

HEATHER LAKE ASSOCIATION NEWS

JAN–MAR 2024

Updated Design Review Manual Now Available

After many months of work, consulting with our Association's attorneys, and reviewing feedback from Heather Lake homeowners, we are pleased to tell you that the revised Design Review Manual (DRM) has been approved and is now available on the Heather Lake Association website (www.heatherlake.org).

The Board has attempted through this revision to maintain the core of past DRMs while also consolidating, modernizing, and clarifying language that may have previously been confusing. Over twenty modifications made were based upon homeowner input after the first draft was released. Our law firm assisted us to clarify gray areas, remove and add language, and let us know what simply isn't enforceable.

Thank you to everyone who provided input, either at the open meeting, via email, or by personal chat. It is our hope that the new DRM is more objective and less ambiguous.

We are trying to keep cost down by offering the DRM on the website; however, if you are unable to access the DRM via the website, please contact one of the Board members and we will get a hard copy out to you.

CY2024 Annual Budget

Accompanying this newsletter is the CY2024 Budget as approved by your Association's Board. Preparation of the annual budget is one of the primary duties of the Board, as it determines the amount of money each of us contributes toward maintaining, protecting, and enhancing our properties.

After carefully reviewing our financial position, contract bids, and estimated expenses, the Board has determined that the total fees will be increased 4.44% for calendar year 2024, from \$450 to \$470.

The Operating Assessment makes up \$410 of the 2024 fees, while the Reserve Assessment makes up the remaining \$60.

While we tried to keep assessments flat for 2024, the fact that mowing expenses will increase 44% made that an impossible task. The mowing expense (approximately \$21,000) represents approximately 71% of the 2024 Budget.

Please see detail regarding the CY2024 Annual Budget as well as the 2023 Financials that are part of this mailing.

WE NEED HOMEOWNERS TO STEP UP TO SERVE ON THE BOARD!

At our Annual Association meeting on March 26, we will look to fill two Board member vacancies—one serving as Board Treasurer and one serving as Board Secretary. Please consider running for one of these Board seats, as it is vital that we have a full Board to look after the best interests of our neighborhood. Please contact Association President John Pekar at heatherlake.assoc.president@gmail.com if you would like to volunteer to be on the ballot or if you would like more information. Serving as a Board member is a great way to learn about our neighborhood and gives the tremendous satisfaction of helping others. Compensation includes the knowledge that YOU are making a difference in our community.

WE'RE ON THE WEB

WWW.HEATHER LAKE.ORG

ANNUAL MEETING REMINDER

Please plan to attend the Annual Meeting of the Heather Lake Association, which will be held **Tuesday, March 26 from 6 to 8 pm in the Community Building of the Wagnall's Memorial Library.**

We look forward to seeing you there!

Information for 2024

The following are included with this newsletter. Please be sure to review this information:

- Official 2024 Annual Meeting Notice
- Minutes from the March 23, 2023 Annual Meeting
- CY2024 Budget and CY 2023 Financials



Common Grounds Update

Thank you for making 2023 a successful year for the park and common grounds area. With the help of the community and select vendors, we were able to maintain the balance of a natural and well manicured area. A few accomplishments were new river birch trees, additional grass carp, new signage, cleaned front entrance areas, and repaired muskrat damage.

Looking forward to 2024, we will be moving our Lake Doctors algae treatment in March to May. This will allow two treatments in May when the weather is warming up and creating that algae growth. Mowing quotes from six vendors were obtained and even though Elliott's Mowing increased, they still were the best priced and had the lowest risk.

Hopeful goals for this year are to maintain the previous overgrown areas, replace the entrance sign, repair the fence at the W. Glenhurst pond entrance, maintain cattails to ensure they do not creep out into the pond, and investigate drainage issues on the southwest side of the pond. If you would like to help please feel free to reach out to Rita Mitchell at heatherlake.assn.commongrounds@gmail.com. We appreciate all the help that has been given to Rita. She hopes to meet more of you this year!

Finally, as a reminder the warm weather will bring trespassers to the pond. If you would like to bring visitors, be sure to stay with them. We look forward to seeing all the families enjoying the pond this spring!

BOARD MEMBER CONTACT INFORMATION:

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Your Trusted Partner in Community Living

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