



December 7, 2012

Dear HEPOA Members:

Included in this mailing are the following items:

- The new HEPOA Board of Directors & Officers for 2013
- The annual membership dues notice
- Property Owners contact information

I am writing this letter to keep our members up to date on Heritage Estates news. Your Association had another productive year. The HE entrance sign was completely refurbished structurally and aesthetically last spring due to the fact that it had weathered since being installed back in 1999. In addition, the entrance landscaping was improved which included trimming of overgrown trees and mulching of plant beds. I want to thank Dean Moore for using his masonry skills to refurbish the tops of the stone pillars that support the HE entrance sign. I would also like to thank Robert Landen for installing a concrete water diverter which redirects rain water into the road instead of into plant bed which has caused erosion to occur in the past. Even with heavy rains the project appears to have been successful.

I would also like to take the opportunity to update members regarding the results of the membership vote to increase annual dues by \$100.00 per lot. The Annual Meeting of the HEPOA membership was held on 18 August 2012 at Smokey Mountain Barbeque in West Jefferson. Twenty resident/property owners attended the meeting. Meeting minutes, voting ballots and financial reports were sent out to members following the meeting.

In addition, I would like to take the opportunity to recap the major areas of discussion at the meeting and the rationale for increasing annual dues. After consultation and approval by the Board of Directors, a proposal was made to increase the annual dues by \$100.00 per lot at the annual membership meeting. All present members voted unanimously by secret ballot to increase the annual dues from \$200.00 to \$300.00 per lot. Please note that 100% of the annual dues increase of \$100.00 will be placed in the Road Maintenance (Capital Reserve Account). The purpose of the dues increase is to be used for repair and improvements of the aging roads in Heritage Estates. The Board is hoping that the increase in dues will defray unwanted expensive assessments that can place financial burdens on members in the future.

The invoices are attached/included. **Payments are due by 1 February 2013. An additional month was added to help you adjust to the increase. The annual dues will be considered overdue as of 2 February 2013.** Again, this year's dues per lot are \$300.00. It is very important that the membership pay these dues as soon as possible because these funds translate directly in the general operating budget for the HEPOA in 2013.

The Board of Directors will have an early Spring meeting. Please submit to me or any Board member any ideas for the Board to consider at that meeting to generate any improvement goals for 2013. We will also determine the date for the Annual meeting. We will send that out early so you can get it on your 2013 calendar. We hope you will join us in 2013.

It has been a pleasure to serve as your president this past year, and I wish to thank the other officers and board of directors for their work. Also, I especially express my appreciation to Treasurer Jean Moore who has faithfully kept the finances and membership records in order and to Secretary Ann White who is editor and publisher of the meeting minutes and who has always kept the membership informed. I know she has a goal for 2013 to get our HEPOA website up and running to reduce postal costs, promote real time communication and immediate access to HEPOA documents.

Membership update – As mentioned previously, Bob & Pat Hughes sold their HE home this Fall. We will certainly miss them as neighbors and wish them well. We would like to welcome our new neighbors and HEPOA members, Jimmy & Jacki Copeland who purchased the Hughes home and will be living in HE full time. And we continue to keep Wanda Huffman and Sherry Herlehy in our thoughts and prayers.

Should you have any questions, please feel free to contact me or other board members or members of our Association Committees:

- Beautification Committee – Claude Shepherd (chair), Kay Frances Shepherd, Trilby Wall
- Road Maintenance – Rick White, (Open position)
- Architectural Review Committee – Ann White (Chair), Jerry Willard, (Open position)

Respectfully,

Rick White

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