

THE HEATHER

A DEED RESTRICTED COMMUNITY

Newsletter

MARCH 2024

A GREAT PLACE TO LIVE

VOL. 43 • NO. 3



heatherpoa11@yahoo.com

www.heatherpoa.com

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Staff & Phone Numbers

Pat Meddings President, Events
 Joe Cuccio 1st VP, Security, Building
 Keith Elder 2nd VP, Corporate Secretary,
 Grounds, Lochs, RV Compound
 Richard Roth 3rd VP, Treasurer
 Rickie Pelletier Director
 Laurie Fasulo 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.

HPOA OFFICE Heather Newsletter Editor
 HPOA Office: 9100 Nakoma Way, Weeki Wachee, FL 34613
 Laurie Fasulo, 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 April 8, 2024.



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.

JOIN US FOR YOGA

On Monday, Wednesday, and Friday at 8:30am for \$3.00 a class, come and join us at The Heather Community Center!

Just bring a mat, a belt or solid strap for your Yoga exercises. Please arrive at least 10 minutes early since we close the doors promptly at 8:30am.

– June Ziegler

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Let Us Know if You would like to place an Advertisement!

*Heather residents may give a written description of item(s), price and phone number.

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.

President's Corner

Pat Meddings

The HPOA Board Treasurer and Finance Committee have been working on our new Fiscal Year's Budget. I want to thank all the volunteers for the work they have given the HPOA to pull this Budget together. Please attend the **Annual HPOA Meeting** this month on **Tuesday, March 26th at 7 pm** at 9100 Nakoma Way, Weeki Wachee, Florida. The agenda will include the Fiscal Year 2024-2025 Budget. We will count the ballots from our membership and determine if we have a Quorum. The regular meeting usually scheduled on the 3rd Monday 3/18/24 has been cancelled.

I will list a few of the updates and improvements we have done for The Heather.

- We repaired the irrigation at the HPOA building entrance and want to add flowers.
- We have cleaned up the area along Nakoma Way and added some benches to rest and view the water and wildlife in the area on St. Andrews.
- The HPOA stocked young catfish and blue gill to our lochs which will grow and make for great fishing. Hopefully, our members will catch and release the fish.
- The HPOA building has had a lot of deep cleaning done on the indoor light fixtures and fans and the floors in the main hall.
- We replaced the very old carpet with new laminate tile flooring. The office areas were given a fresh coat of paint to complete the update.
- We have added a new desk and office equipment also.
- The HPOA building roof was cleaned to remove the algae, mold and other filth that were causing discoloration.
- Our decision to change printers for The Heather Newsletter has been a great success and so has the change to a new company to treat our lochs.
- The new cleaning company is doing a better job cleaning the HPOA building.
- Our goal is to continue making needed improvements.

We have a lot of members that do not pay their dues on time. The HPOA dues are currently \$24.00 each month and due on the 1st of each month for each property they own. Failure to pay them before the 15th results in a \$10.00 late fee being added. Please try to find a way to not incur extra cost by being late and carrying an overdue balance.

The HPOA office is located at 9100 Nakoma Way. The HPOA maintains the common grounds, the HPOA building, RV Compound, Gatehouse, and our lochs/lakes. We pay for the additional deputy security patrol, and the salaries of the staff and for the operation of the HPOA, the taxes, the accountants,

legal fees, etc. When people get behind, we do send out statements and requests for payment. We ask for members to contact us if they are in financial difficulty and want to work out a payment plan. Often, we get no response, and some letters are returned that state the post office was unable to deliver to the address we were given. It is the members responsibility to keep their address updated. Unfortunately, we are proceeding to send several members who have failed to pay these dues for several months to collections. This is not something anyone wants to do, but it is not fair for some to pay and others not to pay. If you have a **new neighbor** or someone that may need a little reminder, consider kindly pointing out the HPOA maintenance fees. It may just be a comment that you are heading up to the office to pay your dues and an offer of a ride to the office if they need to go. The collection process can add thousands to an overdue bill, and The Heather will only get what the member owes The Heather. Lawyer fees are very expensive when members go to collections. To collect what is owed, the lawyer can legally place a lien on your home or eventually start foreclosure on your home!

Members often feel The Heather Board of Directors can change deed restrictions, so I contacted our lawyer to ask him. On 2/7/24, our attorney, Scott Tankel verified that our Deed Restrictions can only be changed with 51% of the total members/owners agreeing to change the Deed Restrictions.

The Heather has 844 total properties including the single-family home sites and multi-family home units. Owners get one vote for every property they own. **Changing our deed restrictions is not something The HPOA Board can do, it is up to the Members.** The members must get the vote of support for any change they desire.

Please stop blaming the Heather's Board of Directors for not changing and updating the Deed Restrictions. The Board would be breaking the law if we did change it, without the majority of the members approving it.

THE HEATHER PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

MARCH 26TH AT 7 PM

AT THE HPOA COMMUNITY CENTER
9100 NAKOMA WAY, WEEKI WACHEE, FL 34613

PLEASE ATTEND & BRING YOUR BALLOTS

NO EXTRA BALLOTS WILL BE AVAILABLE

EVENTS

Accent Insurance will be at The HPOA Community Center Wednesday, March 13th from 11:45 am until 1:15 pm. If you have questions about Medicare, Medicare Advantage, or want to ask about another type of insurance visit with them and pick up some FREE Snacks!

Saturday, April 6th is our Community Yard Sale from 8 am until 3pm. Time to sell some things you no longer need and look around the neighborhood for items you do need. Everyone please advertise the yard sale on your social media sites and other locations if possible.

Bill Adams and Bobbi Glenn look forward to getting a social events group started to keep The Heather activities fun for everyone. If the Community works together, we can be filling up the Events Calendar with new activities. Volunteer some time to participate in planning activities. If you have a great idea, we need your assistance to make it happen. The more volunteers the easier it will become to add fun for every age group and include something that will interest everyone.

We are working on a Spring Festival with food and fun for all age groups. We want to focus on fun ideas for children. Sign up at the office if you are interested in attending, so we can get enough food and determine if the community is interested. (HPOA Office 352-596-5028).

We are hoping for a great turn out, so mark your Calendar for Saturday, April 27th with a rain date of Sunday April 28th. We will need lots of help, so let us know if you will volunteer to make this event a success. More information will be provided next month in our Newsletter.

Laura Gamba with Elder Options who does senior exercise classes will begin classes in April on Tuesdays and Thursday around 2pm-4pm. We need 8 new people for a class and commit to coming to all the cases. Previous participants can also sign up. Please call the HPOA office at 352-596-5028.

The Annual HPOA Meeting is scheduled for March 26, 2024 at 7:00 pm and is posted on the calendar. I hope you will attend. Ballots will be counted. Please return your ballot so it reaches us before March 26 or bring them in and they will be counted. (No extra ballots will be available.)

Happy Easter
Pat Meddings

GATEHOUSE NEWS



Here is a list of reminders to keep your home safe:

1. Close the garage door.
2. Check that all car windows are up.
3. Lock your car doors.
4. Remove your garage remote from your car when in for the night.
5. When you are parked, do not have any items visible.
6. Lock the door between your house and garage.
7. When going to bed or leaving your home, make sure all windows and doors are locked.

Wishing you all a safe and blessed St. Patty's and Easter.

The Gatehouse Staff

- *Hernando County Sheriff Department – 352-754-6830
- * Emergency only – 911
- * 4pm – 12 midnight – Gatehouse non-emergency – 352-596-4011



BUNCO



It's just \$5.00 to play BUNCO every Monday at 1:00pm at the Heather Community Center.

You can have fun and enjoyment! 5 prizes are given away.

Hope to see you there!

Architectural and Design Committee

Some residents have inquired what are the functions and responsibilities of the A&D committee.

The A&D committee currently has 5 volunteer members. The committee's function is multi-faceted –

- To review and identify complaints by a resident or committee member which describes the violation to the HPOA Articles and Deed Restrictions.
- To review and determine if the violation also is described in the Hernando County Enforcement Code.
- To send a letter to the homeowner requesting a correction of the violation. If necessary, within two more weeks, another letter is sent to the homeowner to correct the violation.
- If no response is received from the homeowner on the identified violation, the A&D committee directs all their information to the HPOA Board.
- The HPOA Board then may involve the Fine Committee and if necessary, with all documentation, the Board will turn over the matter over to the attorney for legal action.



Grounds & Lochs

Just to let everyone know, the ponds are coming along just fine. The ugly wall right before you get to the Heather Community Center has been painted where the new benches have been placed. Also, the trees have been trimmed around the benches, so everyone has a clear view of the pond from the sidewalk.

Keith Elder

COME DANCE WITH US!



Wednesday evenings from 6:00pm – 9:00pm we offer dance lessons at the Heather Community Center. Your first visit is free! After that it's \$9.00 per person. The music is from the 1940's through the 1980's. We offer a mini-dance lesson at break time which can include line dancing.

Morning Line Dancing classes are scheduled on Tuesday mornings at 10:30am. The classes are only \$5.00 per class. Come join us and bring a friend!

David Mussato

VOLUNTEERS NEEDED for SOCIAL EVENTS at the HPOA

Contact:
 Bobbi Glenn and Bill Adams
 Call: 352-346-3635 Email: Bobbiglennadams19@gmail.com

***We need at least 10 people**



ATTN HEATHER RESIDENTS!



Are you on Facebook? The name of our group is, **"The Heather Community Residents Weekly Wachee, Fl."** We presently have 604 members. It is the fastest way we have to communicate with ALL residents. If you need assistance to learn how to use this great tool and are on Facebook, please contact me, BOBBI GLENN 352-346-3635. We will be announcing many new ideas in this group. So join us today! Perhaps you can spread the word to other Heather residents. Thank you

SIGN UP TO HELP IN 2024 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.)

The Heather

Please ONLY place your TRASH BINS at the end of the driveway, not out in the right-of-way. Please!!



Editor's Column

Judy Huffman

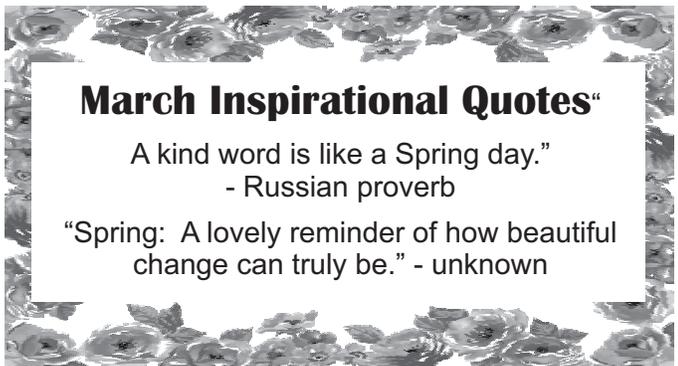
Over the last few months, you've read either through the Heather Newsletters or on Facebook a shout-out for more active participation, and requests for feedback from the Heather homeowners and residents. The Heather Board is looking for our homeowners' input as to what family and member activities would be preferred and, of course, attended. Last month in the February newsletter, Pat Meddings offered some ideas in her Events article. The response has been minimal. Bill and Bobbi Glenn have volunteered to provide ideas and help with future events and are looking for homeowners to establish a team.

My husband and I have been owners here in the Heather for over 35 years. We've only been living here full-time, however, for the last three years. We have seen that in the last 8 years or so the neighborhood demographics have changed and much to the betterment of the Heather. But it's only through input from our homeowners that we can understand, plan, and improve our overall Heather Community.

My husband and I have volunteered over the last couple years with activities and committees because we wanted to meet more people other than our wonderful neighbors. Volunteering has given us a sense of satisfaction, and I guess we feel when we do good for others in our community, we feel a sense of accomplishment and help provide improvement and support.

So, I ask that each and every homeowner and condo owner in the Heather provide us with your input. It's only through listening and exchanging ideas that we can develop plans to make our Heather community a place we can all help to serve and enjoy. Please give us a phone call at the office or drop us an email to heatherpoa11@yahoo.com.

Wishing you a Happy St. Patrick's Day and a Happy Easter!



March Inspirational Quotes

A kind word is like a Spring day."
- Russian proverb

"Spring: A lovely reminder of how beautiful change can truly be." - unknown



INFORMATION

IF YOU LIVE IN THE CONDOS OR VILLAS

The Greens
call Qualified Property Management
877-869-9700

The Bluffs
Qualified Property Management
877-869-9700

Heather Walk
Sentry Management
727-942-1906, ext. 53523

The Fairways
Susan Mackert
352-686-7940

Heather Sound
Michele Hernandez
314-614-6984



RV Compound

ATTENTION ALL CURRENT USERS OF THE RV COMPOUND:

Now that the trees have been trimmed back around the RV compound, **we are going to be reconfiguring and cleaning the compound for the RV vehicles! This will be taking place on MAY 4.** So, everyone that has anything in this RV compound needs to **remove it on or before MAY 4.** Our plan is to have the project completed within a day. If you have any questions, please contact the office. Thank you for your cooperation. Keith Elder

Volunteer with SCORE



Become a Small Business Mentor!

Volunteer with Pasco Hernando SCORE and share your business expertise with small businesses in our community. Join SCORE's Volunteer Force to be a part of helping small businesses start, grow and thrive.

Pasco Hernando SCORE
score.org/pascohernando

Hernando County Tree Safety and County Violations

Hernando County will inspect and permit the removal of a protected tree if the tree is an immediate safety hazard and/or causing property damage. Certain trees do not need tree removal permits. Contact the county for specifics.

“Section I, Hernando County Code 23-165 - Exceptions, is amended to read as follows: 23-165 Exceptions. (a) The following situations shall be exempt from the permit requirements for tree removal in tree protection zones:

(1) Trees representing hazardous or dangerous conditions. In the event that any tree shall be determined to be in hazardous or dangerous condition so as to endanger the public health, welfare or safety, and requires immediate removal without delay, verbal authorization by telephone may be given by the manager of the department of planning and development without obtaining a written permit as is otherwise required herein.”

Report an issue online, or call (352) 754-4056 and choose option #5 when the message starts.

- Please have the address of the property on hand when you call.
- If the property is vacant land, you will need a nearby address or crossroads so we can locate the property to enter the violation.
- Anonymous complaints are not accepted by Hernando County Code Enforcement, effective July 1, 2021. Please provide your name, address, and phone number.
- If you get a voice mail and have an address, feel free to leave the following information: your name and address, and the address of the violation with details of the violation, etc.

Some common violations are:

- No address posted
- Weed and grass control
- Trash and rubbish
- Watering on the wrong day or at wrong time
- Dismantled or inoperable vehicles
- Small sheds and pole barns without permits
- Commercial vehicle parking
- Commercial equipment
- Hens and roosters in residential zoning (4 hens are allowed with a permit, no roosters)
- Business in a residence
- Land use permits
- Basketball poles in the right-of-way
- Setback violations
- Illegal storm water discharge/dumping

Hernando County Ordinance and Code Enforcement Information

Please take **NOTICE** of this important information for all Heather Community Owners for your own safety and the safety of others in our community.

Hernando County Code Enforcement mandates ordinances concerning posting address numbers that must be followed for every building.

“On every single building and multiple unit buildings the address number must be affixed horizontally in a conspicuous place so that the number is clearly legible from the roadway.” Chapter 23, Article 5, Section 23-180 by the County Code Enforcement Division.

It is imperative that each homeowner add or replace the address number on your homes.

Who to Call - IN HERNANDO COUNTY

To help our Heather residents here are some department telephone numbers to report a violation or receive information on various issues. Please note that anonymous complaints are not accepted. You must provide your name, address and phone number to the various departments.

*Abandoned or parked vehicles in the right-of-way:
Sheriff's office (352-754-6830)

*Inoperable vehicles:
Code enforcement (352-754-4056)

*Burning (call 911 if you have an emergency):
Non-ER services (352-540-4343)

*Dangerous dogs or nuisance animals:
Animal services (352-796-5062)

*Hazardous tree – for threat to public property:
Code enforcement (352-754-4056)

*Illegal dumping:
Solid waste division (352-754-4112)

*Property maintenance of vacant structures:
Code enforcement (352-754-4056)

*Noise complaints:
Code enforcement (352-754-4056)

*Exposed swimming pools with stagnant water:
Mosquito control (352-540-6552) that is green or dark, that can breed mosquitoes:
Building division (352-754-4050)

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🚩 The Greens 🚩

The next season is upon us. Spring time approaching with its usual flair. If Punxsutawney Phil was correct in not seeing its shadow, it will be an early spring! Which unfortunately means we get to start early on the annual spring time chores around our homes. Spring also means taxes. One of two horrific words, the other being death. Though some people think that paying taxes is death.

Speaking of seeing your shadow or not.....We seem to have our own Punxsutawney Phil in The Greens. In the form of a red Ford 150 pick-up truck with a green John Deere vanity plate on front and a missing passenger side mirror. This is driven by someone who does not live within The Greens. Unfortunately, the owner has been parking overnight within our property, sleeping in his truck. In doing so, will toss garbage, waste and whatever else out his window when leaving in the morning. He has also been spotted multiple days driving through the complex two - three times per day. As if to make it seem like he lives here, by always "being here"; but he does not live here and he is not visiting anyone.

Being that The Greens is private property for owners only, we have the right to have him removed for trespassing. Which we have called the Hernando County Sheriff to do just that about 6 times previously. The last time was late summer of '23 which he was given a warning not to return or risk being arrested for trespassing. He stayed away until December when he was spotted spending the night.



Wanted to make everyone aware. If you see this truck parked in The Greens, please DO NOT approach the truck or person. Call the Hernando County Sheriff non-emergency

number 352-754-6830 to report trespassing.

Heather Sound

Looking forward to Spring here in Heather Sound. I can see new little red leaves on some of the trees. My crazy grandkids already jumped into the pool. So cold. Had to make them get out.

We have started on neighborhood improvement projects. Jack and Rich replaced the damaged curb at our entrance. If you visit Heather Sound, please be careful not to run up onto the curb. We have had to repair it 2 times in as many years. We are also investing in cameras at the entrance to monitor who is damaging the curbs. We are a small community, and our resources are limited. Thanks, and help us maintain the community we love.

Also, thanks for the wonderful benches along St. Andrews. They are beautiful. Fingers crossed that warm and wonderful weather is on the way.

Diana Retan

The Fairway

Hello Fairway owners! Republic Waste Company's contract is coming up for renewal this year. I spoke with a Hernando County representative today and found out that they will be having open meetings starting in April he thinks. We need to look at their Facebook ads, etc. to get the dates.

It is my understanding that 5 pre-qualified companies are trying to get the contract. We presently have 22 barrels and are being charged for 72. Our property manager has approached them numerous times and the result was deaf ears. I also attempted to get a better financial arrangement with them to no avail.

If we had room for a dumpster our bill would be cut by more than half. There is absolutely no room for a dumpster unfortunately.

We need support to go to the meetings and be well prepared to give a calm, professional presentation.

We have time to prepare for this so please notify me if you have a legal background or public speaking skills.

Sandra Piercy, President 352-346-7267

The Bluffs

Please be sure you have signed up on the Owners website portal that QPM (Qualified Property Management) has setup for us www.portal.qualifiedproperty.com.

If you are registered but haven't recently reviewed the portal, please do so.

You can access all Governing Documents such as By-Laws, Articles of Incorporation, Rules/Regulations, ARC Requests, Budget, Income and Expense, etc. You can get new and current information through this QPM website that can answer many of your questions and concerns. If you have any questions regarding the portal, please contact Tamra Marley at QPM 727-969-9700 ext. 210.

Also, if you are interested in running for a position on the Bluffs board submit your letters of intent to Quality Property Management.

Diane Nazer, President of HOA at the Bluffs

Picketts Park Pool

The Picketts Park Pool committee has received inquiries from our neighbors in the surrounding neighborhoods pertaining to joining our pool. Due to insurance regulations this is not possible. The pool is for residents of the Bluffs and the Greens only.

Thank you for your understanding.

The Picketts Park Pool Board

ADVERTISING DEADLINE IS March 13, 2024

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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March THE HEATHER A DEED RESTRICTED COMMUNITY Calendar of Events 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 8:30am Yoga Class 12pm HPOA Office closed	2 PRIVATE EVENT
3	4 8:30am Yoga Class 1pm Bunco Games	5 10:30am Line Dancing 12pm Library Volunteers 6:30pm A&D Meeting	6 8:30am Yoga Class 1:45pm Bingo 6pm Ballroom Club	7	8 8:30am Yoga Class 10:30am Sew Happy 12pm HPOA Office closed	9
10 Daylight Savings Time Starts	11 8:30am Yoga Class 1pm Bunco Games	12 10:30am Line Dancing 12pm Library Volunteers	13 8:30am Yoga Class 11:45am Snack Chat Medicare 1:45pm Bingo 6pm Ballroom Club	14	15 8:30am Yoga Class 12pm HPOA Office closed	16
17 	18 No Heather Board Meeting 8:30am Yoga Class 1pm Bunco Games	19 10:30am Line Dancing 12pm Library Volunteers 6:30 A&D Meeting	20 8:30am Yoga Class 1:45pm Bingo 6pm Ballroom Club	21	22 8:30am Yoga Class 12pm HPOA Office closed	23
24  Easter Sunday	25 8:30am Yoga Class 1pm Bunco Games	26 10:30am Line Dancing 12pm Library Volunteers 7pm HPOA Annual Meeting	27 8:30am Yoga Class 1:45pm Bingo 6pm Ballroom Club	28	29 HPOA Office Closed GOOD FRIDAY 8:30am Yoga Class	30

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

February 19, 2024

Provisional Minutes until approved on March 26, 2024

Pat Meddings called the meeting to order at 7:00 pm
– PLEDGE

Board members present: Patricia Meddings-President, Events; Joe Cuccio-1st VP, Buildings, Richard Roth-3rd VP, Treasurer; Rick Pelletier-Director at Large, RV Compound
Absent: Keith Elder-2nd VP, Grounds/Lochs, RV Compound

Members present: Barbara Jamalkowski, Donna Poveromo, Jeff & Nicole Barrow, Gail Roth, Tony Torregrossa, George Cerovski, Ellis Schanz, Bobbi Glenn, Bill Adams, Carl & Judy Huffman, Larry Stevens, Gloria Moltrup, Bea Hall, Priscille Beaulieu

Corporate Secretary:

Pat made the motion (in Keith's absence) to approve and accept the January 15, 2024 minutes. Richard 2nded, all were in favor. Motion carried.

President/Administration Report:

Pat requested that everyone take a moment and read the Handout they received upon arrival. She explained that we would be voting on the Budget on March 26th and asked people to mark their ballots, sign the Proxy and return by March 26 or if coming in person, to bring their ballots with them.

She also explained that the Board wanted the members to clearly understand how they are trying to cut costs yet make improvements in the community:

Rick trimmed the trees along St Andrews on his own time

Installing sprinkler heads so the flowers/plants can be maintained

Pat stated that we have preliminary plans to hold a Spring Festival and asked for an advance of \$400 towards the rental of a Bounce House and other needs. Joe questioned if that was enough and suggested that we advance \$600 instead. Pat made the motion to approve \$600, Joe seconded. All in favor, Motion carried.

Treasurer Report:

Richard reported that, after many hours of working on the Budget it was noted that through January 2024, our expenses exceeded our income. He stated that the major reasons for this was due to the increase in insurance, landscaping costs, staff wages and increase in Sheriff's hourly rates.

Richard reported that he met with the Budget Committee to discuss how to reduce costs and stated that an increase in the HPOA Lot fees would help cover costs and provide for some needed

improvements and replenish the Reserve Account after the large A/C replacement reduces the fund. Richard made a motion to accept the Budget as proposed. Joe seconded. All in favor, motion carried.

Heather News:

Judy mentioned that we have a new contact person at Sir Speedy and she seems to be doing just fine. She is still impressed with the job that Sir Speedy is doing on our newsletter.

A & D Committee:

In Keith's absence, Pat asked for an update on the property at Lismore Ct. Code enforcement has been out to the house and vehicle is still there. Pat stated that she contacted our attorney. He will be happy to get involved if necessary in order to get the violation corrected.

Security:

Joe reported that we are successfully staggering the nights the Deputy's are on duty. He mentioned the increase in the Sheriff's pay rate and reiterated Richard's comment about the increase not being budgeted. He also stated that another wage increase is coming in May for the Gatehouse employees.

RV Compound:

Rick reported that he and Keith are in the process of putting together plans to redo the RV Compound space. They will be angling spaces, making it much easier for people to get their RVs, boats, etc. in and out. They plan on beginning the project the first week of May. They will do their best to make things go smoothly. Rick also stated that the boat ramp is in definite need of repair and or replacement. He stated he will be discussing this in further detail with the Board to determine if it's a job he can do or if we need professionals to come in and repair or replace the ramp.

Grounds & Lochs:

Pat mentioned that the Lily Pads are still an issue but that Keith has spoken with AquaScope and they will be treating the ponds to get rid of them.

Building:

Joe states the building is in pretty good shape. The only major issue is the 3 5-ton HVAC units that need to be replaced. He also mentioned one handler over the library area leaks and the other two are starting to rust out. Joe has gotten one quote from a company and is requesting that we get another two in order to compare prices.

Richard stated that we should get this done prior to April, before the temps warm up and it gets too hot for the service techs to go into the attic. Joe agreed and said as soon as we get the other proposals he will talk with the Board.

Events:

Pat stated that the next Board meeting will be held on Tuesday, March 26 at which time the ballots will be counted. The regular Board meeting on Monday, March 18th will be cancelled.

March 13th, Accent Insurance will be holding another snack/chat for anyone interested in learning more about health insurance.

April 6th is the Heather Spring Yard Sale.

A Spring Festival is in the works for April 27th. It is still in the preliminary stages of putting the event together with activities for children and their family members. Volunteers have shown an interest.

New Business:

Suggestions were made regarding setting up a Zelle account for people to use for event payments and or fees and dues. Pat will be talking with a representative from the bank.

Pat reported that she had been in contact with Scott Tankel regarding the deed restrictions. She stated that it is up to the membership to change the deed restrictions – not the Board and that it takes 51% of the members vote to get this accomplished. Every member is entitle to 1 vote per property owned.

Rick mentioned the idea for a new security system for the Community center with more and better cameras outside and inside. He stated the cost would not be that much but he is still doing research for the best system.

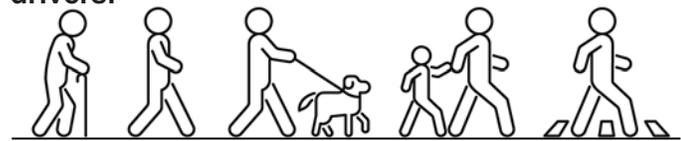
Meeting was adjourned by President, Patricia Meddings at 7:49p.m. Next meeting will be Mar 26, 2024 at 7:00 p.m.

Keith Elder-2nd VP, Corporate Secretary

Attention: All Nighttime Walkers!

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

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Heather Property Owners Assoc

Balance Sheet As of January 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	101,157.25
Regions Bank MM (5797)	74,230.15
Regions Treasury Note (9cCM)	138,783.62
Total Bank Accounts	\$314,171.02
Accounts Receivable	
Accounts Receivable (A/R)	-65,835.83
Total Accounts Receivable	\$-65,835.83
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$248,335.19
Fixed Assets	
Air Conditioners	11,251.26
Building	243,384.07
Building Improvements	24,197.44
Total Building	267,581.51
Furniture & Equipment	52,982.41
Outside Equipment	16,715.17
Sign	16,025.40
Sprinkler Systems	8,482.00
Total Fixed Assets	\$373,637.75
Other Assets	
Depreciation	-192,374.53
Total Other Assets	\$-192,374.53
TOTAL ASSETS	\$428,998.41
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Regions Visa (0043)	1,218.74
Total Credit Cards	\$1,218.74
Other Current Liabilities	
940	-397.71
941	0.00
Building Rental Security Deposits Received	-270.00
Direct Deposit Payable	0.00
RV Key Deposit	1,470.00

Continue next page

Heather Property Owners Assoc

Balance Sheet

As of January 31, 2024

	TOTAL
Total Other Current Liabilities	\$802.29
Total Current Liabilities	\$2,021.03
Total Liabilities	\$2,021.03
Equity	
Federal Taxes	-2,012.00
Opening Balance Equity	8,452.29
Reserves	
Equip/Replace/Repair	17,359.00
Lochs	6,000.00
Painting	4,000.00
Paving	574.00
Pump/Sprinklers	8,110.00
Roof	8,600.00
Total Reserves	44,643.00
Retained Earnings	392,368.96
Net Income	-16,474.87
Total Equity	\$426,977.38
TOTAL LIABILITIES AND EQUITY	\$428,998.41



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Heather Property Owners Assoc

Profit and Loss

May 2023 - January 2024

	TOTAL
Income	
Building Rental Income	4,350.00
Estoppel Fees	5,475.00
Hernando County/Maint Income	2,100.00
Interest Income	5,546.80
Lot Fee Income	180,831.00
Lot Late Fee Income	5,455.00
RV Compound Income	3,170.00
Social Activities Income	4,109.50
Social Activities Expense	-5,264.43
Total Social Activities Income	-1,154.93
Total Income	\$205,772.87
GROSS PROFIT	\$205,772.87
Expenses	
Bank Charges & Fees	82.00
Building Maintenance	8,333.36
Janitorial Supplies	547.34
Pest Control Indoor Only	152.02
Total Building Maintenance	9,032.72
Business Licenses & Permits	240.59
Computer & Internet	463.87
Yahoo email	143.92
Total Computer & Internet	607.79
Contractors	218.80
Dues & Subscriptions	459.68
Gifts	-35.00
Go Daddy website	288.00
Insurance	
Business Liability- PCS	30,954.85
Workers Comp	1,581.00
Total Insurance	32,535.85
Maint. Grounds	3,213.77
Irrigation- Sainsbury	1,940.09
Maint. Lakes	6,312.68
Maint. Lakes - AquaScope	4,870.00
Mowing, Landscaping, gas- 3 seasons	29,511.59
Pest Control- Outdoor- 3 seasons only	1,268.82
Tree / Scrub Removal or clean-up	3,170.69
Total Maint. Grounds	50,287.64

Continue next page

Heather Property Owners Assoc

Profit and Loss

May 2023 - January 2024

	TOTAL
Office Supplies	2,735.76
Postage	1,960.16
Total Office Supplies	4,695.92
Payroll	
FL Unemployment	-3.74
Gross Wages	56,062.00
Holiday	980.00
Payroll Taxes	
941	4,539.61
SUI	31.77
Total Payroll Taxes	4,571.38
Sick	390.00
Vacation	1,910.00
Total Payroll	63,969.64
Printing	140.20
Professional Fees	
Accounting	1,861.00
Consulting fees	1,128.00
Legal Fees	60.00
Newsletter Editor	1,250.00
Total Professional Fees	4,299.00
QuickBooks Payments Fees	904.23
Repairs & Maintenance	483.87
Cleaning Service	2,917.50
Trash Pickup	136.80
Total Repairs & Maintenance	3,538.17
Security	108.58
Sheriff's Patrol	23,910.00
Small Equipment <2500	757.21
Taxes & Licenses	
Property taxes	1,012.99
Total Taxes & Licenses	1,012.99
Utilities	
Electric	19,744.96
Telephone-Spectrum	3,079.60
Water & Sewer	2,463.24
Total Utilities	25,287.80
Total Expenses	\$222,281.81
NET OPERATING INCOME	\$-16,508.94
Other Income	
Credit Card Processing	178.07

Continue next page

Heather Property Owners Assoc

Profit and Loss
May 2023 - January 2024

	TOTAL
NSF Fee Income	-144.00
Total Other Income	\$34.87
NET OTHER INCOME	\$34.87
NET INCOME	\$-16,474.87



March Wordoku

	E		S	G		I	
S		M				I	R
			E				
	R				N		E
			G		A		
T	A		I				G
					E		
	T		A			R	M
		R		S	T		N

How to solve wordoku puzzles

You only need logic and patience. Simply make sure that each 3x3 square region has only one letter from the word Vineyards. Similarly, each letter can only appear once in a column or row in the larger grid. The difficulty on this puzzle is medium.

(Answers on Page 22)

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Heather Walk News

February was a great month for celebrating our annual Groundhog Day celebration brought to you every year from Andie & Woody Bressler honoring their Pennsylvania tradition. Thanks to all who came out and celebrated and to all who volunteered to make this event possible. It was a beautiful day on the Lanai, and we learned more fun facts about Punxsutawney Phil. I am secretly hoping his prediction of an early Spring is on the way.

We would like to ask that you continue to consider parking on one side of the roadway when parking on the streets of our neighborhood. Please remember that your vehicles should not be left on the street overnight to leave a clear pathway for all emergency vehicles.

On the subject of communication, you are reminded that electronic communications come from Sentry

Management, so please visit accesssentrymgt.com and check your account to ensure you have the correct email addresses on file. By adding a valid email address, you will receive meeting notices, financial documents, and other communications regarding our HOA. Don't miss out.

Other benefits of using the Portal allow you to check your payment history and add a work order. As always, meeting notices are posted prior to each meeting on our community bulletin boards, along with upcoming social events. Look for information on our St. Patrick's Day celebration. We also have a Heather Walk Facebook page that you can join at RESIDENTS OF HEATHER WALK.

Until next time,

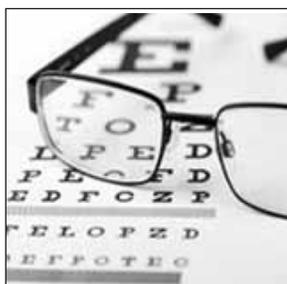
Donna Poveromo

Household Helper Hints

- To clean copper-bottom pots, use ketchup.
- Wrap cheese in parchment or wax paper, then place in an open plastic bag, store in the refrigerator.
- To clear a clogged drain, pour ½ cup of salt, ½ cup of baking soda, and ¼ cup of vinegar down the drain. Close or plug until the fizzing stops then flush with boiling water.
- To make a microwave oven smell fresh, fill a microwaveable cup with water and mix 1 tablespoon of lemon juice. Heat the water at full power for 1 minute.
- To remove bugs and tar from a car, use a damp cloth to apply a paste made by mixing baking soda with water. Allow the paste to sit for a few minutes before wiping and rinsing the area clean.



- The Old Farmer's 2024 Almanac – The Navigators



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



Spring Festival PLAN IN THE WORKS!

A Spring Festival is presently being planned for the end of April to be held at the HPOA Community Center. Please keep in mind these are PRELIMINARY ideas that are being considered. We are open to changes and additional ideas. Admission fees and food costs will be kept low so that more families can enjoy this event. Food served will be hamburgers, hot dogs, soft drinks, water, and desserts. A bounce house, face painting and kids' games are tentatively being planned. Other activities for adults will be horseshoes, volleyball & corn hole. We welcome additional ideas.

Tickets will need to be purchased ahead of time so that enough food is purchased. We are looking for volunteers. If you are interested in attending and/or volunteering, please respond to this announcement.

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Wordoku Answers:

R	E	T	S	G	M	I	A	N
S	G	M	N	A	I	E	R	T
I	N	A	E	T	R	S	M	G
G	R	S	T	M	N	A	E	I
E	M	I	G	R	A	N	T	S
T	A	N	I	E	S	M	G	R
M	S	G	R	N	E	T	I	A
N	T	E	A	I	G	R	S	M
A	I	R	M	S	T	G	N	E

(from Page 20)

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D6010, D6058, D6057

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FREE

Exam & X-Ray or Second Opinion

(D0150 & D0120)

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D6245 or D6740

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Remember: Current building codes reflect lessons learned from past storms. Contact the local building code official to find out what requirements are necessary for your home improvement projects.

Mobile and Manufactured Homes: While mobile and manufactured homes are great places to call home, they are **NEVER** good shelters during a severe storm. Residents should have an evacuation plan in place.

Tying Down: Manufactured home straps help to prevent high winds from dislocating your home, which can cause damage, injury, and loss of life.

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