

THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter

July 2026

A GREAT PLACE TO LIVE

VOL. 45 • NO. 7

Happy

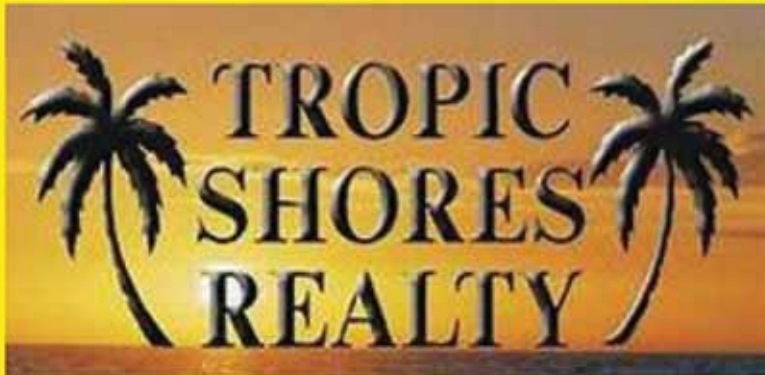


of July

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Service Location
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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

www.mikesautobodysh.net

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Staff & Phone Numbers

Richard Roth President, Security, RV Compound, Building & 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 **August 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.

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

The rainy season has definitely started and we will see major improvement in the overall appearance of the properties in The Heather. Please help us keep the entire community as welcoming and attractive as possible. With the additional rainfall, we will be able to start treating the Lochs and Ponds and we should see a steady improvement in the appearance.

The Board continues to monitor expenses, having just completed the first month of Fiscal 26-27. I am pleased to mention that the final six months of Fiscal 25-26, (this covers the period from November 1st through April 30th) showed a decent gain and reduced the deficit of the first six months. These figures will be addressed by the Treasurer and will be shared with you via Social Media, and the Newsletter. Speaking of the Newsletter, Angela is now posting it on both Facebook groups.

I will be meeting with two licensed and insured handymen to get someone that is available and capable of performing minor maintenance for the Association. Since Isaac left, we have been unable to address some of the situations as quickly as we would have liked. They will not be employees of the HPOA, but will be paid a set rate for each job completed. The practice of paying cash under the table is not something that we will do.

We are still looking for volunteers for the A & D Committee and are still short one Board Member. If interested, please contact me through the HPOA Office. Thank you!

Richard Roth, President, HPOA Board



From the Treasurer

With our final report for the 25-26 fiscal year provided in this newsletter, we are happy to report that besides one plumbing emergency, we had a good year!



Notice RE: Board Meeting Minutes

Due to the board meeting being moved to 6/24 this month, the minutes were not available before this month's newsletter went to print. You can access the minutes from the 6/24 meeting on our website at heatherpoa.com.

From Angela's Desk

Summer is officially rolling into The Heather, bringing longer days, warmer weather, and plenty of opportunities to enjoy our beautiful community. Whether you're spending time outdoors, visiting with neighbors, or participating in one of our many community events, I hope you're finding ways to make the most of the season.

I'm also excited to announce our first-ever Heather Community Pet Contest! Residents are invited to submit a photo of their beloved pet for a chance to be featured on the cover of the August newsletter. Be sure to check this newsletter for complete contest details, submission instructions, and important dates.

Thank you to everyone who continues to support our community events and initiatives. Your participation helps make The Heather a welcoming and vibrant place for all residents.

Wishing everyone a safe, happy, and enjoyable summer!

Warm regards,

Angela Franklin



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

PMI Adventure Coast
352-403-2220





THE HEATHER COMMUNITY'S



Complimentary
**COMMUNITY
BREAKFAST**

All Heather residents are welcome!



**SATURDAY,
JULY 18TH**



9:00 – 11:00 AM



COMMUNITY CENTER
9100 Nakoma Way
Weeki Wachee, FL



⇒ We will be serving ⇒
FRENCH TOAST STICKS & HASHBROWN PATTIES!

Good Food. ♥ Great Neighbors. ♥ Stronger Community.



We look forward to seeing you there!



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WHOLE LIFE - FINAL EXPENSE SPWL

AND MORE



WE DO NOT OFFER EVERY PLAN AVAILABLE IN YOUR AREA. ANY INFORMATION WE PROVIDE IS LIMITED TO THOSE PLANS WE DO OFFER IN YOUR AREA. PLEASE CONTACT MEDICARE.GOV OR 1-800-MEDICARE TO GET INFORMATION ON ALL OF YOUR OPTIONS

WE ARE
LOOKING FOR
Volunteers!



FOR THE
A&D COMMITTEE



WE MEET
THE FIRST &
THIRD TUESDAY
OF EVERY MONTH



AT
6:30PM

HELP KEEP OUR
*Community
Beautiful*



BY HELPING PROPERTIES
STAY IN COMPLIANCE.

*Thank you for making
a difference!*

Thank Your Neighbor Column



Submission from Madeline Johnson:

Madeline would like to acknowledge Alice White. Alice White daily walks from her house in Heather Sound to St. Andrew's Blvd carrying a plastic bag into which she collects trash (paper cups, tissues, cigarette butts, etc) that she picks up from the road side. She returns home and puts it in her own trash can. She has been doing this for over a year. She and her husband Ken also run Bingo at the Community Center.

Do you have a neighbor you would like to recognize? Submit a "Thank Your Neighbor" form to the HPOA office or email us 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 930 members

"HPOA The Heather"

Currently, this group has 365 members



POOL + MEDIC

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FAX: 352-683-7095

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CHOOSING TREES FOR HURRICANE SEASON

Right Plant, Right Place

Choose trees that are well-suited for your landscape. Plant larger trees away from your home, power lines, and other structures.

Choose Wind-resistant Species

Some trees are more wind-resistant than others.

Examples include:

Crape Myrtle

Sabal Palm

Live Oak



Pruning & Maintenance

Assess trees, paying close attention to the branches. Remove limbs that are dying, damaged, or weakly connected to the trunk.

Plant in Groups

Planting groups of mixed trees together can greatly enhance wind resistance. The trees buffer each other as well as your property and landscape plants.

FOR MORE INFORMATION VISIT
LINKTREE/HERNANDOFFL
OR SCAN THE CODE

(352) 540-6230



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."

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 and Design Committee

Volunteers are still needed for the A&D Committee. If you are interested, please contact the HPOA office.



GATEHOUSE NEWS

Please join us in welcoming Matthew, the newest friendly face at our Gatehouse!



As you come and go through the community, be sure to wave hello!!!

We'd also like to remind everyone to slow down and stay alert while traveling on our roadways. Whether you're driving, walking, biking, or using a golf cart, keeping a safe speed and watching out for others helps ensure our community remains safe and enjoyable for everyone. Thank you for doing your part!

Security

the Board continues to be pleased with the company that is providing security to the community. Their documentation is excellent and they work well with the Sheriff's Department and also our Gate House employees.

Gate House

The operation is running very smoothly under Tiffany Mooney's supervision. We have an excellent crew of employees and they supply some very useful and helpful information, in addition to greeting every vehicle that enters The Heather. We will be installing a camera that records each vehicle as it enters and another camera that will record each departing vehicle.

RV Compound



RV Compound - At the time of this writing, we have three spaces available in the RV Lot. If you are interested, please call Angela at the Office for information. To those of you who currently occupy slots in the Lot, please advise the Office of any situations or problems that need attention. We want to keep up with the condition of the lot so, please notify us of any issues that you may see. Thank you for your cooperation.

Buildings & Grounds

Community Center – we are in the process of having the floors stripped and waxed. The last time this was done was around 2023. With the amount of use that the building gets, the floor has held up pretty well. We rent out the hall for various functions and have always received very good reviews about the condition of the building. Currently, there are no outstanding maintenance problems that need addressing.

Gate House – the building itself is in excellent condition, with no pending maintenance issues.

Grounds - Now that the hot, humid and rainy weather has made its way into our lives, 3 Seasons has increased the number of landscapers that they are sending to The Heather. This benefits both of us, their employees are finished quicker and they move on to the next job quicker. The schedule for the entire Summer growing season has been established in reference to fertilizing, weed control and all aspects of maintenance for the common areas of the community.

As mentioned in the past, the medians on Heather Boulevard and St. Andrews Boulevard do not have sprinkler or irrigation systems. As a result, they look pretty rough until the rainy season kicks in. You should start to see some improvement in appearance thanks to Mother Nature.

I have recently been approached by a few residents concerning issues with trees in the common areas that are the responsibility of the HPOA. I have contacted # Seasons to get their input. If it requires tree removal, we will get 3 bids and choose the most economical to rectify the situation.



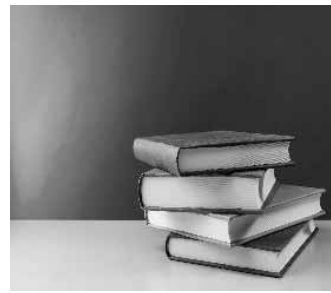
Dog walkers are required to pickup their dog waste! PLEASE!
Thank you.

Cookout word search

T R Y I C A T S U P A K R
 C O L E S L A W S A P Q E
 C T S P C H E R R Y R B L
 O I K A G G E S S E O R I
 A S E C S B K P G Z N A S
 L S W K M A I R G R F T H
 S E E E E H U O A F I S H
 U R R T C B D C R C B L F
 C I S D M T T A E A K K L
 F E O A O I E S B B R U B
 Y O H H P S P E P P E R S
 W S R I B S K O G C O R N
 T H E R M O M E T E R S S
 W O I N D I R E C T X A U
 S M O K E R C T O N G S Q
 P O R K W I N G S N A E B

APRON	PACKET
BEANS	PEPPERS
BRATS	PIT
CATSUP	PORK
CHERRY	RACK
COALS	RELISH
COLESLAW	RIBS
CORN	ROTISSERIE
EMBERS	RUB
FIRE	SAUCE
FISH	SEAR
GAS	SKEWERS
GRILL	SMOKER
HAMBURGER	STEAKS
HOT DOG	THERMOMETER
INDIRECT	TONGS
KEBABS	WINGS
MOP	WOOD CHIPS

Answers on page 21



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



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

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ADVERTISING DEADLINE IS July 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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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 11am- Library	2 1pm- Dominoes	3	4 4th of July
5	6 9am- Tai Chi 1pm- Bunco OFFICE CLOSED	7 10am- Tech Seminar 6:30pm- A&D Meeting	8 9am- Tai Chi 11am- Library	9 1pm- Dominoes	10 10am - Sew Happy	11
12	13 9am- Tai Chi 1pm- Bunco	14	15 9am- Tai Chi 11am- Library 7pm- Board Meeting	16 1pm - Dominoes 5:30pm- Heather Sound Meeting	17	18 9-11am- Community Breakfast
19	20 9am- Tai Chi 1pm- Bunco	21 6:30pm- A&D Meeting	21 9am- Tai Chi 11am- Library	22 1pm - Dominoes	23	24 PRIVATE PARTY
25	26 9am- Tai Chi 1pm- Bunco	27	28 9am- Tai Chi 11am- Library	29 1pm - Dominoes	30	

NOTES: There is no Bingo in the month of July. There is no Tai Chi on July 1st. The deadline to submit for the Pet Contest is July 6th. Voting on Facebook ends July 12th. Check our Facebook page for what food trucks will be in the community this month!

The Fairway

News from the Board - Our retrofitting of the sprinklers is complete and running smoothly. If you note any problems, please contact PMI.

We have parted company with our lawn company and a new one will be selected soon. We ask for your help and patience as we begin to work on our lawns. This is a major undertaking and with the help of Mother Nature and a new landscape company, we hope to bring our lawn back to pristine condition.

PMI and your Board are securing bids on power washing/rust removal on the sidewalks and buildings.

Please remember to review and adhere to the Fairway condo Bylaws, Articles and policies that are in the Fairway portal. If you have any questions, please contact PMI.

Thank you and best wishes for a happy July 4th holiday!

The Fairway Board



The Bluffs

Summertime is here and so are the rains!

We have two projects scheduled for July. First we have two very large but severely compromised laurel oak trees that must be cut down. Also one other tree has dead areas that need to be removed for safety reasons and another tree has one limb that is in danger of falling on the roadway. This is an expensive but necessary project. Mulch from these removals will be placed into the island for our use. That tree work is scheduled for July 16 and 17.

We are currently pricing having the access areas and parking spaces lines repainted including repainting and marking the stops. This much needed improvement will be scheduled as soon as possible. All vehicles will need to be moved out of our lot and temporarily parked in the lot beyond the dumpster. Notices will be posted as soon as a date is agreed on.

As of this writing, Republic Services has not been responsive to our cancellation of services. We and Waste Connections are working on that issue. No interruption of services will occur but no date has been settled on for the changeover.

Thank you to all who are keeping current on paying the association fees. At this writing we have only two delinquent accounts. It takes everyone paying to make the improvements we all desire.

Still looking for a landscape committee to help out and create a doable plan landscaping all of the common areas. Let us know if you want to do that.

If you have not done so yet, please sign onto the PMI Portal for The Bluffs: pmiac.cincwebaxis.com

Otherwise enjoy your summer!

Your Board



🚩 The Greens 🚩

Happy 250th Anniversary America! We hope everyone enjoys this special 4th of July this year in a safe manner. If anyone is wondering.....The Greens anniversary of when the first original owners purchased a unit is in its 39th anniversary this year. Not quite as exciting as 250 years.

Community happenings:

Staircase project still an ongoing project. Palm Tree trimming will be in July. Additional tree trimming, clean-up will be taking place in August, as we continue to prevent / minimize potential storm damage of overgrown trees. Landscape shrub replacement for the ones removed after winter kill is being evaluated, as is any additional shrubs that are not quite bouncing back. As stated before, the drought is being factored into this as well.

As of first week of June, we currently have \$3900 in unpaid balances on owner monthly maintenance fees. That's a lot of money the community could use to take care of planned and unplanned expenses. Without it, some planned items have to be put on hold, cutback or not done this year. Living in a condominium community comes responsibility of paying the monthly maintenance fee in a timely manner. This fee is for our annual operating budget that includes weekly, monthly, annual expenses for the community. This is not optional to not pay the fee. It must be paid. If not, we will continue the protocol of sending Late Payment Notices followed by Intent to Lien, then put a Lien on Property, followed by Foreclosing on Property. Late fees, interest and attorney fees will cost you an additional \$800 - \$1500 + over above regular monthly HOA fee. Is the additional expense worth it to you? Not to mention the possibility of losing your home to foreclosure. Please pay your maintenance fees in a timely manner. Your community neighbors would appreciate it.

Sincerely,

The Greens Board

THE HEATHER COMMUNITY

PET CONTEST!

Do you have a furry, feathered, or scaly friend that deserves the spotlight?

Enter The Heather Community Pet Contest for a chance to have your pet featured on the cover of our August Community Newsletter!

HOW TO ENTER:



- Email a photo of your pet to heatherpoa11@yahoo.com
- Submit your photo by **July 6th**.
- Limit one pet entry per resident

VOTING:



All eligible pet photos will be posted together on The Heather Community Residents Facebook page on **July 7th**. The pet that receives the most likes will be declared the winner on **July 13th**!



PRIZE:



The winning pet will be featured on the cover of The Heather Community Newsletter in **August**!



We can't wait to meet all of The Heather's amazing pets.

Start snapping those photos and submit your entry today!

Heather Sound

As we celebrate our country's 250th birthday, patriotism is at an all time high.

As our residents woke up on Memorial Day, we saw flags on each of our properties.

It gave me chills to see this and we are grateful to Ken for this pleasure. Hopefully we will feel the same way on July 4th as we mark America's semiquincentennial anniversary of the signing of the Declaration of Independence.

Hernando County is planning a public event day at the boyscout camp including fireworks. So if you need a boost on your patriotism, please plan to attend.

Happy Birthday America! Land of the free and home of the brave.

Fran Lesick, President



Ponds and Lochs

We are eagerly awaiting more rains for the levels in the ponds to come up!

Heather Walk News

Can you believe July is here? Many residents have left to cooler weather for the summer. Now is the time to enjoy the pool to cool off.

Committee Volunteer Opportunities

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, if you would like to be involved in the landscaping committee, please let a board member or Jimmy at the Clubhouse know of your interest.

Community Maintenance Updates

Repairs on the pavers are ongoing and will continue as funds become available.

Reminders

- Security monitoring is ongoing.
- Please do not park on the grass.
- No street parking is allowed from midnight to 7:00 AM.

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

Till next month,

Sue T

PLEASE BE COURTEOUS!



DO NOT DRIVE OVER THE MEDIANS!

Help Protect Our Community!

- Use Designated Roadways
- Keep Our Landscaping Safe

Thank You For Your Cooperation!

NOISE COMPLAINTS AFTER 11PM

Let's Keep Our Neighborhood Peaceful

If loud music, parties, or disturbances are happening

AFTER 11:00 PM, please call the

Hernando County Sheriff's Office

Non-Emergency Line

352-754-6830

This is NOT 911

- Use for non-emergency noise complaints only.
- ✓ Helps deputies respond the right way
- ✓ Keeps our community respectful
- ✓ Thank you for being a good neighbor

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

FIRST SESSION:
TUESDAY,
JULY 7TH

INSTRUCTOR:
MICHAEL CURLEY
Military IT Specialist

TOPICS INCLUDE:



Email Basics



Microsoft Office Essentials



Using Common
Computer Applications



Internet Navigation



Computer Tips & Tricks



Questions & Answers



Whether you're new to computers or just looking to refresh your skills, this seminar offers practical, hands-on guidance in an easy-to-understand format.



NO COST TO ATTEND!
All Heather residents are welcome.

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



Heather Property Owners Assoc

Profit and Loss

May 1-31, 2026

	TOTAL
Income	
Building Rental Income	150.00
Estoppel Fees	1,400.00
HOA Lot Fee Income	20,112.00
Interest Income	237.27
Lot Late Fee Income	65.00
RV Compound Income Fee	1,640.00
Social Activities Income	
Snack Bar Income	162.00
Total for Social Activities Income	\$162.00
Total for Income	\$23,766.27
Gross Profit	\$23,766.27
Expenses	
Bank Charges & Fees	\$55.00
QuickBooks Payments Fees	197.51
Total for Bank Charges & Fees	\$252.51
Building Maintenance	
Cleaning Service	436.65
Other Supplies & Repairs	53.18
Total for Building Maintenance	\$489.83
Computer & Internet	
Office Computer	
Software	63.00
Total for Office Computer	\$63.00
Total for Computer & Internet	\$63.00
Maint. Grounds	
Irrigation - Sunshine State Sprinkler & Irrigation	85.00
Mowing, Landscaping, gas- 3 seasons	3,202.06
Total for Maint. Grounds	\$3,287.06
Office Supplies	\$491.63
Printing	66.02
Total for Office Supplies	\$557.65
Payroll	
Gross Wages	5,488.00
Payroll Processing Fees	92.00
Total for Payroll	\$5,580.00
Payroll Taxes	
940	32.92
941	419.84
SUI	5.50
Total for Payroll Taxes	\$458.26

Heather Property Owners Assoc

Profit and Loss

May 1-31, 2026

	TOTAL
Professional Fees	
Accounting	135.00
Legal Fees	94.50
Total for Professional Fees	\$229.50
Security	\$1,456.00
Gallowglass Security	1,456.00
Total for Security	\$2,912.00
Social Activities Expense - Events	186.24
Utilities	
Electric	2,457.92
Water & Sewer	106.66
Total for Utilities	\$2,564.58
Total for Expenses	\$16,580.63
Net Operating Income	\$7,185.64
Net Income	\$7,185.64

THE HEATHER MONTHLY HOUSING REPORT May 2026

	<u>ACTIVE</u>		<u>PENDING</u>		<u>SOLD</u>	
	NO. UNITS	PRICE RANGE	NO. UNITS	PRICE RANGE	NO. UNITS	PRICE RANGE
BLUFFS	0		2	\$168,500 - \$175,000	0	
FAIRWAYS	2	\$135,000 - \$189,900	0		0	
GREENS	4	\$110,000 - \$139,410	3	\$124,900 - \$150,000	2	\$110,000 - \$130,000
HEATHER	8	\$229,000 - \$350,000	1	\$199,900	2	\$210,000 - \$240,000
HEATHER SOUND	2	\$185,000 - \$225,000	1	\$188,888	0	
HEATHER WALK	4	\$159,900 - \$237,900	1	\$179,000	1	\$163,000

Courtesy of **BOBBI GLENN** with Tropic Shores Realty
352-346-3635 bobbiglennadams19@gmail.com

According to rocket.com Hernando was a SELLER'S MARKET last year and is now a BUYER'S MARKET.

For more information, please go to rocket.com/homes/market-reports/fl/hernando-county

Heather Property Owners Assoc

Balance Sheet
As of May 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	91,247.96
Regions Bank MM - Reserves (5797)	172,741.22
Total for Bank Accounts	\$263,989.18
Accounts Receivable	
Accounts Receivable (A/R)	-68,284.61
Total for Accounts Receivable	-\$68,284.61
Other Current Assets	
QuickBooks Tax Holding Account	668.94
Undeposited Funds	674.00
Total for Other Current Assets	\$1,342.94
Total for Current Assets	\$197,047.51
Fixed Assets	
Air Conditioners	11,251.26
Building	\$245,321.21
Building Improvements	25,841.50
Total for Building	\$271,162.71
Furniture & Equipment	52,982.41
Outside Equipment	16,727.94
Sign	16,025.40
Sprinkler Systems	8,482.00
Total for Fixed Assets	\$376,631.72
Other Assets	
Depreciation	-302,816.00
Total for Other Assets	-\$302,816.00
Total for Assets	\$270,863.23
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total for Accounts Payable	\$0.00
Credit Cards	
Regions Visa (0043)	1,428.90

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 _____



Dr. Derrick Tengco D.M.D.

Dr. Ivelyn Santini, DDS

Dr. Mark Behm, DMD

Dr. Isaac Bosco, DMD

We take most PPO insurances.

Privately owned practice. Not a chain.

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

Now Accepting Medicare Advantage Plans!!

\$800 COSMETIC NON-METAL FLEXI PARTIAL PER ARCH

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. 7/31/26

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. 7/31/26

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. 7/31/25

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. 7/31/26

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. 7/31/26

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. 7/31/26



352.684.1274



7425 Spring Hill Drive | Spring Hill, FL 34606



SIGNS • PRINT • MARKETING

New Large Format Equipment!

BANNERS IN 2 DAYS!

We are proud to be serving Hernando County for over 40 years.

DID YOU KNOW WE ALSO OFFER.....

SIGNS

- Banners & Posters
- Real Estate Signs & Riders
- Pull-up Banners & Flags
- 4mil and 10 mil
- Coroplast Signs - up to 4x8 ft
- Maxi Metal Signs
- Tradeshow & Event Signs
- Yard & Outdoor Signs
- Counter & Pop-up Displays
- Booth Graphics, Signs & Banners
- Delivery & Takeout Signs
- Now Open Signs
- Car Magnets
- Vehicle and Window Lettering

PRINTING

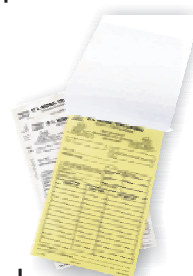
- Brochures & Collateral
- Postcards & Direct Mailers
- Every Door Direct Mail® Printing
- Business Cards & Stationery
- Newsletters, Flyers & Rack Cards
- Presentation & Training Materials
- Manuals, Catalogs & Booklets
- Business & Annual Reports
- Cards & Invitations
- Legal Copying
- Business Forms
- NCR Forms
- Book Printing
- Poster Printing
- Presentation Folders
- Labels, Stickers & Decals
- Event Literature & Signs
- Premium & Waterproof Labels
- Product & Promotional Labels
- Envelopes
- Full Color and High Speed Black & White Printing

MORE

- Graphic Design
- Booth Graphics
- Table, Counter & Kiosk Displays
- Name Tags
- Engraved Signs
- Promotional Giveaways
- Tradeshow & Event Signs
- Targeted Direct Mail & Mailing Lists
- Coil & GBC Binding
- Notary Services



PLUS: FREE Delivery to businesses within our delivery area



1260 Lori Drive, Spring Hill, FL 34606 / Phone: 352.683.8757 / sspeedy@tampabay.rr.com