



# Heather Lake association

## December 2025

### WE ARE GOING PAPERLESS!

Many of you are saying "it's about time!" As mentioned in the October 2025 flyer, the Heather Lake Board of Trustees has entered into a contract with EasyHOA. It is a self-managed software package that will assist with financial management, invoicing, records retention, email communications and much more.

Homeowners will be able to access the software from their mobile phone making you able to make payments, access documents, submit architectural plans, and take part in online surveys – all from one easy to use mobile app.

An invitation to sign up to the new software was sent to each homeowner's email address that we have on file. To date, half of the neighborhood has signed up! If you have not received the invitation, we may have an incorrect email for you. Please reach out to a board member so we can make the correction and get you signed up.

We are in the process of moving files and other information from the current Heather Lake website. Our goal is to connect the [heatherlake.org](http://heatherlake.org) site to the new software, however, it is a process and takes some effort. As of now all of the governing documents such as The Covenants, Bylaws, various policies, and the ARB application are all uploaded to the new software and available to everyone who has signed up and logged in. It will take time to get the older files uploaded. If you have any questions please don't hesitate to ask any of the board members.

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### RESERVE STUDY UNDERWAY

A reserve study is a budget planning tool that identifies the components that the association is responsible to maintain or replace. Its purpose is to help the Board set up the association for long term success and sustainability. It ensures we have the funds to perform inevitable repairs and replacement projects in a timely manner.

We want owners to be informed as to future repair and replacement costs and we want to have sound advice from experts in determining funding levels for reserves. Blindly putting a flat percentage of assessments into reserves is arbitrary and will likely lead to special assessments, which is exactly what we are trying to avoid.

While we are board members, don't forget we are also homeowners as well. That said we have the same interests you have in regard to the fiduciary responsibility of our association. What we are not, is certified with the expert background to determine the lifespan of the dam at the lake and how much repairs could cost or the lifespan of the walk path and the cost for replacement. Having a reserve specialist making the study removes the liability from the hands of board members. We plan to use their professional input in determining the lifespan of those big ticket items and the cost to repair or replace when necessary.

In 2025 we were able to obtain an estimate from an engineering firm that was within our budget. We entered into a contract with Criterium Liszkay Engineers in Gahanna to begin the process of evaluating the infrastructure of the Common Grounds. The process will take a couple of months to complete. The Board plans to share their findings with homeowners by the upcoming annual meeting.

### DECEMBER LAKE AND PARK

We greatly appreciate the help from our volunteers on completing a few projects around the pond during late summer/early fall. The path was patched, the drainage project dirt was tilled, raked, and seeded. Also, several street signs and posts throughout the common area were painted. Multiple volunteers helped make this happen!

**A couple of reminders** – Pets must be kept on a leash no longer than 6 feet in length while in any portion of the Common Areas and please clean up after your pet.