

THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter



SEPTEMBER 2025

A GREAT PLACE TO LIVE

VOL. 44 • NO. 9

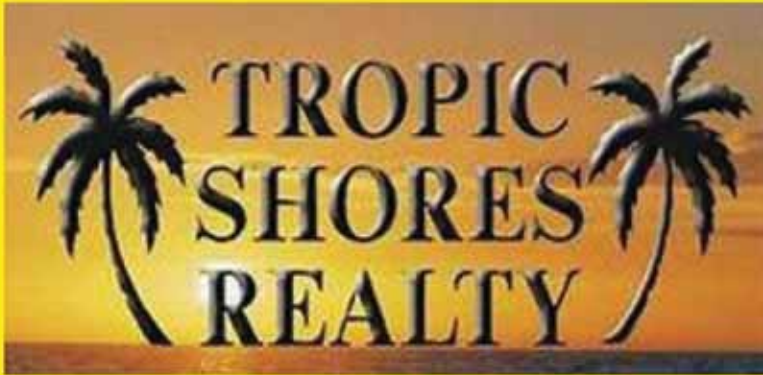
September



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Staff & Phone Numbers

Keith Elder President, Ponds and Lochs
Denise Wilson 1st VP, Treasurer,
 Events liaison to committee
Available 2nd VP, Corporate Secretary
Isaac Thompson 3rd VP, Grounds, Buildings,
 RV Compound, Security
Available Director at large
Susan Thompson Office Administrator
Judy Huffman Heather Newsletter Editor

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

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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 **Oct 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.

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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

Keith Elder

Well hello Heather community to those of you that did not attend last month's board meeting.

We've had a big turnaround on the Heather board. Joe Cuccio is no longer on the board. I want to personally thank him for everything he has done for this community in the years that he has put in trying to make this a better place to live. And John Turner recently resigned due to personal reasons. I want to thank him for all the wonderful things he did in beautification of our entrance area, in putting lights up on the trees and the building lights at the entrance and the clubhouse.

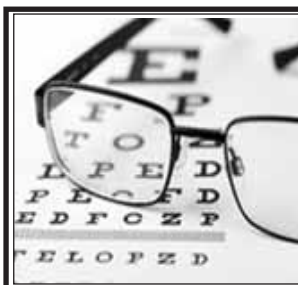
We all know the school bus stops have been moved. Thanks to everyone for going online and voting. Thanks to Susan for reaching out and finding out how we could make that happen.

We are still in desperate need of finding people for the A&D committee to keep our neighborhoods looking nice and pristine. Most of us follow all the rules, but we still have a few that push the limits so we could use the help on the A&D committee.

We had two great turnouts for both our free breakfasts to the community. They brought people together, neighbors talking to neighbors smiling and happy. We hope to continue this as a regular thing.

Since school is back in session, please be careful around the different bus stops in our community for kids being picked up or dropped off after school.

And finally, **here's an important message to our residents on Heather Blvd., Allen Drive and St. Andrews Blvd.** After pursuing discussions with Hernando County about the speeding of cars in our community, Hernando County told us that if we set up a **5-member traffic committee for each of these county roads** they will meet with those committees and help to resolve the speeding issues. So, residents please step up and help us. Just call Susan at the office if you are interested in joining a traffic committee.



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

From Susan's Desk

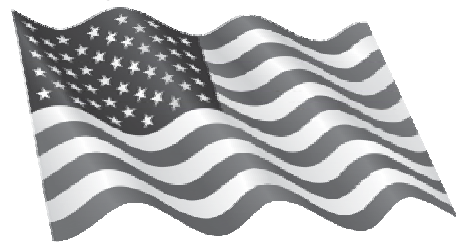
I have had great response of people updating their emails and contact info at the office. Thank You!

It is wonderful to meet everyone and get to communicate with our community daily. I have most of the late accounts updated and paid. My goal is to not let any accounts go to collections.

We have had lots of homes sell recently, sad to see Homeowners/Condo Owners leave but grateful to meet new community members.

My office door is always open and happy to help and serve in any way I can.

The Heather truly is a Great Place to Live!



Treasurer

Back in May, at the start of our new 2025-2026 fiscal year, I had the honor of being newly appointed as treasurer. I hit the ground running using any and all resources available to me to analyze the past and present in order to ensure future financial wellness for our great community.

My top priorities included the optimizing of the how and the where of the monies, Adhering to the policies and procedures to eliminate wastefulness, Inspecting what's expected along the way to ensure we continue to travel down a robust & righteous path.

I've maintained permanent residency in my home here in The Heather for over 22 years. I was on the A&D Committee for two years before joining the Board & becoming treasurer. With that said, I understand the great need for transparency and keeping top mind awareness of the wants and needs of my fellow homeowners (single-family homes, condo, townhomes).

I may carry the title, but this is bigger than me. I'm eager to make a difference and I'm very aware that I can't do it alone. I've worked closely with Susan, our new office administrator, some board members, & our finance committee. Much good has been accomplished thus far. But it takes a village people and the help of more volunteers is needed.

Sincerely, Denise Wilson

Architectural and Design Committee

We have been struggling to keep the A&D Committee intact due to lack of volunteers. The rules mandate that there must be three volunteers for the committee to conduct business. Shameful that our membership is well over 800 strong and we cannot come up with three volunteers for this committee.

If you want to keep our home values up and you're tired of seeing the property neglect & the noncompliance that some of our membership is displaying, then step up and volunteer!

Please show up to the open A&D Committee meetings that are held every 1st & 3rd Tuesday of every month at 6:30 PM. Or you may stop by the office during business hours to inform Susan of your interest in joining.

The A&D Committee

RV Compound



We are excited to announce that our lawncare company 3 seasons will be taking over the lawn care maintenance for all spots in the RV compound. This is part of our effort to give back to the community and ensure that everyone's space looks its best without any added hassle.

This means you will not need to worry about maintaining your spot anymore—we've got it covered. We are committed to providing top-notch care to make sure the compound stays neat and well-kept.

Isaac Thompson

September Inspirational Quotes

"September is dressing herself in showy Dahlias and splendid Marigolds and starry Zinnias."

- Oliver Wendell Holmes (American poet and physician)

"September offers you 30 fresh starts. May you use them wisely."

- Motivation App

"Nostalgia – that's the autumn dreaming through September. Just a million lovely things I will remember."

- Jacqueline Kennedy Onassis (American writer and former First Lady of the U.S.)



Hello Community,

I'm excited to introduce myself as the new HOA board member overseeing building grounds, security, and the RV compound. I'm honored to take on this role and am committed to making meaningful improvements in these areas to better serve our community.

My top priorities moving forward are:

- Enhancing the appearance and upkeep of our common areas to ensure everything is clean, well-maintained, and inviting.
- Improving community security by evaluating current systems, lighting, and access points, and identifying where upgrades are needed.
- Organizing and maintaining the RV compound so that it remains secure, accessible, and efficiently managed.

I believe in open communication and working together to keep our community safe, beautiful, and functional. If you have suggestions, concerns, or just want to say hello, I'd love to hear from you.

Thank you for your support!

Isaac Thompson

GATEHOUSE NEWS

The security company wanted me to give out their email address to the residents to contact them about any concerns or problems. The name of the company is Gallowglass Security. The owners are Steve Burtis and Tyler Hooks. The email is Gallowglassprotection@gmail.com. I cannot stress enough – lock the doors on your vehicles! Two vehicles were stolen in broad daylight at Mike and Frank's Restaurant.



THE SPEED LIMIT IS 30 MPH

Be safe,
The Gatehouse Staff

••●EVENTS●•

Mark your calendars!

- Community Dinner-Chicken Noodle Dinner
- Sept 27th 5-7pm
- Fall Festival October 18th 1-8pm
- Community Yard Sale – November 1st
- Dumpster Days November 7th-9th

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

HPOA — Community *Dinner* **COMPLEMENTARY**

Chicken & Noodles, Mashed
Potatoes, Green Beans & Roll
Served with Sweet Tea,
Lemonade, or Water



SATURDAY, SEPTEMBER 27TH | 5-7PM

9100 NAKOMA WAY



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

Academia Hernando Educational Series

The centerpiece of **Academia Hernando** is our series of lectures that take place twice a year. The **Fall Series runs from September to November** and the **Spring Series from January through March**.

Wellcome OM Center 4260 Lake in the Woods Dr.
Spring Hill Fl (behind Stake & Shake)
Telephone 352-515-0300

Each Series costs \$90 and includes:

8 lectures

Complimentary refreshments

An all-inclusive Bus Excursion or special event presentation (minus lunch).

Our presenters come to us from a wide variety of backgrounds. They often have advanced degrees, are well-traveled, well-read, and very knowledgeable about their subjects. Many of them have taught college courses and written books about the topics they present to us.

There are topics in each series to interest everyone. Some examples are:

- Dramatic or comedic presentations of both contemporary and historical figures
- Florida nature photography
- Behind the scenes of Broadway Shows and well-known films
- History from a pirate's perspective

Registration form at: www.academiahernando.org

Let's keep learning!

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



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 833 members

"HPOA The Heather"

Currently, this group has 292 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

September
(No Class on Labor Day
and on Sept 3rd)

NO FEES



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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 9/15/2025.

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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Herald Tribune
March 2023



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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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required to
pickup their
dog waste!
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Editor's Column

Judy Huffman

Some of us remember when Mr. Roger's from the children's program would say "Won't you be my neighbor?" And more recently we're familiar with the State Farm slogan, "Like a good neighbor....is there!" Would you consider yourself a good neighbor? Do you know your neighbor's names, their children's names? Not just the neighbors on each side of your homes!

Wouldn't you say being friendly is just a simple concept and a simple value that creates a positive impact? Just saying hello, giving them a smile and acknowledging them by name can have an impact on a person's day and make you feel better as well. Getting to know your neighbors and people around you help you gain empathy and an understanding for one another and our Heather community because you're building and fostering relationships.

As you listen to your neighbors and neighborhood, you gather ideas and concerns and can encourage one another to tap into one another's strengths and get involved in our Heather community. So, let's not wait until some tragedy, disaster or a crisis occurs to put us in a must position to meet our neighbors. Instead, let's begin to be more open and helpful in our neighborhood and get involved in the Heather and NOT just on social media.



Labor Day and Why We Celebrate It

Back in 1882 a man named Matthew Maquire who was a labor union leader proposed a celebration honoring the American worker. The date was chosen simply because it fell nearly midway between the Fourth of July and Thanksgiving.

Labor Day, as we know, is the one day of the year no one expects to work! But we all know that quite a few of us still work – whether it's in our homes or outside of our homes! Many people do try to put work out of their thoughts for an extra-long weekend. And all of us realize that Labor Day does honor the American work ethic, our high standards of living and quality of life we believe in.



So, however you spend September 7 and your long weekend, take a minute to appreciate the hard work you've done in the past and continue to do for yourself and 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 9/3, 9/10, 9/17 and 9/24 at The Heather Community Center.

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

The Fairway

Greetings from your new Fairway Condo Board –

Carl Huffman, President

Kevin Wade, Vice President and Secretary

George Lucin, Treasurer

Mia Jimenez, Director at Large

Evelyn Ocasio Lopez, Director at Large

This has been an extremely busy two months. We are reviewing all contracts and will be making some changes to reduce our expenses while improving our services. Unfortunately, one of our largest contracts, Spectrum, has a locked-in contract that can't be broken until 2027 when it expires. However, we will be negotiating in the last year.

Our meetings now are in the evening and remain open to our Fairway owners and their welcome comments. Our next scheduled meeting is October 27. Please come and give us your input.

Our new management company, PMI Adventure Coast, is still in the process of sorting through documents and recording data to our new website. They have helped us with getting proposals and carrying out work orders. Our first project is to apply treads to all stairs to prevent slips and falls. This will be completed soon. More projects and changes will be coming in the near future.

Carl Huffman

President, The Fairway



Ponds and Lochs

Well as you see with the ponds and lochs, the weather has been crazy this summer. We had a dry spell for a month where everything was causing the ponds and lochs to be low on water so there was nowhere for the algae to sink to once it was sprayed. But not only that, with the water being so low, more algae grew! I spoke with Aqua Scope and they're in the process of getting a scoop or flatbed to go behind the boat to gather up all those dead algae.

Keith Elder, President



Pickett's Park Pool

Pool water is nice and warm but it's still wet – which will cool you off! We also have a beautiful new fence which brightens the place up very nicely.



The Pickett's Park Pool Board

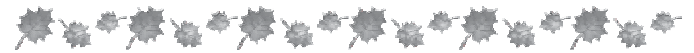
Heather Sound

I'm loving the summer temperatures of our pool water! It's like swimming in a hot tub!

Our garden needs a restart. I think we'll try in the Fall.

We are happy to have 3 new homeowners in the past month. Welcome everyone!

Diana Retan



The Bluffs

Happy end of summer!

I hope you have enjoyed this season and made many wonderful memories.

Your board has been working hard to improve the community as we are being very mindful of our budget restraints. Hopefully by the time you read this, our new lawn service will be in full swing, cleaning up the long overdue issues with hedges, weeds and everything else that was neglected. We are also having all the gutters cleaned out before any storms arrive.

PMI Adventure Coast continues to be responsive to our unit owners. It is very refreshing to have them on our team. Remember to sign up for the portal. They are happy to help you do that.

As a reminder, dryer fires are one of the most common home fires. Having your dryer vent cleaned out is an excellent way to protect your property and your neighbor's property. It can also greatly improve your drying times as well.

Also, as a reminder, Hernando County does continue to have watering restrictions which apply to everyone.

Here's a link:

<https://www.hernandocounty.us/departments/departments-n-z/utilities/conservation>

Stay safe! Your Board team



🌿 The Greens 🌿

As everyone is aware, the current summer temps have been hotter this year than previous. Hopefully everyone's A/C units managed to get you through the hot humid weather. Relief is on its way as we get closer to Fall. Speaking of the A/C units, here is a simple reminder of an article from August 2024 newsletter -

Powerhouse Immune Boosting Foods

(Excerpts from Better Homes and Gardens)

We all want to stay healthy, and we try to help dodge colds and viruses. There are supplements that you might take to help prevent symptoms or shorten the duration of the nasty coughing, sneezing, runny nose events. But research has shown that a healthier diet will produce a healthier gut and immune system.



Nutrient rich foods that support your gut include naturally fermented foods, prebiotics, fiber and food sources that are abundant in plant-based foods.

The following vitamins, minerals and nutrients do the most to fight inflammation and mobilize your immune cells.

- Vitamin A and beta-carotene – They are in carrots, dark leafy greens, red peppers, broccoli and sweet potatoes.
- Vitamin C – Is plentiful in bell peppers, oranges, strawberries, broccoli, Brussels sprouts, tomatoes and cauliflower.
- Vitamin D – Is found in trout, salmon, fortified milk, sardines and eggs.
- Zinc – Is in fish, seafood, oats, pumpkin seeds, lentils and Greek yogurt.
- Antioxidants – Are in apples, berries, broccoli, citrus fruits, plums, tea and coffee
- Probiotics – They include yogurt, Kefir, sour cream, sauerkraut, cottage cheese, aged cheese, Kimchi, pickles, pickled onion and pickled beets, Miso, Kombucha, sourdough bread.

So in early September it may be a good time to plan your healthier grocery list and start your journey to a healthier YOU!



How to Report a Street Light Outage

If you see a streetlight that is out or in need of repair, please report it. If streetlights are not working, that is a safety concern for everyone. Streetlights provide safer travel and protect pedestrians and motorists.

You can report an outage on the WREC website:
<https://wrec.net/street-light-repair>.

Now may be a good time for the three upper units and two end units to schedule to have your HVAC pan and drainpipe inspected. For those of you who may not be familiar, the unit is 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 you are unable to do this yourself, any reputable AC company can do it.

Thank you,

The Greens – Board of Directors



YARD WASTE PICKUP

Curbside collection of yard waste is provided by Republic Services through the end of December 2025. You can call Republic at 352-540-6457 to ask questions about their service.

There are procedures to follow for curbside collection:

- “Yard waste may include vegetative matter and biodegradable brown paper bags only. Do not mix treated mulch or wood, rubber mulch, trash, concrete, rocks, plastic pots or flowers, plastic bags from mulch or soil or any other type of non-vegetative matter with your yard waste. Mixed yard waste will not be collected.
- Yard waste is recycled, therefore covered trash cans, brown paper bags or bundles are preferred.
- Bundled yard waste is limited to bundles under 50 pounds and four (4) feet in length. Bundles must be tied.
- Branches/limbs cannot exceed four inches in diameter to four feet in length. Whole trees and remnants are not accepted curbside.
- Yard waste should be set out within six feet or as near to the roadway abutting the customer's property. Do not set yard waste in the street.
- Yard waste generated by a landscaper, tree contractor or other professional who charges you to provide these services to your home, are not collected curbside. Note: Commercial contractors must dispose of your yard waste.”

In January, 2026 Coastal Waste and Recycling will be the new waste hauler for Hernando County.

ADVERTISING
DEADLINE IS
September 13, 2025

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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THE HEATHER
A DEED RESTRICTED COMMUNITY
September
Calendar of Events
2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 No Tai Chi Today 1pm Bunco Games LABOR DAY	2 6:30pm A&D Meeting	3 No Tai Chi Today 11am Library Volunteers 1:45pm BINGO	4 1pm Dominoes/Mexican Train	5	6 PRIVATE EVENT
7	8 9am Tai Chi/Arthritis 1pm Bunco Games	9	10 9am Tai Chi/Arthritis 11am Library Volunteers 1:45pm BINGO	11 1pm Dominoes/Mexican Train	12 10am Sew Happy 2pm BINGO with Ameri-Life	13 PRIVATE EVENT
14	15 9am Tai Chi/Arthritis 1pm Bunco Games 4pm PRIVATE EVENT	16 6:30am A&D Meeting	17 9am Tai Chi/Arthritis 11am Library Volunteers 1:45pm BINGO	18 1pm Dominoes/Mexican Train	19	20
21	22 9am Tai Chi/Arthritis 1pm Bunco Games	23 10am Regions Bank Fraud Protection Seminar	24 9am Tai Chi/Arthritis 11am Library Volunteers 1:45pm BINGO	25 1pm Dominoes/Mexican Train 7pm Heather Sound Meeting	26	27 9-11am HPOA Community Breakfast
28	29 9am Tai Chi/Arthritis 1pm Bunco Games	30				



A flyer for a Fall Festival. The background is light gray with various autumn-themed illustrations: a basket of fruit in the top left, a large maple leaf and an acorn in the top right, a cluster of leaves and berries on the middle left, a large tree and a fence in the bottom left, and a food truck in the bottom right. The text is centered and reads: 'FALL festival' (with 'FALL' in bold sans-serif and 'festival' in script), 'OCTOBER 18TH' (in script), '1pm - 8pm' (in script), a bulleted list of activities, '9100 Nakoma Way' and 'Weeki Wachee' (in sans-serif).

FALL festival

OCTOBER 18TH

1pm - 8pm

- Food Trucks
- Indoor Crafts/Vendors
- Cornhole/ Volleyball Games
- Bounce House/Games
- Humane Society Animals to Adopt
- Movie Night
- Wine Sampling
- Greatful Touch Massage

9100 Nakoma Way
Weeki Wachee

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352-596-1333 352-726-0521 727-816-9060

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Attorney & Counselor at Law, L.C.
Advice & Counsel

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Administration, Trust Administration

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Spring Hill, FL
www.springhillprobateattorney.com

Heather Walk News

August is ending and before you know Fall will be coming. Cool weather is around the corner.

Rite Guys are still preparing us for the hurricane season with trimming and cutting continuing until October.

Reminders:

Vehicles are NOT permitted on roadways between midnight and 7 AM. HPOA security is monitoring. (On-going problem)

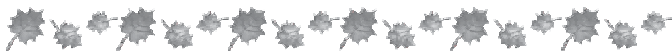
Coming Soon:

Budget workshop is scheduled for September 23, 2025, at 10 am. This is open to all residents.

There are two board positions that will be open in November. If interested, please submit resume/biography so that the nominating committee can review.

Requirements include:

- Ability to answer e-mails from Management daily.
- Be available to volunteer to collaborate with vendors that need entry into building or other areas.



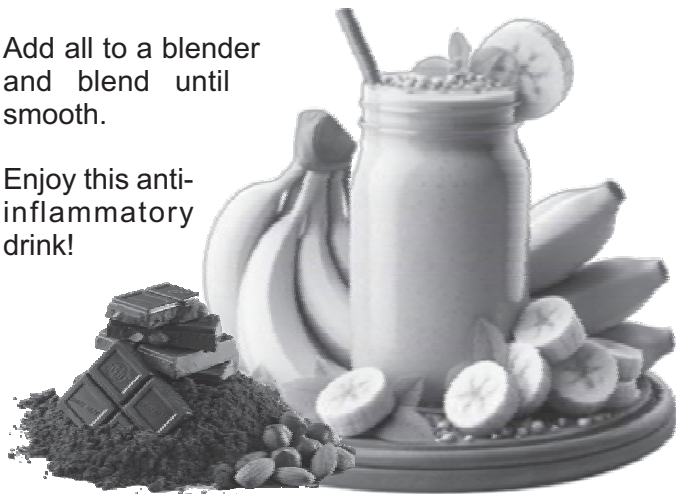
Banana Java Smoothie

(For Breakfast, Lunch or Between Snack)

- 1 small frozen banana
- ½ cup low-fat milk or unsweetened almond milk
- ½ cup room temperature brewed coffee
- ½ cup unsweetened nonfat Greek yogurt
- 2 tsp cocoa powder
- 1 tbsp almond butter or peanut butter

Add all to a blender and blend until smooth.

Enjoy this anti-inflammatory drink!



- Require taking certification class. (Available online) Other classes are offered through law firms.
- Familiar with DocuSign and signing as all board members are authorized to sign various contracts and other documents.
- Positions will be open for President, Secretary and Treasurer.
- Board Members must be unbiased.
- Board Members are making decisions for the corporation that is the HOA.
- Ensure that the community is financially stable.
- Follow laws stated in Florida Statue 720 HOA Chapter 617
- Abide by By-Laws and Articles of Incorporation.

We have a great community with lots of wonderful people. Please join and be part of it.

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

Enjoy the remaining summer!
Sue Tolbert



Protecting Your Pets in Hurricane Season in Hernando County

A recent Tampa Bay Times articles as well as Hernando County websites have pointed out some ways to keep you and your pets safe in tropical storms.

Hernando county does have a pet-friendly shelter. As of today, the D.S. Parrott Middle School in Brooksville is assigned as a pet-friendly shelter. Ahead of any major storm, the County will announce more specifics. (Also, the website, www.petswelcome.com can provide you with pet-friendly hotels near our area.)

Here's a basic disaster list for your pet:

- Be sure your pets have had all their shots within the past 12 months.
- Food and water for 5 days
- C r a t e (s) a n d bedding. (Crates are limited at the shelter.)
- Litter & garbage bags
- Leashes, collars
- Pet's medications and your veterinarian's contact information
- Toys and grooming items



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

August 17th 2025

Provisional Minutes until approved on _____

Keith Elder called the meeting to order at 7:00pm - PLEDGE. Board members present: Keith Elder, Denise Wilson, Isaac Thompson

Members present:

22 Members

Corporate Secretary:

Denise made a motion to accept the past meeting minutes from May 19, June 4th, August 4th, and August 7th. Keith 2nd All Vote Yes.

President/Administration Report:

Keith made a motion to accept John Turner and Regina Youngs resignation from the Board. Denise 2nd All vote Yes.

Keith discussed volunteers for the A&D Committee . Keith discussed he is trying his hardest to work with the company that owns the pool to get some numbers and details about us leasing the pool next summer. Unfortunately we are now just waiting for the them to reach out to us.

Treasurer Report:

Denise discussed the newsletter and the corrected financials will be in the Sept newsletter.

The financial committee is reactivated and is working with Denise on getting a 2025-2026 budget and getting all the financials in the right place.

Heather News:

Judy stated the Newsletter is going great, everyone is getting their articles to her in a timely manner.

A & D Committee:

Denise introduced Johnny Acevedo as the new A&D Chair. We now have a full committee for the A&D and the Fine committee. There are 3 volunteers for each committee but it never hurts to have more volunteers. If you would like to help your community, please let Susan at the Office know.

Security:

Our security team continues to do a great job. No complaints. The email address to Gallow Glass security is on the HPOA webpage.

Heatherpoa.com

RV Compound:

Isaac discussed the RV compound and getting the weeds under control and getting the area sprayed with weed killer at no additional expense to the renter of the spot. The RV Compound is currently full and everyone is paid for the year.

Grounds & Lochs:

Keith discussed the issues with the Lochs. Aqua Scope is purchasing new machinery to scoop/ drag the lochs to get them cleaned up. Keith also discussed adding Grass Carp to the lochs to help clean them up.

Building:

Isaac discussed getting some estimates on power washing the building and getting the keys changed due to not knowing who has keys to the building. Also getting prices for lights in the building that will be more cost efficient. Keep in mind everything will be done cost efficient and within our budget as it allows.

Events:

Deneen discussed the upcoming events and thanked everyone for coming to the pancake breakfast. The events committee has planned several events and is always looking for volunteers. Lots of hard work have gone into these events. Bobbi Glenn announced the 3rd Annual Gulf Cart Parade December 13th , more details to come for December events.

- Sept 27th -Community Dinner 5-7pm
- Oct 18th -Fall Festival 1-8pm
- Nov 1st-Community yard sale
- Nov 7th-9th-Community Clean Up days with Dumpsters

Community Meals Breakdown

Pancake breakfast 85 serving=\$126.92

Biscuit and Gravy breakfast 120 servings=\$131.02

Chicken and Noddle Dinner 140 Servings=\$111.35

These community meals are a great way to bring the community together for a great meal at a cheap price. We look forward to seeing you all!

New Business:

Meeting was adjourned by President, Keith Elder at 7:50p.m.

Next meeting will be November 18th at 7p.m.

Corporate Secretary

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."



A graphic for a scam seminar. At the top, there's a white scribbled line. Below it, two exclamation marks inside white circles flank the text "SCAM SEMINAR" in large, bold, black letters. Underneath that is "SEPT 23RD @ 10AM" in bold black letters. Below this, in smaller white letters, is "PRESENTED BY REGIONS BANK". A list of four points follows: 1. Cover most recent Scams: what it might look like and sound like; 2. Provide real life examples; 3. How to protect yourself from a Scam; 4. Answer financial questions. To the left of point 4 is an illustration of a burglar in a black suit and mask, holding a bag labeled "MONEY" and running. In the center is a "REGIONS COMMUNITY CHAMPION 2025" badge. To the right is a circular "FRAUD ALERT" stamp. At the bottom, a white box contains the address "9100 NAKOMA WAY" with a checkmark icon to its right. A white scribbled line is at the bottom right.

SCAM SEMINAR
SEPT 23RD @ 10AM
PRESENTED BY REGIONS BANK

1. Cover most recent Scams: what it might look like and sound like
2. Provide real life examples
3. How to protect yourself from a Scam
4. Answer financial questions

9100 NAKOMA WAY



9474 Nakoma Way (The Greens) MLS #2254275
2 BR/2BA, ground floor condo.....\$164,888.00

7375 Crestwood Dr. (Heather Walk) MLS #2252375
3 BR/2BA, Villa.....\$224,900.00

7278 Scotland Circle (Heather Walk) MLS #2251102
2 BR/2BA, Villa.....\$169,888.00

7602 St. Andrews Blvd. (The Fairway) MLS #2254622
2 BR/2BA, 2nd floor condo.....\$166,700.00

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.

BINGO

WITH AMERILIFE



SEPTEMBER 12 • 2 PM

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Heather • Heritage Springs •
N. Weeki Wachee Buzz** (Mailing to Glen
Lakes & Woodland Waters) • **Brooksville
Buzz** (Mailing to Hernando Oaks &
Southern Hills) • **Barclay Buzz** (Mailing to
Silverthorn & Pristine Place) • **Cloverleaf**

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Heather Property Owners Assoc

Profit and Loss

May 2024 - April 2025

	TOTAL
Income	
Building Rental Income	3,000.00
Estoppel Fees	6,800.00
Hernando County/Maint Income	1,400.00
HOA Lot Fee Income	240,763.39
Interest Income	9,370.68
Interest from Collections	16.25
Total Interest Income	9,386.93
Lot Late Fee Income	4,228.97
RV Compound Income Fee	5,940.00
Social Activities Income	3,699.07
Unapplied Cash Payment Income	-6,329.88
Total Income	\$268,888.48
GROSS PROFIT	\$268,888.48
Expenses	
Bank Charges & Fees	128.92
Building Maintenance	20,708.16
Janitorial Supplies	210.02
Total Building Maintenance	20,918.18
Computer & Internet	462.58
Go Daddy website	414.48
Total Computer & Internet	877.06
Dues & Subscriptions	380.89
Gifts	323.68
Insurance	-6,120.45
Business General Liability	14,914.51
Surety Bond-Brown & Brown	110.00
Workers Comp	1,711.00
Total Insurance	10,615.08
Maint. Grounds	6,557.42
Irrigation - Sunshine State Sprinkler & Irrigation	390.26
Maint. Lakes - AquaScope	10,560.00
Mowing, Landscaping, gas- 3 seasons	40,842.58
Tree / Scrub Removal or clean-up	666.01
Total Maint. Grounds	59,016.25
Office Supplies	4,245.19
Outside sign	1,495.03
Postage	689.62
Postage Certified Letter Fee	234.15
Total Postage	923.77

Heather Property Owners Assoc

Profit and Loss May 2024 - April 2025

	TOTAL
Printing	1,921.50
Total Office Supplies	8,585.49
Payroll	3,075.00
FL Unemployment-RT-6 (deleted)	2.80
Gross Wages	74,070.00
Holiday	861.00
Mileage Reimbursement	15.93
Payroll - Garnishment	458.50
Payroll Processing Fees	86.00
Sick	1,131.50
Vacation	3,648.00
Total Payroll	83,348.73
Payroll Taxes	
940	268.77
941	5,978.23
SUI	44.77
Total Payroll Taxes	6,291.77
Professional Fees	937.50
Accounting	4,903.65
Legal Fees	3,601.57
Newsletter Editor	1,700.00
Total Professional Fees	11,142.72
QuickBooks Payments Fees	1,872.43
Security	18,035.27
Ring system	1,226.40
Total Security	19,261.67
Sheriff's Patrol	14,040.00
Social Activities Expense - Events	8,705.43
Taxes & Licenses	2,426.00
Property taxes	1,152.97
Total Taxes & Licenses	3,578.97
Unapplied Cash Bill Payment Expense	3,108.80
Utilities	186.18
Electric	26,745.41
Telephone-Spectrum	3,796.05
Water & Sewer	5,065.92
Total Utilities	35,789.56
Total Expenses	\$287,989.61
NET OPERATING INCOME	\$-19,161.13
Other Income	
Credit Card Processing	51.80

Heather Property Owners Assoc

Profit and Loss

May 2024 - April 2025

	TOTAL
NSF Fee Income	40.23
Total Other Income	\$40.23
Other Expenses	
Bad Debt Expense	1,609.00
Total Other Expenses	\$1,609.00
NET OTHER INCOME	\$-1,568.97
NET INCOME	\$-20,618.10

Please note that most of this negative income (\$-20,618.10) was a result of unpaid invoices that have since been collected. It will be reflected in this new fiscal year P+L.

Heather Property Owners Assoc

Balance Sheet

As of April 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	92,024.01
Regions Bank MM - Reserves (5797)	204,415.36
Regions Treasury Note (9cCM)	0.00
Trust account	0.00
Total Bank Accounts	\$296,439.37
Accounts Receivable	
Accounts Receivable (A/R)	-490.00
Total Accounts Receivable	\$-490.00
Other Current Assets	
Undeposited Funds	4,552.39
Total Other Current Assets	\$4,552.39
Total Current Assets	\$300,501.76
Fixed Assets	
Air Conditioners	11,251.26
Building	243,384.07
Building Improvements	25,841.50
Total Building	269,225.57
Furniture & Equipment	52,982.41
Outside Equipment	16,727.94
Sign	16,025.40
Sprinkler Systems	8,482.00
Total Fixed Assets	\$374,694.58
Other Assets	
Depreciation	-300,659.00
Total Other Assets	\$-300,659.00
TOTAL ASSETS	\$374,537.34

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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Dr. Ivelyn Santini, DDS

Dr. Mark Behm, DMD

Dr. Isaac Bosco, DMD

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. 9/30/25

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. 9/30/25

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. 9/30/25

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. 9/30/25

\$100 OFF CROWNS!!

- Minimum 6 crowns to obtain offer (D2740)
- 100% Zirconia (ceramic) crowns
- Crowns made in-house
- Build-up not included (D2950)

Must present coupon at time of service. Prices subject to change. Coupon cannot be used with any other offer. Exp. 9/30/25

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. 9/30/25



352.684.1274



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Counter & Pop-up Displays
Booth Graphics, Signs & Banners
Delivery & Takeout Signs
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Car Magnets
Vehicle and Window Lettering

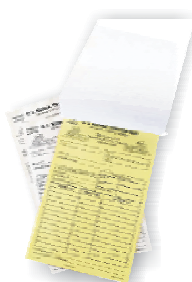
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Giveaways
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