

THE HEATHER

A DEED RESTRICTED COMMUNITY

NEWSLETTER

MARCH 2021

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VOL. 40 • NO. 3



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President's Corner

Joseph Cuccio



March is here and the Traffic Light is working!! It was turned on February 5th 2021 and hopefully it will accomplish what it was put there for. I continue to ask all to be careful at this intersection as many people who travel this road are not familiar with the new signal. It will take some time before everyone acclimates to stopping on RED at the intersection. I would strongly recommend looking twice before crossing to be sure everyone is stopped.

February has given us some cold mornings with frost as well. While it is refreshing please be careful and dress appropriately. Cold weather is not something we are accustomed to so be careful. It certainly is a relief from the really hot weather this past summer.

March 18th is our election meeting and we have sent the mailing to the printer for processing. When you get the package please read the instruction sheet and if you have any questions please call the office. Remember an incomplete ballot does not count. We have 4 people running for the 2 open spots. 3 are new and 1 has served before. Please read the resumes and pick the one that will represent you at the meetings.

The Office continues to remain open thru out the Pandemic. Yes we encourage all to wear a mask when entering the building and remain outside the office split door. Ruth will handle your request from inside the office and there is no need for anyone to go inside the office. Please be advised this is for your protection as well as Ruth's.

May 2021 is the start of our new fiscal year and just to let everyone know the dues remain at \$22.00 per month due on the first of every month. Many of you have chosen to pay annually which is great since it improves our cash flow. Even though many pay Jan thru Dec for 12 months this is fine as long as there is no increase in the dues. The Board and I work hard to keep the dues as low as possible but if we don't get the money in on time then we are forced to increase the dues. Paying promptly helps reduce the risk of a dues increase.

This is your Association so get involved. Coming to a Board Meeting keeps you informed and allows you to speak to the Board. Many times people have come to a meeting with misinformation and are surprised to learn the truth when asking a question. Stay informed by coming and asking questions.

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Staff & Phone Numbers

Joseph CuccioPresident
 Thomas Taylor1st Vice President
 Treasurer
 Barbara J. Dohm2nd Vice President
 Richard RiversCorporate Secretary/Director
 Barbara J. DohmHeather News Editor

HPOA Office-9100 Nakoma Way
 Ruth Grim, Office Administrator596-5028
 Gate House (NOT FOR EMERGENCY)596-4011
 Hernando County Sheriff Office754-6830
 Police (EMERGENCY ONLY)9-1-1

The Heather News DEADLINE

Please submit your typewritten articles by 11:30am March 10th, to office

We will not accept contributions after the deadline

ALL ARTICLES MUST BE SIGNED

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UUCIP is collecting computers to teach homeless people how to use them. Help the homeless find and keep employment. Any make or model computer with a windows platform is appreciated. We will update obsolete models and repair broken computers.

Call 352-600-9555 for information or to schedule your donation.



Bridge



Invitation to all Bridge players. We play a social game (no duplicate) Join us on Thursdays at 1:00pm at the Community Clubhouse.

From The Editor's Desk

Barbara Dohm

First I want to thank everyone for the cards I received for the death of my husband Carl.

He was a past Board member of HPOA. Back in the Good Old Days.

He loved his Golf and being an owner back in those days. He always said that's why he came down from New Jersey. Thanks again.

By the time you get this our lights will be up and running. People are still rushing too fast lane instead of rushing to the merge one. Let's be careful.

Election is upon us, let's vote for what is best for ALL not just for what you yourself wants.

Good luck to all and GOD BLESS.

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In Memory of

James Perretto

We mourn the passing of our Third Vice President, a man who contributed not only to our local community for many years but to our country.

We extend our deepest sympathies to his wife Rosina, daughter Michelle, and his two grandsons Thomas and Tyler.

James was a retired Army Veteran and was retired from the New York City Police Department.



*May his memory be a blessing,
and may he rest in peace.*

OUR "WAVERS"

From time to time questions arise about the need for the gatehouse people, even I myself have questioned their existence until being elected to your board. Now being in charge of our "wavers", it has enlightened me of how important they are to our community.

Example:

- 1) They are the eyes and ears for us, reporting what they see and hear in their logs.
- 2) They are the "command center" for our deputies, to whom they dispatch, with complaints reported to our office.
- 3) They field calls to the gate house from concerned residents about problems, and try to direct the caller to a solution, either to an agency or directing our deputy to the situation. Our deputies work 365 days a year, the hours are confidential for obvious reasons.
- 4) They field questions from passing motorists regarding almost anything.
- 5) if they observe a situation needing assistance, they will call the sheriff's department.
- 6) They try to personally greet incoming cars with a wave, to make you feel welcome.
- 7) if the deputy finds a problem within our community, needing a contact, the Gate House People have the information available.

Our "wavers" work for minimum wage, they occupy the Gate House by themselves too late into the night.

Please give them some consideration, maybe a wave back, to acknowledge them and please slow down. If prospective buyers are looking in The Heather, seeing a friendly "Waver" and Gate House to greet them, in my opinion, their existence enhances the property values for all who live here.

Thank you and stay safe,
Richard Rivers
Director HPOA



ATTENTION:
TENANTS & OWNERS WITH UNITS IN
"THE GREEN'S AT THE HEATHER"

Are you frustrated and dissatisfied with QUALIFIED PROPERTY MANAGEMENT?

Then complete this form and drop it in the special box in the HPOA's office. They will be counted and given to our President of the Association.

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LAST NAME: _____

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WHY DISSATISFIED: _____

Thank you



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Resumes for Elections to Heather Property owners Association Board of Directors.

There are 2 positions to be filled. The following are listed alphabetically.

Thank you

Richard Rivers

Corporate Secretary

William Fasulo

I received a BA from Suffolk University, M. ED from Boston College and graduate credits from many other colleges and universities.

I was a 5th and 6th grade teacher and teaching Assistant Principal for 34 years. Other teaching experiences include Peace Corps Teachers in Africa, Substitute teacher for grades 7 and 8, instructor and presenter for Bridgewater State University, Technology Coordinator and teacher leader. I was a member of the MTA, NEA, and past president of my local teachers' association. I received the Distinguished Educator Award of Norfolk County. I wrote numerous grants and was a member of several committees in my school district. Over the years, I coached high school football, basketball and track & field.

Some of my civic accomplishments were: member of the School Committee, Conservation Commission, Historical Commission and the Board of Library Trustees in my community.

I want to continue the fine work done by the previous boards. There is a need for more activities in the Heather, especially more activities that include families that are part of our community. As a board member, I will be proactive in making sure the deed restrictions are followed and enforced, and I will respond to all questions or complaints in a timely manner.

Geraldine S. Lampton

I am seeking election to the HPOA Board of Directors for the 2021-2023 term or as long as needed. I have served as ballot counter for the last 3 elections that were held.

My Husband James "David" Lampton and I have owned in the Heather since 1995.

My work history has been: an assistant office manager of a department store, bookkeeper at a local bank, variety of positions for an insurance company and 27 years as Senior Pastor for a variety of size churches. As you can see, I have a diverse background.

If I am elected, I promise to do my best to serve the interest of the HPOA and the Community.

Richard Mayer

Experience

2010- 2015 Greenburgh Central School District #7- Supervisor for Transportation

2006-2010 Peekskill City School District New York-Assistant Supervisor for Transportation

1995-2014 Wilou Transit Services, Inc Peekskill, New York

Owner-President

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TUESDAY: 6:30pm - Yin Yoga with Darrell - 75 min.
WEDNESDAY: 11:00am - Slow Flow with Susan - 75 min.
 6:30pm - All Level Healthy Hatha with Darrell (Optional Light Weights) - 75 min.
THURSDAY: 2:00pm - Meditation with Darrell - 60 min.
 6:30pm - Chakras in Motion with Susan - 75 min.
FRIDAY: 6:30pm - Relax & Restore with Susan - 75 min.
SATURDAY: 10:00am - Stretching & Relaxation with Darrell - 90 min.

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Heatherpoa11@yahoo.com
 352-596-5028 Ruthie

Fairway at the Heather

It will be March already when you get the Newsletter. Unbelievable. Time just flies by. When we were young how many times did we hear this and had no idea what they were talking about.

Well, we're still wearing the MASK. I've been told that this may last as long as the end of next year. Whatever it takes is all I can say and abide by what science is recommending for this nightmare to go away.

We've had some very cold weather in my opinion. I still remind myself that a few days of cold are no comparison to the storms up north which is the reason I moved down here way back in 1988.

I would like to share some information that I believe is very important during these volatile times we are experiencing. One is about racism and one is about the political split in this country.

About racism — I have felt very uncomfortable with this for as long as I can remember. It has come to a strong head yet again so I have been doing a lot of reading to learn about black history (which I believe should be taught in schools along with other history programs) and am sickened by the things I have read. There is no room for doubt that our government contributes to it and does all it can to leave the status quo for their benefit. I am now reading about what I can do to

do my part in getting involved in this very awkward subject through conversation and reaching out. Once again I invite anyone who is interested in getting together to talk about this and share whatever information we have or suggest reading material. We could possibly book the clubhouse and use social distancing.

About the political split - I am horrified by how divided we are with our political stands. I do not believe it has ever been at this level — ever. It seems that we either do not dare talk about anything to do with politics or we write off people that we have been close friends with because of their political beliefs — therefore the huge split. This is not working and will only get worse as time goes by. How do we attempt to do something about this? Well, I came upon a documentary that is all about this and it was put together by a staunch Republican and a staunch Democrat. It will give us tools to work with to get into conversations with people we are not talking to because of all that is going on. You can view this on reunitedstates.tv. Another thing we can get involved in.

Become aware every minute of your life is how I feel. I feel like I don't know everything and want to learn so that I am not isolating myself when there is so much to share and learn and give and do.

Saudra Piercy, President of The Fairway at The Heather
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**H. P. O. A. Board of Director's Meeting
February 15th, 2021**

Provisional Minutes until approved on March 18, 2021
at the Annual Meeting

Meeting came to order at 7:00 PM.

Board members present: Joe Cuccio, President, Tom Taylor, Vice President/Treasurer, Richard Rivers, Director of Security and Corporate Secretary

Richard asked the Board for a motion to approve the minutes of the January 18, 2021 board meeting; Joe accepted the motion and Tom 2nd the motion; vote 3-0 in favor.

President/Administration Report: Joe Cuccio

- Joe gave tribute to his friend and Board member, James Perretto who passed from COVID-19. He will be greatly missed by all as he headed the Events and took great care of our buildings.
- It has been decided to remove him from the ballots due to if he was voted in then the Board would have to appoint the next in line to take his place. We are wishing the new Director of Events and Building to do as well.
- We will have 2 new board members voted in and 3 are running here at the meeting, Bill Fasulo, Gerri Lampton and Rich Mayer. Their resumes were available in the February issue of the newsletter.
- Joe has had the 1st shot for COVID-19 and will have the 2nd shot in March. Others have had mild reactions to the shots. This is not going away anytime soon. Masks are encouraged at our Games, Bunco, Bingo and Cards.
- The ½ door protects Ruthie at the office as this creates the 6 ft distance to protect her and you.
- Election materials are at the printers and will be available for voting.
- Our Board meeting is cancelled in March as we will meet for our Annual Meeting March 18th, 2021.
- The traffic light is working!! It took 20 years to finally get that through. Be careful since there are those who blow right through it!! Also Joe is a fan of having a sign reading, No Turn on Red. This will help people to think, stop and wait for the light to change since at this particular intersection prior to the light there were 14 fatalities. Recorded as driver's error. Remember it isn't a cure all but it will save lives if it is obeyed.
- Finances are good and we sit comfortably vested in property and community with over 300k in cash. No increase in dues from the year 21 to 22 and Tom Taylor our VP/Treasurer will expend on the financials next.
- Barbara Dohm will not be running for the HPOA Board and will possibly resign as Newsletter Editor due to the passing of her husband who also served on the Board.

GROUNDS:

- More will be done with the outside grounds as the weather better.
- Grateful to those who helped put together the park benches. They are very sturdy and we hope you can enjoy them in the near future.

Treasurer's Report: Tom Taylor

- Tom discussed that the financials for the 4th quarter were all good and available in this newsletter. The late list will have letters going out to collect the dues as there are glitches fixed in the system of Quick Books.

A & D:

- Tom made a motion for Judy Huffman to be accepted immediately to serve on the A&D Committee. Richard Rivers 2nd the motion. 3 – 0 in favor.

Secretarial; Richard Rivers

- Rich reported the Ballots are at the printer and thanked Tom for his advice to instruct him how to proceed on this project for voting.
- The yard sale is going to be held by March 6th 8am – 3pm, signs need to be picked up by 5pm. Brenda will appoint 2 people to be at the Gatehouse from 8am to 12noon and 12noon to 4pm to give information and make everyone feel welcome.
- Rich feels it would be a good thing to send a letter thanking the Transportation Department and made a motion, Joe 2nd. Approved 3-0

Security:

- The yard sale is going to be held by March 6th 8am – 3pm, signs need to be picked up by 5pm. Brenda will appoint 2 people to be at the Gatehouse from 8am to 12noon and 12noon to 4pm to give information and make everyone feel welcome.
- Rich feels it would be a good thing to send a letter thanking the Transportation Department and made a motion, Joe 2nd. Approved 3-0

RV Compound:

- May 1st is renewal time each year and we need renewed registrations plus pictures given to the office on file for your RV's, Boats and Recreational Trailers.
- I've sent 1,2,3 letters requesting the information and need this received or there will be follow up with towing of reclaiming your vehicles and your spot given away to someone else. We do have a waiting list of approximately 10 people.
- The cost will increase to \$100 for the fiscal year May to May or if you paid earlier you need to pay and update earlier.
- There will be a new combination lock by May 1st.

Building: Joe Cuccio

- Keith our maintenance man changed the furnace/air conditioner filters and we will change them every 60 days. They are also sprayed with Lysol to help clean the ducts of all bacteria and germs

Events/Activities: Joe Cuccio

- Spoke of having a Spring to Spring fling but with the COVID-19 virus still out there we feel it is better to wait.
- We did have a very well attended BBQ for Veterans day with meat, Beer and Soda supplied by the Association so we may consider having that again this year.
- We'll discuss possibly having the Christmas Party as we watch how the virus diminishes or increases.

New/Old Business:

- None

Meeting adjourned at 8:00 pm. Next meeting will be on Monday, March 18, 2021 at 7:00 p.m.

Richard Rivers, Corporate Secretary

MARCH 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 9:00AM 1:00PM Yoga Class Bunco Games	2 10:30AM 1:30PM A&D Meeting Library Volunteer	3 9:00AM 2:00PM Yoga Class BINGO	4 1:00PM Bridge	5 9:00AM Yoga Class	6 8:00AM 9:00AM YARD SALE YARD SIGNS
7	8 9:00AM 1:00PM Yoga Class Bunco Games	9 1:30PM Library Volunteer	10 9:00AM 2:00PM Yoga Class BINGO	11 1:00PM Bridge	12 9:00AM 10:30AM Yoga Class Sew Happy	13
14 Daylight Savings Time	15 9:00AM 1:00PM Yoga Class Bunco Games	16 1:30PM Library Volunteer	17 9:00AM 2:00PM Yoga Class BINGO	18 1:00PM 7:00PM Bridge Annual Mtg.	19 9:00AM Yoga Class	20
21	22 9:00AM 1:00PM Yoga Class Bunco Games	23 1:30PM Library Volunteer	24 9:00AM 2:00PM Yoga Class BINGO	25 1:00PM Bridge	26 9:00AM 10:30AM Yoga Class Sew Happy	27
28	29 9:00AM 1:00PM Yoga Class Bunco Games	30 1:30PM Library Volunteer	31 9:00AM 2:00PM Yoga Class BINGO			



Crafts and Creativity Time

Please come and join us at The Heather Community Center for our Craft and Creativity classes 2 Friday nights a month at \$5 per person, beginning with the 1st Friday, March 5th at 6:30pm till 8:30pm

If anyone has new craft ideas, please feel free to share them as we will be brainstorming at a separate meeting decided upon according to our schedules. The discussion will be for Spring and Summer projects.

Watch the calendar for all activities you may want to attend.

Ruthie — Your Office Administrator

LOOKING FOR HOUSING IN THE HEATHER

I am a Realtor and I have customers who are from out of state and are interested in residing in The Heather.

If you are interested in selling your home or leasing it annually, please let me know. This couple will be in the area until the end of March.

My family and I live in The Heather at 7320 Glasgow Rd. You can reach me at (352) 467-4933 or at team@weavergroupoffice.com.

Thank you,
Laura Ghent
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Just a reminder...

The Heather Property Owners Association dues of \$22 per month are due on the first of each month. **HOWEVER**, many homeowners are choosing to pay by the year as it is easier to remember to pay once every January. It's not too late to opt in and get on an annual payment schedule. The annual payment is \$264 (\$22 X 12 months).

If you have any questions on what your current balance is and/or how much payment to make to get on the annual schedule, please contact the HPOA office at 352-596-5029.

Don't forget that we do not send statements or monthly reminders. It is up to the homeowner to make sure the account is kept current. Mail checks to Heather Property Owners Association, 9100 Nakama Way, Weeki Wachee, FL 34613

Training for new Board Members

Remember **NEW** officers must take course for **CERTIFICATION** Required by Fla.Stat.720.3033 and 718.112 with in 90 days of being Elected to the board.

Barbara Dohm.

REMEMBER THESE DATES:

**ANNUAL MEETING HPOA
MARCH 18TH, 2021 at 7:00 PM**

3RD MONDAY BOARD MEETING IS CANCELLED

INFORMATION IF YOU LIVE IN THE CONDOS OR VILLAS

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4:36 PM Heather Property Owners Association
02/10/21 **Balance Sheet**
As of January 31, 2021

	Jan 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Checking/RegionsBank	122,463.41
Money Market/Regions Bank	15,378.46
Regions Bank - Time Deposit #2	84,616.81
Regions Bank Time Deposit #1	50,501.55
SunTrustCD	36,637.70
Total Checking/Savings	309,587.93
Accounts Receivable	
Accounts Receivable	-72,617.78
Total Accounts Receivable	-72,617.78
Total Current Assets	236,980.15
Other Assets	
Air Conditioners	11,251.26
Allowance for Depreciation	-172,040.53
Building	262,874.05
Furniture & Equipment	52,440.47
Outside Equipment	16,715.17
Sign	16,025.40
Sprinkler Systems	8,482.00
Total Other Assets	195,747.82
TOTAL ASSETS	432,727.97
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
*Payroll Liabilities	712.71
Building Rental Security	150.00
RV Key Deposit	1,045.00
Total Other Current Liabilities	1,907.71
Total Current Liabilities	1,907.71
Total Liabilities	1,907.71
Equity	
Equip/Replace/Repair	17,359.00
Lochs	6,000.00
Opening Bal Equity	62,820.00
Painting	4,000.00
Paving	574.00
Pump/Sprinklers	8,110.00
Retained Earnings	320,434.62
Roof	8,600.00
Net Income	2,922.64
Total Equity	430,820.26
TOTAL LIABILITIES & EQUITY	432,727.97

4:35 PM

02/10/21

Heather Property Owners Association

Profit & Loss Budget vs. Actual

May 2020 through January 2021

	May '20 - Jan 21	Budget	\$ Over Budget
Income			
Bad Debt Recovery	0.00	0.00	0.00
Building Rental Income	525.00	7,200.00	-6,675.00
Estoppel Fees	6,725.00	7,650.00	-925.00
Hernando County/Maint Income	2,100.00	2,100.01	-0.01
Interest Income	776.23	2,700.00	-1,923.77
Lot Fee Income	166,600.06	167,112.00	-511.92
Lot Life Fee Income	3,110.00	2,250.00	860.00
RV Compound Income	2,775.00	2,250.00	525.00
Total Income	183,198.31	191,262.01	-8,063.70
Gross Profit	183,198.31	191,262.01	-8,063.70
Expense			
*Payroll Expenses	-86.53	4,874.99	-4,961.52
A & D	0.00	0.00	0.00
Acting & Administration	600.00	1,125.00	-525.00
Bad Debt Expense	50.00	1,350.00	-1,300.00
Bank Service Charge	0.00	0.00	0.00
Contingency	0.00	27.00	-27.00
Contracted Services	0.00	0.00	0.00
Electric	18,297.84	22,500.00	-4,202.16
FL Department of Revenue	26.17	1,350.00	-1,323.83
Insurance-Health	0.00	2,700.00	-2,700.00
Insurance Property/Liability	13,844.05	9,599.99	4,244.06
Insurance Workers Comp	1,196.00	1,980.00	-784.00
Janitorial Supplies	391.73	0.00	391.73
Legal Fees	1,500.00	1,199.98	300.02
Maint. Building	12,658.32	9,900.00	2,758.32
Maint. Grounds	38,741.70	34,319.98	4,421.72
Maint. Lakes	7,568.48	9,599.99	-2,031.51
Maint. Office	395.81	450.00	-54.19
Miscellaneous	0.00	0.00	0.00
Newsletter Editor	1,125.00	1,125.00	0.00
Office Supplies	3,203.90	1,800.00	1,403.90
Payroll - Gross Wages	45,282.14	47,999.98	-2,717.84
Postage	505.56	1,215.00	-709.44
Printing	0.00	720.00	-720.00
R V Compound	0.00	2,250.00	-2,250.00
Sheriff's Patrol	24,030.00	27,000.00	-2,970.00
Social Activities Expense	1,445.87	675.00	770.87
Spectrum Business	0.00	0.00	0.00
Subscriptions	682.21	4,500.00	-3,817.79
Taxes	1,873.71	6,225.02	-4,351.31
Telephone	2,498.81	3,150.00	-651.19
Water & Sewer	2,677.80	2,100.01	577.89
Total Expense	180,275.87	199,736.94	-19,461.27
Net Income	2,922.64	-8,474.93	11,397.57



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We've also taken steps that will allow residents, new residents, and team members to receive the COVID-19 vaccine. Throughout the pandemic, we have received updates from the Centers for Disease Control and Prevention and local and state health departments. This has helped us determine the best course of action to keep everyone safe.

Community and connection with others is essential during this time. We invite you to join a senior living community that puts safety first and makes every effort to come out stronger on the other side.

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*Monthly rent refers to the monthly basic service fee in effect January 1, 2021 for each unit type. Move-in special available on select apartment homes when the residency agreement is signed by March 31, 2021. Move-in special does not apply to memory care, second person fee, pet fee, care services or packages, or a la carte service charges.

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Jonathan Ellis and Kathleen Reres are partners at Shumaker, Loop & Kendrick's Tampa, Florida office. They have offered Board Certification Training classes since 2016. Jonathan Ellis has been licensed to practice law since 1990 and has over 20 years of experience representing community associations. Kathleen Reres has been licensed to practice law since 2008 and has 10 years of experience representing community associations.

*Shumaker is a division-approved education provider and the Condominium and HOA Board Certification Training (July 30) will satisfy the requirements of Fla. Stat. 720.3033 and 718.112 if completed within 1 year before or 90 days after being elected or appointed to the board.

Your information was obtained through the DBPR and SunBiz.org.

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St. Patrick's Day Fun Facts

The Parades

While Ireland didn't stage their first parade until 1931, Boston and New York were in dispute as to who really started the first St. Patrick's Day parade. Boston claims they held their first one in 1737 while New York had their first in 1762.

From Blue to Green

Blue was the original color of St. Patrick's Day as it is the dominant color of the ancient Irish flag. However, after the Irish Rebellion in 1798, the Irish soldiers differentiated themselves from the British (who are wearing red clothing) by wearing full green uniforms. The shamrock on their hats was a symbol of rebellion.

Shamrock

Shamrock is the symbol of Ireland. It was associated with St. Patrick as legends claim that he used shamrock to teach people about the Holy Trinity.

Corned Beef and Cabbage

Corned Beef and cabbage is the traditional meal of St. Patrick's Day. However, to save money, some celebrate with Irish bacon in New York.

The Leprechaun

Leprechauns are ingrained in Irish folklore, but traditionally they were much different than what we know of them as today. The modern-day leprechaun is in fact American, introduced by Disney in the film "Darby O'Gill & the Little People."



St. Patrick's Coloring Page



Happy
St. Patrick's Day

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PLEASE NOTE: This hotline & equipment do not replace 911, your nearest emergency room, or your primary care physician. DialMD is a federally registered healthcare entity authorized by the Centers for Medicare and Medicaid Services to provide services to Part B Medicare beneficiaries under NPI #1073140141. You will need to provide a valid Medicare number to confirm coverage and receive this service.

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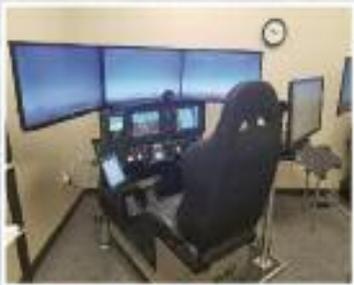
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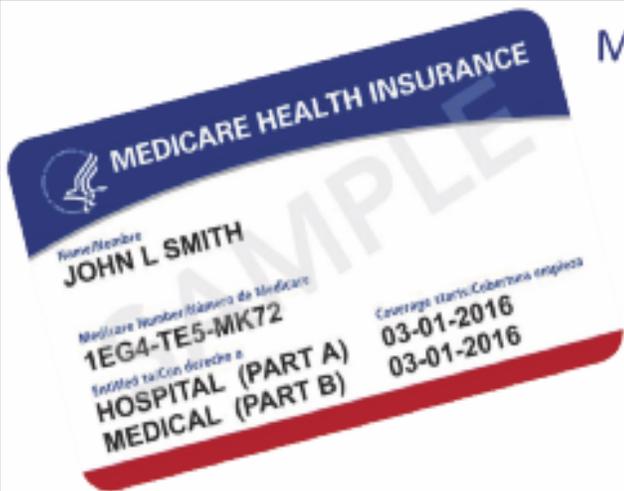
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