 30th 2026				
ANNUAL INCOME	BUDGET	ANNUAL OPERATION	BUDGET	
		EXPENSE		
Lot Fee Inc 844 x 24 x 12 MO	\$ 243,072.00	Advertising & Marketing	\$0.00	
Home Lots 461 = 121704		Bank Charges & Fees		
Heather Walk 128 = 33792		QuickBooks Payments Fees	\$3,000.00	
Heather Sound 31 = 8184		Building Maintenance	\$5,000.00	
Fairways 72 = 19008		Janitorial	\$7,245.60	
The Greens 112 = 29568		Reserve Monies utilized for plumbing emergency	\$14,427.44	
The Bluffs 40 = 10560		Pest Control Interior/Exterior/Gatehouse	\$300.00	
		Business Licenses & Permits	\$350.00	
Interest Income		Computer & Internet		
Building Rental Income	\$ 1,600.00	Dues & Subscriptions	\$1,100.00	
Late Fee Income	\$ 6,000.00	Go Daddy website	\$415.00	
R V Compound Income	\$ 2,000.00	Office Computer	\$0.00	
Hernando County Maintenance Income	\$ 7,200.00	Software	\$1,380.00	
Estoppel Fee Income	\$ 6,300.00	Insurance		
NSF Fee Income	\$ 6,800.00	Business General Liability	\$14,860.00	
Social Activities Income	\$0.00	Surety Bond-Brown & Brown	\$110.00	
Snack Bar	\$ 5,000.00	Workers Comp	\$1,711.00	
	\$ 1,000.00	Interest Paid	\$0.00	
	\$ 278,972.00	Maint. Grounds	\$5,000.00	
Transfer from Reserve Account	\$14,427.44	RV Compound	\$200.00	
Total Income	\$ 293,399.44	Irrigation - Sunshine State Sprinkler & Irrigation	\$939.00	
		Maint. Lakes - AquaScope	\$10,560.00	
		Mowing, Landscaping, Pest Control- 3 seasons	\$37,306.00	
		Outside signs	\$1,000.00	
		Tree / Scrub Removal or clean-up	\$1,000.00	
Fee \$24 per Month		Office Supplies		
\$288 Annually		Phone - TracFone	\$129.00	
Beginning May 1st 2023		Postage	\$1,000.00	
		Postage Certified Letter Fee	\$200.00	
		Printing	\$1,879.00	
		Payroll		
		Office Administrator Payroll	\$45,500.00	
		Office Assistant	\$2,000.00	
		Gatehouse Payroll	\$41,600.00	
		Payroll Processing Fees	\$1,032.00	
		Payroll Taxes	\$505.00	
		Professional Fees	\$5,400.00	
		Accounting	\$3,000.00	
		Consulting fees	\$0.00	
		Legal Fees	\$3,000.00	
		Newsletter Editor	\$1,250.00	
		Repairs & Maintenance		
		Trash Pickup	\$190.00	
		Security		
		Gallowglass Security	33,637.00	
		Ring system	\$107.00	
		Social Activities Expense - Events	\$6,286.40	
		Snack Bar	\$1,400.00	
		Taxes & Licenses	\$2,500.00	
		Property taxes	\$1,200.00	
		Utilities		
		Electric	\$27,000.00	
		Telephone-Spectrum	\$3,780.00	
		Water & Sewer	\$3,600.00	
		TOTAL EXPENSES	\$293,399.44	

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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Use it or Lose it!



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Onsite denture lab using all American made materials.
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Now Accepting Medicare Advantage Plans!!

Avoid the GRIND!

\$199 NIGHT GUARD

D9944 uninsured patients only.

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. 11/30/25

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. 11/30/25

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. 11/30/25

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. 11/30/25

Fixed Bridge ONE FREE CROWN
Savings of \$800 (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. 11/30/25

\$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. 11/30/25



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Counter & Pop-up Displays
Booth Graphics, Signs & Banners
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Now Open Signs
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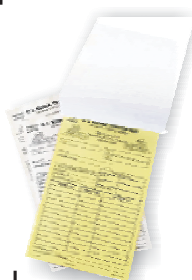
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