

THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter

A graphic featuring a bright yellow sun with rays, partially obscured by the letters 'THE' of the title. Below the sun are two green trees with dense foliage, set against a white background.

August 2026

A GREAT PLACE TO LIVE

VOL. 45 • NO. 8



heatherpoa11@yahoo.com

www.heatherpoa.com

END OF SUMMER Savings

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Not a chain.*

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insurances.**



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Dr. Ivelyn Santini, DDS

Dr. Mark Behm, DMD

Dr. Isaac Bosco, DMD

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**\$800 COSMETIC
NON-METAL
PER ARCH FLEXI PARTIAL**

D5225 or D5226 uninsured patients only.

Coupons cannot be used with any other offer.

All coupons must be presented
at time of service. No exceptions. Exp. 8/31/26

**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. 8/31/26

**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. 8/31/26

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

For first-time uninsured patients only.

Coupons cannot be used with any other offer. All coupons must be
presented at time of service. No exceptions. Exp. 8/31/26

**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. 8/31/26

**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. 8/31/26



352.684.1274



7425 Spring Hill Drive | Spring Hill, FL 34606

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 September 8, 2026.



You can send the article in PDF format to heatherpoa11@yahoo.com or drop off your typed article at the HPOA office, attention Editor. Thank you.

IMPORTANT MESSAGE: TO ALL HEATHER CONDO AND HOMEOWNERS

Please **DO NOT** drive across the median centers on St. Andrews Blvd. and Heather Blvd.

Not only are you posing danger to people walking or riding bicycles and other vehicles, but you also are damaging the grass and plants.

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Attention: All Nighttime Walkers!

To be safe at night, bright, colorful clothing helps drivers see you while walking at night and dog walking!

Reflective tape or shapes added to your clothing would make you and your dog more visible to drivers.



President's Corner

Richard Roth

The extremely hot and humid weather continued all the way through June and into July. The lack of rainfall also carried over. We had a total of 3.50 inches of rain during June. Unfortunately, over three inches of it fell on June 11th creating a major collapse of one of our main drainage systems in The Heather. As of this writing, we are in the process of choosing the best course of action to remedy the situation.

We are still looking for volunteers to join the A&D Committee, and the Board is still short one member. We could also use volunteers to assist with minor problems and projects around the community. One resident has stepped up big-time to help with some of the outstanding issues that required attention. We thank him for his help.

Angela has continued with the Community Meals and the attendance continues to be good. We have received numerous generous donations and very positive comments relating to these events. Come join us at the next event.

The Board decided to take a cautious approach when we cancelled the Fourth of July Fireworks. We are still in the midst of a severe drought and we felt it was best to do so.



From the Treasurer

We have maintained efficient and responsible spending as we continue on the path of our communities financial health and well being.



Pet Contest Winners!



Our winner, Bailey, is featured on the cover of this month's newsletter! Pictured here is our 2nd place winner, Jax, and our 3rd place winner, Scout! Thank you so much to everyone who voted and participated in the pet contest!



From Angela's Desk

Hello Heather Residents!

I hope everyone is staying safe, keeping cool, and enjoying the last stretch of summer.

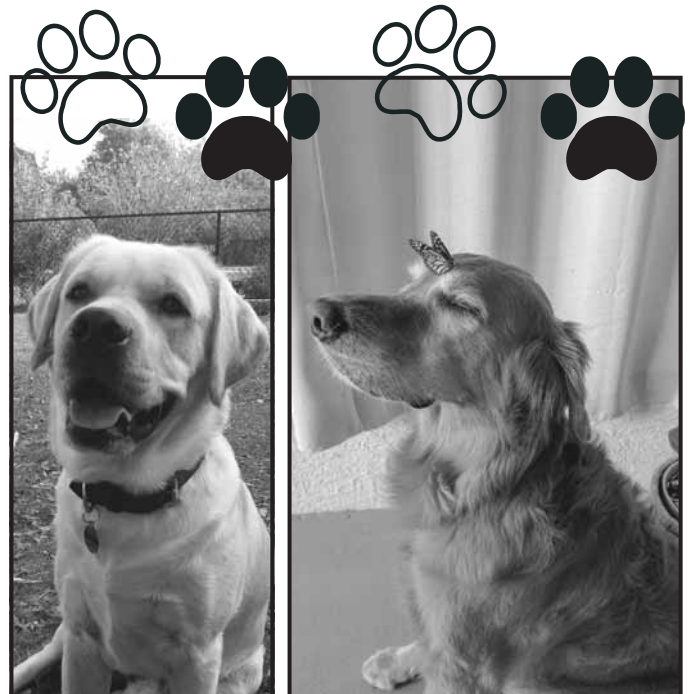
A big thank you to everyone who participated in our first-ever Heather Pet Contest! We loved seeing all of your adorable entries, and it was heartwarming to see so many residents join in the fun. Congratulations to our winner, Bailey! Be sure to check out this month's featured winner on the cover of this newsletter. We appreciate everyone who submitted photos and helped make the contest such a success.

Thank you as well to everyone who has attended community events, visited the office, volunteered, or participated in our activities. Your involvement helps make The Heather a welcoming and vibrant place to call home.

As always, be sure to keep an eye on our Facebook page, community bulletin boards, and office announcements for upcoming events, food truck visits, board meetings, and other important community updates. We have plenty of opportunities to get involved, and we look forward to seeing you throughout the month.

Best regards,

Angela



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

July 15th, 2026

President Richard Roth called the meeting to order at 7:02 pm - PLEDGE

Board members present: Richard Roth- President / Security / R V Compound/Building/Grounds, Denise Wilson-Treasurer/1st VP/Lochs & Ponds/A&D, Laura Ghent-Corporate Secretary/2nd VP/Events Liaison

Members present: 9

Corporate Secretary: N/A

President/Administration Report:

Richard reiterated that the HPOA owns a property as the result of a judgement against a homeowner who was in collections for 2 years. The title reverted to the association and a Writ of Possession has been filed.

Treasurer Report:

Denise stated that the first Profit and Loss for this fiscal year shows a great reduction in expenses.

A & D Committee:

Denise stated that the burnt house on Heather Blvd is being handled by the county and they are taking bids for demolition of the home. The A&D is still paused due to lack of volunteers, we are in need of at least 1 more person. Any urgent matters and property change requests are currently being handled by the board.

Security:

Richard stated that 4 security cameras will be installed at the gatehouse.

RV Compound:

Richard stated that there are currently spots available in the RV compound and to contact the office if you are interested.

Grounds:

Richard reiterated that as a result of the rains we had in June, erosion has occurred in the drainage ditch between Heather Blvd and Berwick Way causing collapse. There is another hole behind a house on Berwick Way that is on HPOA property. Richard is currently receiving estimates and working on getting those issues repaired.

Building: Richard stated that the board voted to accept a bid to get the floors waxed. Additionally, the drinking fountain is not operational and a plumber gave us an estimate to repair it, to which he stated

that it would likely be less expensive to have a new one installed. The board is looking into options.

Lochs & Ponds:

Denise stated that water levels are rising which means we can start treating the ponds. We will start cleaning the debris in the ponds as well. We are still waiting for the water levels to rise on some of the ponds before we can treat them.

Events:

Laura stated that the community breakfast will be Saturday, July 18th from 9am-11am. On July 24th, Wicked Cookies will be returning to the community from 4-9pm. On July 25th, Greenleaf Smoothies and Acai Bowls will be returning to the community from 12-5:50pm.

New Business:

Richard stated that he spoke to the manager of the golf course and the pool is now being operated by a property management company. Richard has a meeting with the property management company next week to discuss options. Additionally, the county is moving forward in the process for the speed table application that was submitted for the community and we will know more soon.

Meeting was adjourned by President, Richard Roth at 8:12 p.m.

Next meeting will be August 19, 2026 at 7pm.

Laura Ghent, Corporate Secretary

VOTING IS A SACRED PRIVILEGE

Florida Midterm Elections are
approaching

Your Voice... Our Future

Please make time to vote

**Primary Election Day is Tuesday,
August 18th**

(Early voting period: August 8-15, 2026)

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

THE HEATHER *Community* BREAKFAST

GOOD FOOD • GREAT NEIGHBORS • STRONG COMMUNITY



SATURDAY
AUGUST 29TH



9:00 AM – 11:00 AM



THE COMMUNITY CENTER
9100 Nakoma Way
Weeki Wachee, FL 34613

CINNAMON ROLLS AND SAUSAGE
will be served!

OPEN TO ALL HEATHER RESIDENTS

Join us for a delicious breakfast and great company!



FOR QUESTIONS, PLEASE CONTACT THE HPOA OFFICE AT (352) 596-2711

Thank Your Neighbor Column



Submission from Russell Ghent:

Just wanted to say "Thank You" to Joe Rutherford, my next door neighbor. He has helped me make my lawn look great! He keeps watch over our place and dog while we are away. He helps our older neighbors on a daily basis. It's great to have a neighbor like Joe. Hope you all are as lucky as we are to have a good neighbor.

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 952 members

"HPOA The Heather"

Currently, this group has 367 members



POOL + MEDIC

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FAX: 352-683-7095

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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

Let's Play Bingo



Join us for BINGO every Wednesday at
1:45pm, in the month of July. Dates are
8/5, 8/12, 8/19 and 8/26 at The Heather
Community Center.

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

Thank Your Neighbor Form

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

Your Information

Your Name: _____

Address: _____

Phone or Email (optional): _____

Neighbor You Would Like to Recognize

Neighbor's Name: _____

Neighbor's Address (if known): _____

Tell Us Why You Are Thanking Your Neighbor

Submission Information

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

heatherpoa11@yahoo.com

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

Architectural and Design Committee

This committee is still paused pending more volunteers. You can make a difference! Please contact the front office to offer a small amount of your time.

GATEHOUSE NEWS

Cameras are coming to the gate house! More information will be released soon about them & how they will be used! remember to drive carefully!!



Thanks,
Tiffany Mooney

Security Patrol

The company continues to provide excellent service and documents any and all incidents that occur in The Heather. They have a very good working relationship with the Sheriff's Department.

Gate House

The crew continues to perform well under Tiffany Mooney's supervision. We have all the necessary components to install the camera system and will recruit someone to do the mounting and wiring to get it up and running.



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



The Old Guy Retired Computer Nerd

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

I can fix anything. . . . Cheaply!

Phone: 352-686-3744 - E-mail: oldnerd@theoldnerd.com

RV Compound



RV Compound

We still have one slot available at this time. Again, I would like to ask that any issues that may come up or, if you notice any problems, please report them to the Office. Thank you.



Community Center – We have received three bids to have the floor professionally stripped and waxed and will be finalizing plans and will set aside two days to have this project completed.

Gate House – No pending maintenance issues have been reported.

Grounds - We are in the process of addressing a major drainage collapse that happened on June 11th. Over the past few years, the ground beneath the concrete spillway at the end of the drainage ditch between Heather Blvd and Berwick Way has been eroding. Every time it rained over that period of time, more dirt from under the concrete spillway was carried down towards the Loch and effectively created a dam. This caused the huge amount of water that fell on June 11th, to back up and come close to flooding the homes on Berwick Way near St. Andrews. With nothing under the spillway to support it, the spillway collapsed. The drainage ditch, in general, is in need of attention. The ditch is directly behind my house and in the 13 years that we have lived here, there has been no maintenance performed on this area. The property that the ditch occupies is owned by the HPOA and we are responsible for maintaining the ditch. Natural erosion over the years has caused a build-up in certain areas and impedes the water flow. This must be addressed in the near future.

Also, we have had two other significant problems reported over the last two weeks. Both were also caused by erosion and are also on HPOA owned property. These are lesser in nature, but still will be expensive to fix.

Our day-to-day maintenance done by 3 Seasons continues to be satisfactory. They respond to our requests for additional service and have completed all preparations for the Summer.



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.



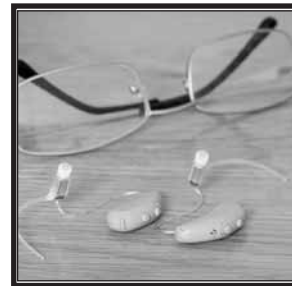
The Heather Library

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

Please Note:

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

THANK YOU, YOUR LIBRARY VOLUNTEERS



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

THE HEATHER MONTHLY HOUSING REPORT June 2026

	<u>ACTIVE</u>		<u>PENDING</u>		<u>SOLD</u>	
	NO. UNITS	PRICE RANGE	NO. UNITS	PRICE RANGE	NO. UNITS	PRICE RANGE
BLUFFS	1	#195,000	2	\$168,500 - \$170,000	1	\$175,000
FAIRWAY	3	\$134,888 - \$155,900	2	\$124,900 - \$184,900	0	
GREENS	1	\$110,000	3	\$119,900 - \$134,000	1	\$150,000
HEATHER	12	\$165,000 - \$350,000	1	\$159,000	1	\$230,000
HEATHER SOUND	2	\$179,000 - \$225,000	0		1	\$179,000
HEATHER WALK	4	\$159,900 - \$239,000	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 County was a SELLER'S MARKET last year and
remains a BUYER'S MARKET through the second quarter of 2026.

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

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Present this certificate at your first visit for One Dental Examination(0150) One Full Series of X-rays(0210) and Consultation for \$35.00 (normal cost \$263.00)

Our staff of caring professionals look forward to meeting you and your family. Call our office for an appointment and let us help you smile!



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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 8/15/2026.

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

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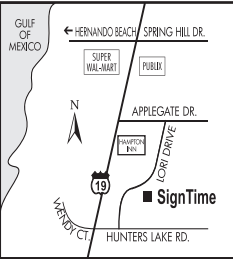
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DEADLINE IS
August 13, 2026

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08

AUGUST

2026

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3 9am- Tai Chi 1pm- Bunco	4 10am- Tech Seminar 1pm- Mahjong	5 9am- Tai Chi 11am- Library 1:45pm- Bingo	6 1pm- Dominoes	7	8
9	10 9am- Tai Chi 1pm- Bunco	11 1pm- Mahjong	12 9am- Tai Chi 11am- Library 1:45pm- Bingo	13 1pm- Dominoes	14 10am- Sew Happy	15
16	17 9am- Tai Chi 1pm- Bunco	18 1pm- Mahjong	19 9am- Tai Chi 11am- Library 1:45pm- Bingo 7pm- Board Meeting	20 1pm- Dominoes	21	22 PRIVATE PARTY
23	24 9am- Tai Chi 1pm- Bunco	25 1pm- Mahjong	26 9am- Tai Chi 11am- Library 1:45pm- Bingo	27 1pm- Dominoes	28	29 Community Breakfast 9am-11am
30	31 9am- Tai Chi 1pm- Bunco					

The Fairway

We've seen a nice improvement in how our landscaping looks with our new landscaper and with some rain. Of course, we can use more rain to beautify our landscaping and fill the ponds!

The Board wants to make you aware of any important concerns. Recently, we had a second reported roof leak. The Board is reviewing all options in dealing with our aging roofs with the current budget.

It is important that all owners log in to the portal that was set up by PMI to be sure your information is current and review all the condo association documents and policies. If you need help regarding the portal, contact PMI.

Please mark your calendar to attend our next Fairway condo meeting on September 14 at 7:00pm at the Heather Community Center. You will be receiving the agenda in the mail and online soon.

The Fairway Board



The Bluffs

August has arrived and truly meets the dog days definition. Stay hydrated while outdoors.

The Board hopes everyone is pleased with the newly renovated parking area. A little inconvenience is truly worth the result. Just a reminder that parking spots are assigned to unit owners but remain owned by the association. No commercial vehicles may be regularly parked overnight in The Bluffs. We are fortunate to be able to use the area near the dumpster for additional parking when needed. That is a separate property and not subject to our rules.

Several units have new owners. Please welcome our new neighbors.

Continue to enjoy the summer. Cooler air will find us by Christmas!

Your Board



Ponds and Lochs

The waters are to receive treatment as the levels rise from these much needed rains. Corrective measures are being explored for some of our banks, ditches, and culverts that have suffered damage over time due to our severe dry and wet seasons.

The Greens

Hopefully everyone's summer is going well.

TO ALL GREENS OWNERS:

Remember dumpster etiquette. If you don't know why we are saying that, then please reference the Facebook community page posted July 6, 2026. You can also reference the handout from 2026 Annual Meeting that gives a full explanation of what to do or not do with your trash.

Community Concerns / Issues / Non-Compliance. Report this to property management company QPM via email: request@qualifiedproperty.com it will automatically get documented into the system and routed to appropriate contact. All non-compliance issues will now continue thru the steps of being fined with final step being reviewed by the newly formed Fines / Compliance Committee.

Community Unlawful Concerns: Report this type of issue directly to the Hernando County Sheriff office. Examples would be noise complaints, trespassing, suspicious people / activity.

Enjoy the balance of your summer!

Sincerely,
The Greens Board



Heather Sound

We have a real sense of community here in the Sound. All neighbors are invited to meet under the oak tree on Mondays and Thursdays at 4p.m. We catch up with each other and enjoy each other's company. I enjoy the old time stories that sometimes sneak into the conversations.

Due to the extreme heat this season some are opting to meet in the pool! I love living in a place where we know our neighbors and check up on each other. That's the way it used to be and in the Sound it still is. It's a great place to live!

Fran Lesick, president

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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find the right insurance for
YOU!**

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UNITED HEALTHCARE, DEVOTED

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65 HEALTH INSURANCE

CANCER POLICIES

ACCENT
INSURANCE GROUP



LIFE INSURANCE

TERM LIFE - UNIVERSAL LIFE
WHOLE LIFE - FINAL EXPENSE SPWL

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PLANS WE DO OFFER IN YOUR AREA. PLEASE CONTACT MEDICARE.GOV OR 1-800-M
ALL OF YOUR OPTIONS

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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!*

Heather Walk News

The fourth of July has come and gone. Big 250-year anniversary of our country. I hope everyone had a good one and remembers that the USA stands for freedom!

School is around the corner again. Summer goes fast, at least parents think so. Be aware and careful as students gear up for another super year.

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, should anyone that likes landscaping or light yard work be willing to help our elderly neighbors that are not able to do their own, please let



Pasta e ceci Recipe

Ingredients (serves 4)

- 3 tablespoons olive oil.
- 1 small yellow onion, finely chopped
- 2 to 3 anchovy fillets (optional, but traditional in Rome)
- 3 cloves garlic, sliced
- 1 sprig fresh rosemary (or 1 teaspoon dried)
- 2 tablespoons tomato paste
- 2 cans (15 ounces each) chickpeas, drained and rinsed
- 4 cups vegetable or chicken broth, plus more as needed
- 1 piece Parmesan rind (optional)
- 1 cup ditalini or other small pasta (broken spaghetti works too)
- Salt and black pepper
- Grated Parmesan or Pecorino.

Directions

- Warm the olive oil in a large pot over medium heat. Add the onion, along with the anchovies if using, and cook until the onion is soft and the anchovies have melted into the oil, about 5 minutes. Stir in the garlic and rosemary and cook one minute.
- Add the tomato paste and stir it around the pot for a minute or two to deepen its flavor.
- Add the chickpeas, broth, and Parmesan rind if using. Bring to a gentle simmer. For a creamier pot, scoop out a ladleful of chickpeas and broth, blend or mash it smooth, and stir back.
- Simmer for about 10 minutes to let the flavors come together.
- Stir in the pasta and cook until tender, about 10 minutes, stirring now and then so it does not stick. It should be thick and spoonable
- Remove the rosemary stem and Parmesan. Season with salt and pepper. Serve in bowls topped with grated cheese, and a drizzle of olive oil.

a board member or Jimmy at the Clubhouse know of your interest.

Community Maintenance Updates

The repair on the driveway pavers project is looking good and will continue throughout the neighborhood. Rado has been doing an excellent job!!!!

Reminders

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

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

It has been a quiet summer so far, more coming next month.

Sue T



NEW!

MAHJONG

Group



AT THE HEATHER COMMUNITY CENTER

**EVERY
TUESDAY**
.....
1:00 PM

FREE
TO ALL RESIDENTS
OF THE HEATHER!



**All skill levels
welcome!**

Come for fun,
friendship, and
friendly competition!



THE HEATHER COMMUNITY CENTER

9100 Nakoma Way
Weeki Wachee, FL 34613

❖ *We hope to see you there!* ❖

Heather Property Owners Assoc

Profit and Loss

June 1-30, 2026

	TOTAL
Income	
Building Rental Income	450.00
Estoppel Fees	700.00
HOA Lot Fee Income	20,171.50
Interest Income	262.19
Lot Late Fee Income	55.00
RV Compound Income Fee	1,000.00
Social Activities Income	211.00
Total for Income	\$22,849.69
Gross Profit	\$22,849.69
Expenses	
Bank Charges & Fees	\$55.00
QuickBooks Payments Fees	139.00
Total for Bank Charges & Fees	\$194.00
Building Maintenance	
Cleaning Service	1,107.60
Pest Control Indoor Only	44.06
Total for Building Maintenance	\$1,151.66
Computer & Internet	
Office Computer	
Software	50.00
Total for Office Computer	\$50.00
Total for Computer & Internet	\$50.00
Interest Paid	22.36
Maint. Grounds	\$15.28
Force Mows	-95.00
Irrigation - Sunshine State Sprinkler & Irrigation	106.97
Mowing, Landscaping, gas- 3 seasons	7,944.12
Total for Maint. Grounds	\$7,971.37
Office Supplies	\$116.11
Postage	78.00
Printing	66.02
Total for Office Supplies	\$260.13
Payroll	
Gross Wages	5,456.00
Payroll Processing Fees	111.00
Total for Payroll	\$5,567.00
Payroll Taxes	
940	27.70
941	417.38
SUI	4.60
Total for Payroll Taxes	\$449.68

Heather Property Owners Assoc

Profit and Loss

June 1-30, 2026

	TOTAL
Professional Fees	
Accounting	187.50
Legal Fees	6,387.65
Total for Professional Fees	\$6,575.15
Repairs & Maintenance	
Trash Pickup	50.88
Total for Repairs & Maintenance	\$50.88
Security	
Gallowglass Security	2,912.00
Total for Security	\$2,912.00
Social Activities Expense - Events	\$118.52
Snack Bar	36.91
Total for Social Activities Expense - Events	\$155.43
Utilities	
Electric	2,560.35
Telephone-Spectrum	693.88
Water & Sewer	122.56
Total for Utilities	\$3,376.79
Total for Expenses	\$28,736.45
Net Operating Income	-\$5,886.76
Net Income	-\$5,886.76

August Sudoku

Make sure that each 3x3 square region has a number 1 through 9 with only one occurrence of each number. Each column and row of the large grid must have only one instance of the numbers 1 through 9. **Answer on page 21.**

6		5						2
4	8						1	3
	7	2	8				6	
			9		8			6
			3		1			
5			6		4			
	2				3	6	9	
3	4						7	8
9						3		4

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

Heather Property Owners Assoc

Balance Sheet

As of Jun 30, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	77,324.10
Regions Bank MM - Reserves (5797)	173,003.41
Total for Bank Accounts	\$250,327.51
Accounts Receivable	
Accounts Receivable (A/R)	-61,133.80
Total for Accounts Receivable	-\$61,133.80
Other Current Assets	
QuickBooks Tax Holding Account	691.49
Undeposited Funds	1,031.00
Total for Other Current Assets	\$1,722.49
Total for Current Assets	\$190,916.20
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	\$264,731.92
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	441.88
Total for Accounts Payable	\$441.88
Credit Cards	
Regions Visa (0043)	554.93

Heather Property Owners Assoc

Balance Sheet

As of Jun 30, 2026

	TOTAL
Total for Credit Cards	\$554.93
Other Current Liabilities	
Building Rental Security Deposits Received	450.00
Direct Deposit Payable	0.00
Payroll Liabilities	\$0.03
940	208.36
941	464.89
FL Unemployment	18.21
Total for Payroll Liabilities	\$691.49
RV Key Deposit	1,495.00
Total for Other Current Liabilities	\$2,636.49
Total for Current Liabilities	\$3,633.30
Total for Liabilities	\$3,633.30
Equity	
Opening Balance Equity	0.00
Reserves	\$0.00
Equip/Replace/Repair	18,541.00
Lochs	-9,000.00
Painting	0.00
Paving	5,000.00
Pump/Sprinklers	12,500.00
Roof	25,500.00
Total for Reserves	\$52,541.00
Retained Earnings	207,238.74
Net Income	1,318.88
Total for Equity	\$261,098.62
Total for Liabilities and Equity	\$264,731.92

SIGN UP TO HELP IN 2026 WITH EVENTS & ACTIVITIES

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

Name: _____

Phone: _____

Email: _____

Tell us how you're able to help:

(Please return to the office.)

6	3	5	4	1	7	9	8	2
4	8	9	2	6	5	7	1	3
1	7	2	8	3	9	4	6	5
7	1	3	9	5	8	2	4	6
2	6	4	3	7	1	8	5	9
5	9	8	6	2	4	1	3	7
8	2	7	5	4	3	6	9	1
3	4	6	1	9	2	5	7	8
9	5	1	7	8	6	3	2	4

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 _____

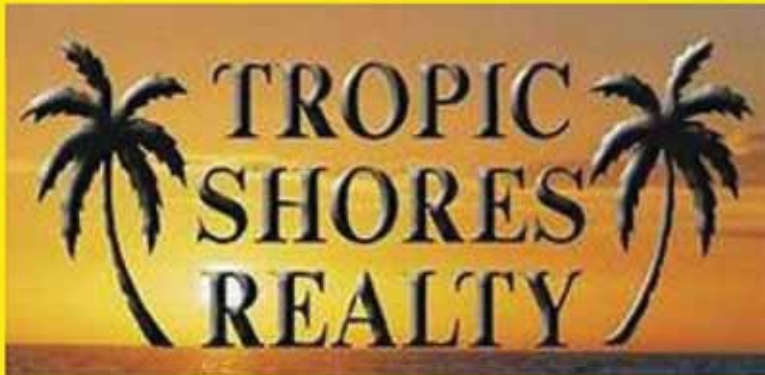
Date photocopy of this application mailed/given to property owner _____

Action taken _____

Signed

by: _____ Date _____

Your Heather Real Estate Specialists



3441 Deltona Blvd. Spring Hill, FL 34606

20+ Year Heather Residents

50+ Years Combined Real Estate Experience



Bobbi Glenn & Bill Adams

352-346-3635 352-428-4502

bobbiglennadams19@gmail.com

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- NAPA Approved Auto Repair Center
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- Courtesy Van
- Enterprise Rental On-Site



 **\$20 OFF** 
ANY MAINTENANCE FLUSH

Not to be used with other coupons.

EXP: 8/31/26

HTHR

Call to schedule an appointment for FREE Written Repair Estimate

Brooksville Location
12217 Cortez Boulevard
Brooksville, Florida 3461
352-701-2999

Spring Hill Location
15320 County Line Road
Spring Hill, Florida 34610
727-862-9474

Service Location
15604 County Line Road
Spring Hill, Florida 34610
727-856-7850

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

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

PRINTING

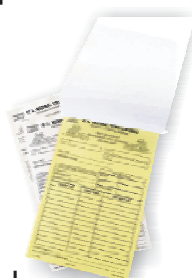
Brochures & Collateral
Postcards & Direct Mailers
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Manuals, Catalogs & Booklets
Business & Annual Reports
Cards & Invitations
Legal Copying
Business Forms
NCR Forms
Book Printing
Poster Printing
Presentation Folders
Labels, Stickers & Decals
Event Literature & 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
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