

Heather Lake Association

February Newsletter 2023



A YEAR IN REVIEW

HEATHER LAKE BOARD

The Heather Lake Association Board members are volunteers. They are not paid a salary or a fee, and they do not get any special perks. They use their personal time and resources to serve our community.

Following the hailstorm on May 3, 2022, the Board also experienced the same frustrations as you in dealing with repairs and damage to our homes. The insurance inspections, the scheduling of vendors and the never-ending delay of products and shortage of materials continue for all of us.

However, we considered the welfare of our community and our obligation to our volunteer duties. The Board moved quickly to help our neighbors identify the proper procedure to seek approval and get started on the repairs to their homes. The Board:

- * immediately mailed a notice and a Design Review Application (DRA) to homeowners clarifying the proper procedure and currently approved color palate.
- * worked quickly to approve submitted DRA's.
- * answered emails and phone calls seeking additional clarification and guidance.
- * approved partial DRA's so homeowners could quickly take advantage of available resources.
- * identified bottlenecks in the approval process and implemented revised procedures.
- * worked outside their assigned position duties to keep the process moving smoothly.
- * created an information-only email address for quicker responses and DRA decisions.

In addition to these added catastrophic storm-related duties, the Board kept the Heather Lake Association in compliance by performing their assigned ongoing duties.

ANNUAL MEETING REMINDER

We look forward to seeing you at the Heather Lake Association Annual Meeting on March 23, 2023, from 6-8P at Wag-nall's Memorial Library in the Community Room. If you have any questions regarding the meeting send an email to:

info.heatherlake.assoc@gmail.com

At the annual meeting, elections will be held for the expiring director positions. This year there are two expiring director positions and one vacant director position that will expire in 2024.

Please note that to serve on the board, a homeowner must be in good standing, which means not being delinquent in paying any obligation to the Association. In addition, a homeowner cannot be involved in legal action against the Association.

HEATHER LAKE ASSESSMENTS

Here are a few of the services and expenses that make up your association assessments.

- copying, postage, Paypal fees
- electric for the pond aeration system
- insurance
- legal/attorney retainer and legal action expense
- property tax
- lake maintenance, water testing/inspection/treatment, algae control and muskrat removal
- common grounds landscaping, mowing, weed control, tree removal, trimming, and replacement; signage and walking path maintenance and replacement

ARCHITECTURAL REVIEW

The storm last spring resulted in a record number of Design Review Applications (DRA's). The Architectural Review Board (ARB) worked diligently to review and provide recommendations to the Board. Since March 2022, 34 applications have been sent to the Board for determination. The ARB is functioning at a diminished capacity and would welcome and encourage you to join. Your help is needed.

The May 3rd hailstorm and the resulting damage underscored the confusion and various problems with the current Design Review Manual (DRM). About a year and a half before the storm, the Board began discussing the ambiguity and the potential legal challenges to the changes made in 2017 to the DRM. The work the Board is doing intends to modernize it and bring it back in line with the 1999 Heather Lake Subdivision Summary of Covenants and Restrictions, where vinyl siding was permitted on a limited basis and used to determine the majority of the homes built since then.

COMMON GROUNDS OVERSIGHT

The Common Grounds Oversight Committee (CGOC) had a busy year. The committee focused its attention around the lake and the West Glenhurst entrance feature. Unsightly trees were removed and others were trimmed. Overgrown areas were cleared of bushes and vines. Muskrat remediation was employed and will continue until all are gone.

Hail damaged the Heather Lake sign and fencing in the West Glenhurst entrance feature, along with some signposts near the lake. These will be replaced/repared in the spring along with new plantings. There will be five River Birch trees planted on the NW side of the path, replacing the white pines removed last summer. The CGOC welcomes and encourages member volunteers.

WINTER WEATHER

The association does not salt or remove snow/ice from the path around the lake. Please be careful when you visit the park and walk at your own risk. Also, as a reminder, there is **NO SKATING** on the pond. Ohio weather is not conducive to thick, solid, safe ice.



BOARD MEMBERS

President	Brad Briggs	heatherlake.assoc.president@gmail.com
Vice President	Position Open	
Treasurer	Mike Smith	heatherlake.assoc.treasurer@gmail.com
Secretary	Carol Scott	heatherlake.assoc.secretary@gmail.com
Deed Restrictions	Position Open	
Park & Common Grounds	Kim Reinbold	heatherlake.assn.commongrounds@gmail.com

BOARD SUPPORT

Parks & Common Grounds Support	Tom Nutini, Karl Reinbold and Ron Scott
Architectural Review Board	Susan Nutini
Webmaster	Don Hornbeck

Email: info.heatherlake.assoc@gmail.com

Website: www.heatherlake.org

REMINDER - NEW EMAIL ADDRESS

An email address has been created for general information inquiries and for submitting Design Review Applications (DRM's). This email is monitored daily and will be directed for appropriate response.

info.heatherlake.assoc@gmail.com



GOVERNING DOCUMENTS

All residents have received a copy of the governing documents of Heather Lake Association and have agreed to abide by them. It is important to read them and understand what they say. Here is a snapshot of the purpose of the Bylaws, Covenants and Design Review Manual (DRM) which can be found at: www.heatherlake.org.

