



January 7, 2021

Dear HEPOA Members:

This letter is to keep our members up to date on Heritage Estates news.

We have several new families to welcome. Welcome to Ryan and Michelle Swan, who recently purchased the home at 369 Autumn Run (lot 28). Also welcome to Joseph and Michele Nowak who plan to begin construction soon on River Sound (lot 53). Jerry McIver (lot 44 on River Sound) plans to begin construction in March. Further, we have been informed that the Victoriano family (lots 22, 24 and 25) are planning to begin construction in the near future. The understanding is that the home will be built on Autumn Run on lot 25.

The primary responsibility of the Association is to maintain the values of our homes, maintain the roads, and care for the common areas. When our small community was first developed, the Association could focus on small improvements and landscaping. As our community expands and matures, the Board has reviewed its mission, the Restrictive Covenants, and the Bylaws. We discovered a few clauses that had never been followed, contradictions, redundancies, lack of clarity, and outdated wording in these documents. The Board members have spent a good deal of time reviewing these documents, comparing them to current NC laws that govern HOAs, and discussing whether they meet our needs. We will be sending members a copy of the revised documents for review. Once the Board has finished this process, and when Covid-19 related restrictions will permit, a special meeting of members will be called to vote on ratification of the revised documents. For example, the bylaws currently say, "...each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary." Yet we have traditionally voted in person and by mail-in ballots. We are proposing to amend the Bylaws to allow mail-in ballots. Until this change is made in the Bylaws, we will need to vote in person or by proxy. You should expect to receive copies of the revised documents for your review and a form for designating a proxy, should you decide to do so. Members will be informed when we have scheduled the meeting in which this vote will take place.

Even with the impact of Covid-19, we achieved quite a bit this year:

- Replaced damaged rail fence at Entrance Common Area
- New signage at riverfront common area
- Carried out a review of all historical documents on Heritage Estates members documents, converting each to a searchable PDF (posted to the website)
- Cleared River Sound and a few other locations of overhanging limbs
- Fixed obstruction and cleared clogged culvert on River Sound Lot 13

- Created and posted to the member's section of the website a unified subdivision data map. Based on the original 1999 survey, this map shows the location of original and revised lot lines, original 1999 set rebar points, relocated survey points, and permanent monuments; revised survey lines and their points; the Right-of-Ways; the utility easements upon lots; the limited common area driveways (for use of those lots not fronting on the road system); all utility installations; all shared and private wells, their meters, and the individual valve locations.
- Completed a re-survey of the Autumn Run Right-of-Way at its terminus, relocating and flagging the original (1999) platted survey points of the 1999 turnaround.
- Drafted a new home construction checklist to formalize and regularize the required points of compliance for pre-construction plans.
- Appointed a new committee to review roads beds and Right-of-Way.
- Established a new Right-of-Way mowing contract.
- Reimbursed Steve Bright for cost of a tree removal that was found to be in the Heritage Estates Right-of-Way
- Cleared a decade worth of brush and tall grass along the Blue Ridge Powerline Right-of-Way, cosmetically improving the center of the subdivision along Autumn Run.

Serving as Heritage Estates President this past year has been interesting, and I wish to thank the other Officers and Board of Directors for their work. I would also like to express thanks to Chris Jordan, who maintained the sand ramp at the riverfront after each flood event, built a sand box play area, and removed the giant thornbushes overtaking the rhododendrons flanking the Gazebo.

All of this year's Association documents are posted on the members webpage:  
<http://heritageestatesnc.com/memberdocuments/> Login: member; PW: river123!

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

Roads Maintenance/Right of Way Committee: Jimmy Copeland, Robert Landen, and Duane Esarey

Respectfully,



Dean Moore