



1 January 2024

Dear member of the Heritage Estates Property Owners Association (HEPOA),

Beginning a new year is a good time to note where the HOA stands in its revitalization efforts over the last several years. As previously reported, voting format changes starting in 2020 ensured that the Board member elections from then forward complied with state statute. In 2021, HEPOA began revitalizing our governing documents based on advice from Craige, Jenkins, Liipfert, and Walker in Winston-Salem. With the help of our Declarant Eloise Stewart, we finalized our transition from the Developer with a joint Declaration signed by her and a majority of the Board of Directors. For 2022 and 2023 we had member-approved annual operating budgets. We also produced a draft reserve study and comprehensive reports of past and present finances, as well as obtaining new bank accounts and a full set of appropriate insurance policies.

In May 2023 the membership overwhelmingly passed (96% in favor) a set of Bylaws with 55% of the eligible membership participating in the vote. The final step in the revitalization sequence will be to approve an amended Declaration (Restrictive Covenants) removing Declarant rights now that we have separated from the Declarant. We expect to address this need in 2024.

The 2023 Annual Meeting included unanimously passing the 2024 annual operating budget with 57 percent of the eligible membership voting. In 2023 we obtained a set of bids and schedules for maintaining various sections of the subdivision's roads. These guided us in formulating Reserve fund projections spanning the eventual repaving of all Heritage Estates streets. With proper long-term investments of the Reserves a significant portion of these projects will be supplemented by annual returns prior to being used for repaving.

The annual operating budget approved for 2024 continues to rely on volunteer efforts to cover the annual operating funding short-falls that have steadily increased in the last decade. With our annual assessments still historically rooted in 2000 and 2012 economies, and not being based on actual costs, we will soon need to approve larger annual assessments to fully fund operations and reserves.

Duane Esarey, HEPOA 2024 President



HEPOA Owner Info as of January 1, 2024		Address	Town	St	5 digit Zip
Bowers, RJ		165 Heritage River Rd	West Jefferson	NC	28694
Stroup Family Retreat, LLC (Alice Butler)		704 West Roseboro St	Roseboro	NC	28382
Cass, Gay		925 New Garden Road, Apt. 316	Greensboro	NC	27410
Coggins, Timothy & Lisa		2847 Pickard Road	Sanford	NC	27330
Copeland, Jimmy & Jacki		458 Autumn Run	West Jefferson	NC	28694
Edwards, Sherrie G		PO Box 1002	Jefferson	NC	28640
Esarey, Duane & Johnson, Janet		165 River Sound	West Jefferson	NC	28694
Grayson, Susan Wall & Sheldon, John		4335 Waumsetta Rd	Richmond	VA	23235
Hamby, Judy		3362 NC Hwy 16W	Millers Creek	NC	28651
Helms, Shelia		167 Timbersong	West Jefferson	NC	28694
Ince, Onur and Tanya		137 Timbersong	West Jefferson	NC	28694
Jordan, Chris & Ginger		127 Deerfield Rd.	West Jefferson	NC	28694
King, David & Tyra		PO Box 506	Efland	NC	27243
Landen, Robert & Janice		247 Autumn Run	West Jefferson	NC	28694
Marrero, Raul & Evelyn		3160 Gem Ives Ct NE	Buford	GA	30519
McCurdy, Mitzie		260 West Avenue	Troutman	NC	28166
McIver, Jerry		197 Northmont Road	Taylorsville	NC	28681
McNeely, Brad and Emily		4899 Old Hickory Rd.	Lancaster	SC	29720
Meyer, Amparo/Rice, Curtis		4605 SW 152nd Ave	Miramar	FL	33027
Millner, Pryor and Lauren		10015 Bayart Way	Huntersville	NC	28078
Moore, Dean & Jean		118 Heritage River Road	West Jefferson	NC	28694
Murray, Thomas & Pamela		10111SW 16th Place	Davie	FL	33324
Nowak, Joseph and Michele		1400 Freshwater Ct.	Wake Forest	NC	27587
Shepherd, Claude & Kay		1295 Airport Rd.	N Wilkesboro	NC	28659
Shepherd, Michael & Paula		3212 Woodstream Lane	Ellicott City	MD	21042
Sipple, Mike & Karen Bobbitt		709 Nikanor Rd	West Jefferson	NC	28694
Swan, Ryan Patrick & Michelle Rene		5035 Neiman Cove	Raleigh	NC	27612
Tanseer, Tracy Lauren and Fortune, Grace Elizabeth		423 Autumn Run	West Jefferson	NC	28694
White, Rick & Ann		9221 Fawn Lake Drive	Raleigh	NC	27617
Yow, Richard & Kathleen		591 Cedar St.	Longboat Key	FL	34228