

THE HEATHER

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Newsletter

MARCH 2026

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VOL. 45 • NO. 3



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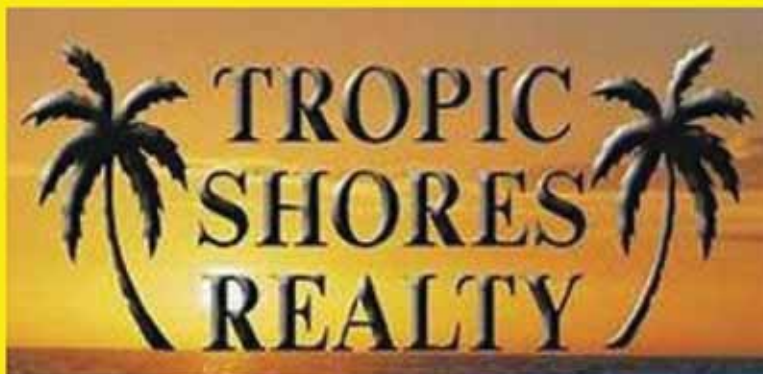
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Staff & Phone Numbers

Richard Roth President
Denise Wilson 1st VP, Treasurer,
 Events Liaison to Committee
Laura Ghent 2nd VP, Corporate Secretary
Isaac Thompson 3rd VP, Grounds, Buildings,
 RV Compound, Security, Ponds and Lochs
Lisa Hopper Director at Large
Susan Thompson Office Administrator
Susan Thompson 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
Susan Thompson, 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, 2026.



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

**IMPORTANT MESSAGE:
 TO ALL HEATHER CONDO
 AND HOMEOWNERS**

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

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

Attention: All Nighttime Walkers!

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

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



President's Corner

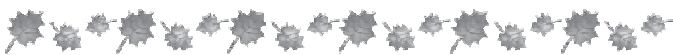
Richard Roth

I'm sure that everyone is as happy to see February in the rear-view mirror as I am. In the thirteen years that we have been here, we have never had to run the heat as much as this year. Well, onward to March and pray for some Spring rain. The lack of rain has really taken a toll on the Lochs and Ponds. However, when the rainy season does start, we will be able to treat them and quickly get them back in a condition that will be much more attractive. Please comply with the burn ban!

The search for a new Office Administrator was completed in mid-February and the person that the Board selected will begin training when Susan and Isaac have a firm date for their move back to Ohio. We will introduce this individual at our March Board Meeting. She possesses the skills and experience that we need to keep the Office operating at the same high level of efficiency and accuracy that was established when Susan was hired as Office Administrator. Further details will be shared in the future.

We have made several choices that are going to allow us to reduce expenses in certain areas and we continue to look for areas that will result in lower costs. Of course, we will be faced with some minor increases but, the actions that we have taken to reduce expenses will more than offset those. One of the areas that continues to be an obstacle, is the lack of volunteers to serve on the various committees. If you would be willing to serve, please contact the HPOA Office and a member of the Board will contact you. Thank you!

Richard Roth, President, HPOA Board



From the Treasurer

Transparency continues and In this newsletter is two sets of reports dated from the start of this fiscal year (May 1st 2025) through January 31st 2026.

- The P&L report (profit and loss).
- The Balance Sheet (shows both our Checking and Money Market accounts).

As always, you are encouraged to come to the monthly HPOA Meetings held every third Wednesday of every month.

Whether you just want to observe or you want your voice to be heard...All membership is welcome!

From Susan's Desk

Happy March, Heather family!

Spring is right around the corner, and you can already feel the shift — a little more sunshine, and that fresh-start feeling in the air. March always feels like a reset button, and it's the perfect time for us as a community to do the same.

First, thank you. Whether you've attended a meeting, shared feedback, kept your yard looking beautiful, or simply waved at a neighbor — you are what makes The Heather special. Community isn't just about houses on a street... it's about people showing up for each other.

As we head into a new season, here are a few friendly reminders:

- **Get Involved** – Your voice truly matters. We encourage you to attend board meetings and participate in community discussions. The more input we have, the stronger and more unified we become.
- **Stay Informed** – Be sure your contact information is up to date with the office so you don't miss important announcements.
- **Spring Spruce-Up** – This is a great time to check on landscaping, exterior maintenance, and small repairs. A little attention now keeps our neighborhood looking beautiful all year long.
- **Community Engagement** – Keep an eye out for upcoming events and opportunities to connect. Whether it's a meeting, gathering, or simple community initiative, we love seeing neighbors come together.

As always, the admin office is here to serve you. If you have questions, concerns, or ideas, please don't hesitate to reach out. We may not always have immediate solutions, but we are always listening.

Let's make March a month of growth — in our homes, in our community, and in how we support one another.

With appreciation,
Susan Thompson

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."

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

Feb 18th, 2026

President Richard Roth called the meeting to order at 7:00pm - PLEDGE

Board members present: Richard Roth-President, Denise Wilson-Treasure, 1st VP Lisa Hopper-Director at Large, 3rd VP, Isaac Thompson-Lochs/Ponds, RV Compound, Security, Building/Ground, Laura Ghent-Corporate Secretary, 2nd VP

28 Members present

Corporate Secretary:

Laura made a motion to waive and accept mins from executive meeting 1/14/26, accept mins from executive meeting 2/11/2026 and Board meeting mins on 01/21/2026.

Richard 2nd, all in favor. Vote Yes

President/Administration Report:

Richard discussed the financial review committee, there are 2 members, but we are needing a 3rd to have a full committee. If anyone has a financial background and would like to volunteer very little time, please let Susan know in the office.

Richard discussed with the members that the HPOA Annual Meeting will be the last week in March, your March newsletter will have all the details, as will both Facebook pages and the webpage.

Richard discussed that 3 seasons will be putting down mulch in the median areas in April.

Richard explained to the members that the board will be getting estimates for concrete work to be done to the shuffle boards to turn it into a pickleball court at a future date.

Treasurer Report:

Denise discussed the P&L with the members in detail.

A & D Committee:

Denise was happy to announce that the A&D Committee is full and functioning well.

She discussed painting and power washing homes is what the committee is paying attention to next.

Security:

Isaac discussed security and their lights. Q&A with members and Security on site.

RV Compound:

No changes, everything is still doing great.

Grounds & Lochs:

Isaac discussed the Grounds and Lochs, nothing much has changed. Grounds are still doing great with

the monthly upkeep. The lochs/ponds are super low and out of our hands due to no not enough rain.

Building:

Everything is being upkept like normal and no changes.

Eventually the lights need changed to LED bulbs to be more cost efficient, something for a future time.

Events:

Feb 21st Community Breakfast 9am-11am

March 21st Community Breakfast 9am-11am

New Business:

Richard discussed some small updates that were done inside the gatehouse that was at a very low expense.

Richard expressed that there will be a Profit & Loss statement and Balance sheet in every newsletter.

Richard discussed that the board is in the process of 2nd interviews for the replacement of Susan as Office Admin. Susan is also sitting in on those interviews as she knows the job better than anyone.

Q&A by the Membership & The HPOA Board of Directors.

Meeting was adjourned by President, Richard Roth at 8:02 p.m.

Next meeting will be March 31st 7pm

Laura Ghent, Corporate Secretary

NOISE COMPLAINTS AFTER 11PM

Let's Keep Our Neighborhood Peaceful 

If loud music, parties, or disturbances are happening


AFTER 11:00 PM, please call the

Hernando County Sheriff's Office

Non-Emergency Line

 **352-754-6830**

This is NOT 911

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



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Editor's Column

Susan Thompson

Hello Neighbors,

As the days get longer and our community comes alive with spring activity, it's a great time to pause and appreciate what makes The Heather such a special place to call home. From friendly waves on morning walks to neighbors lending a hand when it's needed most, the small moments add up to something meaningful: a true sense of community.

This season, you'll notice a few updates and initiatives taking shape around the neighborhood. Our goal as a Property Owners Association is simple—to help maintain the beauty, safety, and welcoming spirit of The Heather while making sure your voice is heard. Whether it's improvements to common areas, reminders about community guidelines, or planning upcoming gatherings, everything we do is aimed at making life here better for all of us.

Your involvement truly matters. Attending meetings, sharing ideas, and even offering a quick suggestion goes a long way. The best communities aren't just managed—they're shaped by the people who live in them. If there's something you love about The Heather, tell us. If there's something you think we can improve, we want to hear that too.

Thank you for being part of what makes this neighborhood feel like home. Here's to a season of fresh starts, friendly faces, and a community we can all be proud of.

Warm regards,

Susan Thompson



INFORMATION

IF YOU LIVE IN THE CONDOS OR VILLAS

The Greens

call Qualified Property Management
877-869-9700

The Bluffs

PMI Adventure Coast
352-403-2220

Heather Walk

Sentry Management
727-942-1906, ext. 53523

The Fairways

PMI Adventure Coast
352-403-2220

Heather Sound

Michele Hernandez
314-614-6984



Let's Play Bingo



Join us for BINGO every Wednesday at 1:45pm, in the month of June. Dates are 3/4, 3/11, 3/18 and 3/25 at The Heather Community Center.

Bring a friend, meet new friends and have fun!

Celebrating Our 21st Anniversary



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EVENTS

Mark your calendars!

March 21st 9am-11am Community Breakfast

March 31st 7pm Annual HPOA Meeting

Take a look at local Upcoming Theatre Performances

There are some wonderful performing arts theatres in our area. Consider experiencing some of the great talents in Hernando County at either of these venues.

Live Oak Theatre – 21030 Cortez Blvd. Brooksville, FL 34601 **Upcoming Performances (2025-2026 Season)**

- Cinderella: March 13-15, 20-22, & 27-29, 2026.

Visit the official Live Oak Theatre website at www.liveoaktheatre.org. to check for the most current show dates, times, and ticket information.

Academia Hernando is a nonprofit organization (5013C) offering a weekly two hour lecture series this spring beginning on February 21, 2026 through March 18, 2026.


This year we celebrate 25 years of bringing entertainment and education to adults.

We meet at the Welcome OM Center
4260 Lake in the Woods Drive
Spring Hill, FL 34607

For more information and to register for the Spring Series go to AcademiaHernando.org or call 352-515-0300 or 352-515-1822

Architectural and Design Committee

A little bit about the process: The A&D Committee consists of volunteers that dedicate their time and gas to help keep our community beautiful and our home values up. They review your property change requests and approve them once compliance is established. They are the proactive first step in the process of enforcing our Deed Restriction & By laws while staying in compliance with county and state statutes. They have assigned routes to inspect throughout our community. They are the boots on the ground visualizing, taking photos, and notating perceived infractions. The information is collected by each member and then further discussed collectively with the rest of the A&D Committee members in the presence of a Board Member Liaison volunteer who assists by answering any questions they may have. If it is determined, A letter will be sent out to request the infraction be corrected. We ask you to be proactive in contacting the office with a written request when you foresee a needed leniency.



Buildings & Grounds

Our HPOA buildings and grounds are in top shape! Thanks to regular upkeep and attentive maintenance, everything is running smoothly with no issues. Residents can enjoy a clean, safe, and beautiful community—ready for everyone to relax and enjoy.



GATEHOUSE NEWS

Please Slow Down – Speed Limit 30 MPH.



Whether you're rolling back in after a long day, heading out for errands, or welcoming guests to your home, we want to say: welcome home to The Heather! This community is more than just a neighborhood—it's where kids ride bikes, neighbors walk their dogs, and families take evening strolls.

As a friendly reminder, the speed limit throughout The Heather is 30 MPH. Driving a little slower makes a big difference in keeping everyone safe—especially our children, pedestrians, cyclists, and furry friends who share the roads with us.

Let's look out for one another and help keep The Heather the calm, welcoming place we all love coming home to. Thanks for doing your part to make our community safer for everyone!

RV Compound



The **RV Compound** at The Heather is thriving! Routine inspections are ongoing and going smoothly, keeping the area safe, organized, and welcoming for everyone.

Security: Even if you don't see them all the time, our security team is here every night, quietly keeping watch over The Heather. They're always on duty, making sure our community stays safe and peaceful. So the next time you're out for an evening walk or coming home late, know that someone is looking out for you and your neighbors—even when you can't see them. Safety is always happening here at The Heather, thanks to our dedicated team!



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

Community BREAKFAST

at The Heather!

Thursday, March 21st



9:00 AM - 11:00 AM



HPOA Community Center

Serving:



Biscuits & Gravy



Home Fries


*Fresh Coffee
Juice & Water*



*Bring your friends and neighbors
FOR A DELICIOUS BREAKFAST
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Donations Appreciated but Not Required.

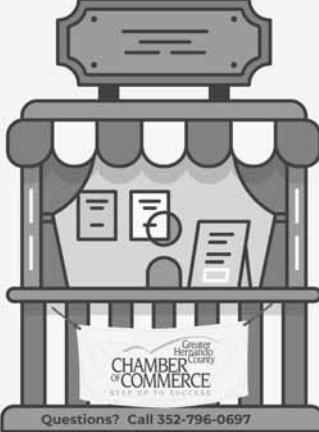


**Hernando County
Resident's Reception**

**Local businesses
showcased at the
Resident's Reception!**

 Saturday, March 28, 2026
 10 a.m. - 2 p.m.
 Anderson Snow Park

This special event, held alongside United Way of Hernando County's 11th Annual "KICK" Start to Early Literacy Kickball Tournament, is designed to introduce the community to the incredible businesses and services available right here in Hernando County.



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

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Wordsearch

ANSWERS ON PAGE 23

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

WORD LIST

CABBAGE
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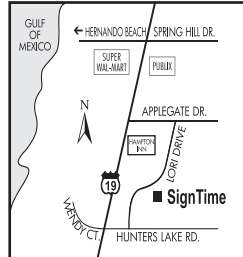
SAINT PATRICK
SHAMROCK
SNAKE
SODA BREAD
TRADITION
TREASURE
TRINITY

HPOA BUDGET 26-27			
May 1st -April 30th 2027			
ANNUAL INCOME	BUDGET	ANNUAL OPERATION EXPENSE	
Lot Fee Inc 844 x 24 x 12 MO	\$ 243,072.00		
Home Lots 461 = 121704		Advertising & Marketing	\$0.00
Heather Walk 128 = 33792		Bank Charges & Fees	\$520.00
Heather Sound 31 =8184		QuickBooks Payments Fees	\$1,425.00
Fairways 72 = 19008		Building Maintenance	\$3,600.00
The Greens 112 = 29568		Janitorial	\$7,350.00
The Bluffs 40 = 10560		Pest Control Interior/Exterior/Gatehouse	\$300.00
		Business Licenses & Permits	\$235.00
Interest Income	\$ 4,000.00	Computer & Internet	
Building Rental Income	\$ 3,000.00	Dues & Subscriptions	\$370.00
Late Fee Income	\$ -	Go Daddy website	\$0.00
RV Compound Income	\$ 5,400.00	Office Software	\$1,695.00
Hernando County Maintenance Income	\$ 2,800.00	Insurance	
Estoppel Fee Income	\$ 8,000.00	Business General Liability	\$14,860.00
NSF Fee Income	\$0.00	Surety Bond-Brown & Brown	\$110.00
Snack Bar	\$ 300.00	Workers Comp	\$1,600.00
TOTAL INCOME	\$ 266,572.00	Interest Paid	\$0.00
		Maint. Grounds	\$3,603.00
		RV Compound	\$200.00
		Irrigation - Sunshine State Sprinkler & Irrigation	\$1,180.00
		Maint. Lakes	\$15,000.00
		Mowing, Landscaping- 3 seasons	\$38,425.00
		Outside sign	\$200.00
		Tree / Scrub Removal or clean-up	\$500.00
Fee \$24 per Month		Office Supplies	
\$288 Annually		Gifts	\$400.00
Beginning May 1st 2026		Phone - TracFone	\$130.00
		Postage	\$500.00
		Printing	\$790.00
		Payroll	
		Office Admin Payroll	\$31,305.00
		Office Assiatant Payroll	\$2,000.00
		Gatehouse Payroll	\$43,000.00
		Payroll Processing Fees	\$1,035.00
		Payroll Taxes	\$6,975.00
		Professional Fees	
		Accounting	\$2,500.00
		Consulting fees	\$0.00
		Legal Fees	\$2,000.00
		Repairs & Maintenance	
		Trash Pickup	\$204.00
		Security	
		Gallowglass Security	\$37,855.00
		Social Activities Expense - Events	\$3,000.00
		Snack Bar	\$800.00
		Taxes & Licenses	\$2,500.00
		Property taxes	\$1,615.00
		Utilities	
		Electric	\$31,000
		Telephone-Spectrum	\$4,190
		Water & Sewer	\$3,600
		TOTAL EXPENSES	\$266,572.00

ADVERTISING DEADLINE IS March 13, 2026

The appearance of advertising in "The Heather" newsletter is neither a guarantee or an endorsement by The Heather HOA of the product, service or company or the claims made for the product in such advertising. Customers are urged to make their own inquiries of any company before consideration. Verify that a contractor is licensed at www.myfloridalicense.com

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MARCH 2026



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 9AM-TAI CHI 1PM-BUNCO FAIRWAY MEETING 7PM	3 A&D MEETING 6:30	4 9AM-TAI CHI 11AM-LIBRARY 1:45-BINGO	5 1PM-DOMINOS	6	7 PRIVATE PARTY
8 	9 9AM-TAI CHI 1PM-BUNCO	10	11 9AM-TAI CHI 11AM-LIBRARY 1:45-BINGO	12 1PM-DOMINOS	13 10AM-SEW HAPPY	14
15	16 9AM-TAI CHI 1PM-BUNCO	17 HAPPY ST. PATRICK'S DAY A&D MEETING 6:30	18 9AM-TAI CHI 11AM-LIBRARY 1:45-BINGO	19 1PM-DOMINOS	20 	21 COMMUNITY BREAKFAST 9AM-11AM
22 	23 9AM-TAI CHI 1PM-BUNCO	24	25 9AM-TAI CHI 11AM-LIBRARY 1:45-BINGO	26 1PM-DOMINOS	27	28 PRIVATE PARTY
29	30 9AM-TAI CHI 1PM-BUNCO	31 HPOA ANNUAL MEETING 7PM				

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www.naturecoastlaw.com

**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.)

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(1 Block East of US 19)

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



The Heather Library

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

Please Note:

WE CAN ONLY ACCEPT BOOKS WITH A COPYRIGHT DATE NO OLDER THAN 2015!
THANK YOU, YOUR LIBRARY VOLUNTEERS



BUNCO

Every Monday at 1:00pm at the Heather Community Center

It's Just \$5.00 TO PLAY!!



Prizes are given for most buncos, most wins, last bunco, most losses, and a special drawing.

Come for Fun and Enjoyment!
Hope to see you.

PLAY DOMINOES - Mexican Train

Come and hop on the train!!

It's fun and a great way to meet new friends and neighbors!

On Thursdays at 1:00pm in the Heather Clubhouse residents from our condos and homes gather to enjoy playing Dominoes – Mexican Train

Audrey and Kathy



HEATHER SOUND PRIVATE PROPERTY



NO TRESPASSING

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 880 members

“HPOA The Heather”

Currently, this group has 336 members

The Fairway

It's with great sadness that we report that our board member, Kevin Wade, passed away. Kevin will be sadly missed. We offer our condolences and prayers to his wife, PJ.

With Kevin's passing this creates an opening on our Fairway Condo Board. We desperately need a volunteer to fill this vacancy. Please setup up and join the Board.

The March 2nd meeting at 7:00pm at the HPOA clubhouse will be one of the most important of the year. We will be discussing the contracts for tree-trimming the large trees, the upgrade of the sprinkler system, the dryer vent cleaning and black top proposals (for a future date).

We remain fiscally sound and all systems are running smoothly. Our next meeting, which is our annual meeting, will be held on Monday, May 4th.

Sincerely,

Carl Huffman, President



Ponds and Lochs

As many of you have likely noticed, our ponds are currently running low. The dry spell this season has taken its toll, and at this point, we are simply hoping and praying for rain to help replenish them.

At this rate, the ducks are probably thinking about switching to lemonade!

While the water levels are lower than usual, rest assured that once the rains arrive and the ponds are filled, they will be carefully maintained and well cared for. We are committed to ensuring that these beautiful water features remain a healthy and vibrant part of our community for everyone to enjoy.

Thank you for your patience and understanding as we navigate these dry conditions. With a little help from Mother Nature, the ponds will soon be back to their full beauty.



Heather Sound

Nothing to report

Happy St. Patrick's Day!

The Bluffs

Happy March! Spring is almost here!

It seems there are some misunderstandings about Common Elements. Please remember that all outside areas are Common Elements and not assigned or owned by individual unit owners. Individual parking spots are assigned but not owned by unit owners. No outdoor grills or firepits are allowed on any of the common areas. Also, any plantings installed into these areas become the property of the association. If you have other questions about Common Elements, please contact the property manager for clarification.

Remember to sign up for the PMI Adventure Coast portal where you can view lots of helpful information. <https://pmiac.cincwebaxis.com/>

Be on the lookout for your 2026 Annual Membership and Voting information. Please pay close attention to the dates and filing deadlines. If you have an interest in serving on the 2026 Board, this is the time to make your interest known.

The Board



Picketts Park Pool

Nothing to report

Happy St. Patrick's Day!



🚩 The Greens 🚩

What a cold January!! Spring time is approaching as we have warmer temps to look forward to from here on out.

Don't forget, the 2026 Annual Meeting is April 9th at 6:00pm, preceded by our 6th Annual Social at 5pm. All residents, whether owner or renter, are invited to the "social". Please send RSVP per the letter included with First Notice Meeting, owners received beginning of February. Only owners are allowed in attendance for the Annual Meeting portion.

Hopefully we will have multiple residents volunteering to run for the board and/or a committee. Help put those comments (positive and negative) of yours in action to improve the community.

Sincerely,
The Greens Board



The Heather

PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING

March 31st • 7:00 PM

Heather Community Center

- Association Updates
- FY 26-27 Budget
- Introducing New Office Admin
- Q&A Session

All Residents Are Encouraged to Attend!

Heather Walk News

We have been experiencing very wintry weather, more than Florida is used to. And guess what, Punxsutawney Phil saw his shadow. So, it seems we have six more weeks of it. It has been a little quieter on the streets with this cold.

Rite Guys have been trimming and cutting trees and branches to make our neighborhood safe and ready for hurricane season.

Pavers are being cleaned, repaired, sanded, and sealed. This will be a continuous project on an as needed basis.

The social committee is planning on another event for St Patty's Day. This should be another fun day with games and tasty food. It is scheduled for 4:00 pm at the clubhouse. We hope you plan to join us and enjoy corned beef/cabbage and shepherd's pie.



Lemon Cream Cheese Bars

This lemon cream cheese bar recipe is easy and tastes divine. Nothing brings a recipe to life like fresh lemons! For a change of pace from custard-style lemon bars, you need to look no further.

Cook Time: 30 mins

Servings: 24

Yield: 1 (9x13-inch dish) dessert bars



Ingredients

Cooking spray

2 (8 ounce) packages refrigerated crescent roll dough (such as Pillsbury Recipe Creations), divided

2 lemons, zested and juiced, divided

2 (8 ounce) packages cream cheese, softened

½ cup white sugar

2 tablespoons butter, melted

3 tablespoons white sugar

Directions

Preheat the oven to 350 degrees F (175 degrees C). Line a 9x13-inch baking dish with aluminum foil, leaving an overhang; coat with cooking spray.

Unroll 1 crescent roll dough; press into bottom of the prepared baking dish, stretching to edges.

The Social Committee is looking for volunteers to be part of planning events. If anyone is interested, please contact Andie, a board member, or Jimmy at the clubhouse.

Do not forget to attend our Monday game day at 1:00 pm at the clubhouse. So far, CLR and Mexican train are being played. If you have ideas bring them with you on Mondays. It is an enjoyable way to meet your neighbors.

Reminders:

- Security monitoring continues.
- No parking on grass.
- No street parking from midnight to 7AM.

Coastal and Recycling will be our new trash company starting January 2026. Pickups will remain the same on Mondays and Thursdays with recycling changed to MONDAYS instead of previous Fridays. Call 352-741-5494 for bulk pickups for up to six times per year. See residents page for more information. Coastal only has four holidays off as follows: **New Years Day, Fourth of July, Thanksgiving,** and Christmas. Coastal has advised that if any trash bags are outside the blue containers, a \$7.75 charge will be billed to that location for each extra bag.

Our new board is looking forward to meeting everyone. Please join us at the next meeting. (Dates will be posted on bulletin boards)

Have a great month.

Sue T



Combine lemon juice and ¾ lemon zest in a bowl. Beat cream cheese and ½ cup sugar into juice-zest mixture with an electric mixer until smooth and creamy; spread over crescent roll dough in the baking dish.

Unroll remaining 1 crescent roll dough; place over cream cheese mixture, stretching to edges. Brush dough with melted butter. Combine 3 tablespoons sugar and remaining ¼ lemon zest in a small bowl; sprinkle over top.

Bake in the preheated oven until top is golden brown, about 30 minutes. Cool for about 20 minutes.

Lift dessert from baking dish using foil overhang; transfer to a cutting board. Cut into squares, leaving foil in place. Return bars to the baking dish; refrigerate until chilled, at least 1 hour.

Profit and Loss

Heather Property Owners Assoc

May 1, 2025-January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
Building Rental Income	2,397.54
Estoppel Fees	7,953.00
Hernando County/Maint Income	2,100.00
HOA Lot Fee Income	181,956.00
Interest Income	3,124.16
Lot Late Fee Income	1,524.34
RV Compound Income Fee	5,395.00
Social Activities Income	\$2,386.88
Snack Bar Income	270.00
Total for Social Activities Income	\$2,656.88
Total for Income	\$207,106.92
Gross Profit	
\$207,106.92	
Expenses	
Bank Charges & Fees	\$390.10
QuickBooks Payments Fees	1,065.87
Total for Bank Charges & Fees	\$1,455.97
Building Maintenance	\$19,543.91
Janitorial Supplies	5,516.70
Pest Control Indoor Only	216.89
Total for Building Maintenance	\$25,277.50
Business Licenses & Permits	175.00
Computer & Internet	
Dues & Subscriptions	274.88
Office Computer	
Software	1,270.99
Total for Office Computer	\$1,270.99
Total for Computer & Internet	\$1,545.87
Insurance	\$14,859.34
Workers Comp	1,168.00
Total for Insurance	\$16,027.34
Maint. Grounds	\$2,585.96
Irrigation - Sunshine State Sprinkler & Irrigation	882.79
Maint. Lakes - AquaScope	5,280.00
Mowing, Landscaping, gas- 3 seasons	28,375.46
Outside sign	135.00
RV Compound	100.20
Tree / Scrub Removal or clean-up	2,300.00
Total for Maint. Grounds	\$39,659.41

Profit and Loss

Heather Property Owners Assoc

May 1, 2025-January 31, 2026

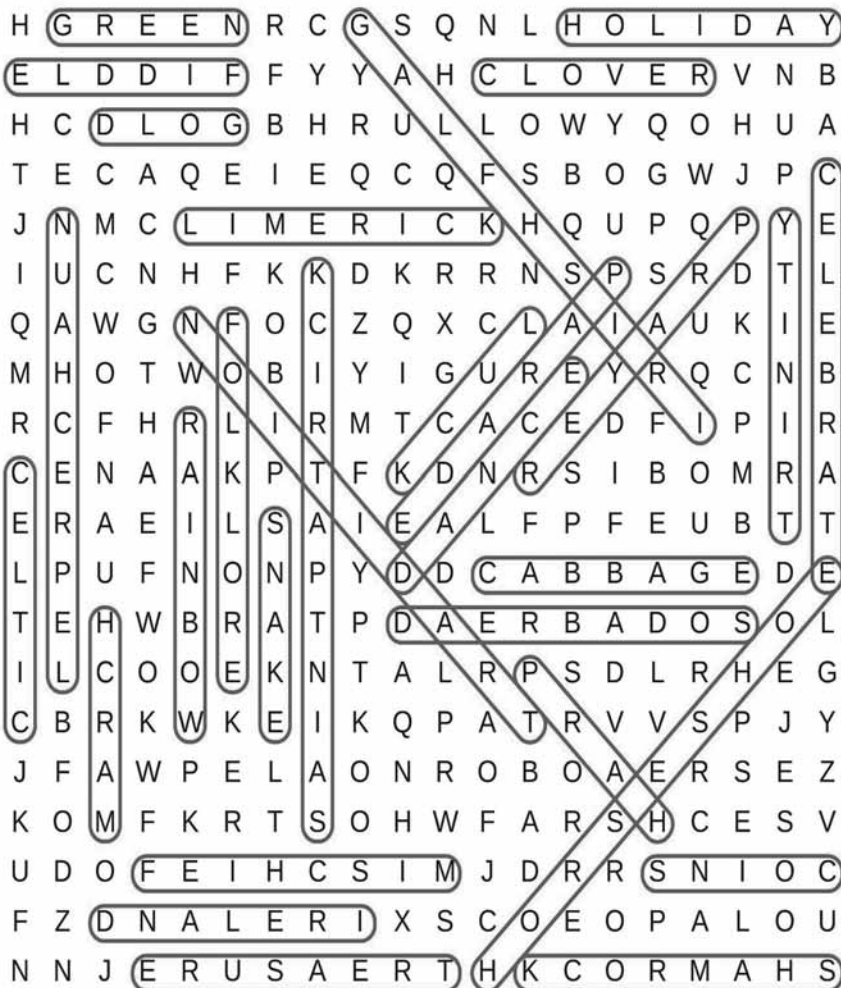
DISTRIBUTION ACCOUNT	TOTAL
Office Supplies	\$1,230.15
Gifts	3.62
Phone - TracFone	128.99
Postage	348.40
Printing	594.18
Total for Office Supplies	\$2,305.34
Payroll	
Gross Wages	64,903.50
Payroll Processing Fees	774.00
Payroll Taxes (deleted)	
SUI BAD (deleted)	3.25
Total for Payroll Taxes (deleted)	\$3.25
Total for Payroll	\$65,680.75
Payroll Taxes	
940	229.36
941	4,965.09
SUI	34.98
Total for Payroll Taxes	\$5,229.43
Professional Fees	\$450.00
Accounting	5,365.00
Legal Fees	1,560.00
Newsletter Editor	1,316.66
Total for Professional Fees	\$8,691.66
Repairs & Maintenance	
Trash Pickup	145.74
Total for Repairs & Maintenance	\$145.74
Security	
Gallowglass Security	26,128.71
Ring system	106.49
Total for Security	\$26,235.20
Social Activities Expense - Events	\$4,435.58
Snack Bar	592.83
Total for Social Activities Expense - Events	\$5,028.41
Utilities	
Electric	22,424.04
Telephone-Spectrum	2,843.95

Profit and Loss

Heather Property Owners Assoc

May 1, 2025-January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Water & Sewer	4,311.15
Total for Utilities	\$29,579.14
Total for Expenses	\$227,036.76
Net Operating Income	-\$19,929.84
Other Income	
WREC Credit on Electric Account	1,542.94
Total for Other Income	\$1,542.94
Other Expenses	
Bad Debt Expense	-64.00
Total for Other Expenses	-\$64.00
Net Other Income	\$1,606.94
Net Income	-\$18,322.90



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9100 Nakoma Way,
Weeki Wachee, FL 34613

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GRATUITO

Te esperamos
RESERVA TU CUPO
(352) 718-6097

Balance Sheet

Heather Property Owners Assoc

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Regions Bank checking (4677)	73,555.63
Regions Bank MM - Reserves (5797)	171,046.99
Regions Treasury Note (9cCM)	0.00
Trust account	0.00
Total for Bank Accounts	\$244,602.62
Accounts Receivable	
Accounts Receivable (A/R)	-58,741.68
Total for Accounts Receivable	-\$58,741.68
Other Current Assets	
QuickBooks Tax Holding Account	349.83
Undeposited Funds	5,043.00
Total for Other Current Assets	\$5,392.83
Total for Current Assets	\$191,253.77
Fixed Assets	
Air Conditioners	
Building	11,251.26
Building Improvements	\$245,214.71
Building Improvements	25,841.50
Total for Building	\$271,056.21
Furniture & Equipment	
Outside Equipment	52,982.41
Sign	16,727.94
Sign	16,025.40
Sprinkler Systems	8,482.00
Total for Fixed Assets	\$376,525.22
Other Assets	
Depreciation	-302,816.00
Total for Other Assets	-\$302,816.00
Total for Assets	\$264,962.99

Balance Sheet

Heather Property Owners Assoc

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	915.00
Total for Accounts Payable	\$915.00
Credit Cards	
Regions Visa (0043)	1,710.41
Total for Credit Cards	\$1,710.41
Other Current Liabilities	
Building Rental Security Deposits Received	50.00
Designated Donations	0.00
Direct Deposit Payable	0.00
Payroll Liabilities	\$0.03
940	343.07
941	0.00
FL Unemployment	6.73
Total for Payroll Liabilities	\$349.83
RV Key Deposit	1,570.00
Total for Other Current Liabilities	\$1,969.83
Total for Current Liabilities	\$4,595.24
Total for Liabilities	\$4,595.24
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	226,149.65
Net Income	-18,322.90
Total for Equity	\$260,367.75
Total for Liabilities and Equity	\$264,962.99

PROPERTY CHANGE APPLICATION

Mail or hand deliver to

ARCHITECTURE AND DESIGN COMMITTEE

HEATHER PROPERTY OWNERS' ASSOCIATION

9100 Nakoma Way
Weeki Wachee, FL 34613
(352) 596-5028

This form is to be used by Heather Property Owners to file a property change with the A&D Committee. Only one project may be listed on each application.

Please Note: If you are not in good standing (paid up to date) with the HPOA your application will not be considered.

NAME _____

ADDRESS _____

LOT _____ BLOCK _____ PHONE # _____

DATE PRESENTED _____

DESCRIBE SITUATION

****Attach copy of plans/diagrams/etc. to this application**

LOCATION _____

State location of property change

TYPE OF CHANGE (Be brief, but descriptive and accurate)

This request may or may not fall within the jurisdiction of the A&D Committee. Nevertheless, You will be notified within 30 days of our decision.

Your Signature

COMMITTEE USE ONLY:

Date received by Committee _____

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

Action taken _____

Signed

by: _____ Date _____

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Dr. Ivelyn Santini, DDS

Dr. Mark Behm, DMD

Dr. Isaac Bosco, DMD

Now Accepting Medicare Advantage Plans!!

Avoid the GRIND!
\$199 NIGHT GUARD

D9944 uninsured patients only.
For first-time uninsured patients only. Coupons cannot be used with any other offer.
All coupons must be presented at time of service.
No exceptions. Exp. 3/31/26

IMPLANT SPECIAL
\$3,250

D6010, D6058, D6057
Includes: implant, implant crown, abutment. Excludes: site preservation including bone grafting, cone beam CT scan and extractions.
(D4625, D7953, 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. 3/31/26

10% OFF
Any Service for Veterans

Must show proper military ID. Excludes payment with Care Credit, 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. 3/31/26

FREE
Exam & X-Ray or Second Opinion
(D0150 & D0210)

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. 3/31/26

Fixed Bridge ONE FREE CROWN
Savings of \$800 (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. 3/31/26

\$599

Denture Special
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. 3/31/26



352.684.1274



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NCR Forms
Book Printing
Poster Printing
Presentation Folders
Labels, Stickers & Decals
Event Literature & Signs
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