

December 2006 – Heritage Lakes Virtual Town Hall

Overview

The Virtual Town Hall is a way for information to be communicated in a condensed version from the board to the community. The same information is available by reading the Board Minutes but includes much more information. Additionally, the Town Hall provides the opportunity for the community to present questions that will be answered to the community.

Information from the HOA Board

Heritage Lakes Board

The Heritage Lakes HOA Board is sad to announce that one of the members of the board Diane Rogers has resigned her position. Diane was an integral part of the HOA board serving as HOA Secretary, Social Committee Liaison, initially ACC Liaison, and then stepping down from this role and assuming the role of Club Coordinator Liaison. All duties associated with serving as a member of the HOA board involve a large personal commitment of time. The HOA board would like to thank Diane Rogers for her time serving for the community. All her efforts are greatly appreciated and Heritage Lakes is better for it. We hope that Diane will continue to assume roles in the community in other areas.

Community Updates

The HOA Board and SBB Management had interviewed for a Club Coordinator to replace Annette Rowe during the month of October. During this search Lesley Rolandt was interviewed and offered the position of Club Coordinator. Lesley has been a great addition to the community getting quickly involved in the activities throughout the community. Please take a moment to stop by the clubhouse and welcome Lesley to our community. We are very excited that she has chosen to be a part of our community.

The HOA Board has recently approved the painting of the Clubhouse exterior as well as the painting of the guardhouse. This is currently being completed. Following this being completed the interior and exterior windows will be cleaned. The next time you are by the clubhouse please notice how nice the facility is looking.

The final repairs from the transition will be completed this month. The one remaining item is for the pool deck cracking to be repaired. A contractor has been hired and will begin this repair soon.

The Finance Committee and the HOA Board spent the month of November completing the 2007 budget. A great amount of time was spent preparing this

budget. The result for the 2007 HOA dues is NO increase. We are very pleased to have been able to provide a budget that maintained our amenities while at the same time allowing for no increase in the dues.

HOA due statements have been mailed to each household. Please note that there are 4 coupons included in the mailing. The HOA dues are due quarterly January, April, July, and October. Please note that the dues are due on the 1st day of the month and provide a grace period through the last day of the month. Any dues received after the last day of the month will incur a late fee.

The HOA Annual Meeting and elections for 3 positions on the HOA board will be Monday, January 29th. The HOA Board is in need of 3 members – two will serve 2 year terms and one will serve a one year term. The positions require a commitment to monthly HOA Board meetings and committee meetings as needed. There is also a great amount of email communication. While the positions require a personal commitment, the rewards that you can provide to the community are great. Please consider if this is something that you might be interested in being involved with. The Nominating Committee will be sending out flyers as well as information will be included in the annual meeting invitation. Also remember to complete your proxy for voting. This ensures that we have enough members of the community represented at the annual meeting and that the meeting will not have to be rescheduled. This year the proxy votes will be directed allowing you to vote for members running for the board or place a write in candidate.

The invoices for the 2007 dues for the Lakes Tennis Academy have been mailed to each Heritage Lakes' household. Please note that the tennis academy membership is not voluntary and we are not able to get out of this commitment. The membership to the tennis academy is outlined in our CC&Rs. The tennis academy does provide many wonderful opportunities for homeowners including: lighted tennis courts, events, tennis lessons (for a charge), kids camps (for a charge), and upgraded membership opportunities. Please contact The Lakes Tennis Academy for more information at 972.668.LAKE.

Heritage Lakes website signage has been purchased and installed at both gates. If a change to the website occurs or the newsletter is posted, hanging yellow signs will be added to this signage directing the traffic to the website. Please make sure that you have registered with website to stay informed of all the news in the community.

Committee Reports

The HOA Board would like to thank every person that has served on a committee during 2006. The board understands the personal commitment that it takes to serve on these committees. It is due to the involvement of great neighbors that

we are able to continue to improve Heritage Lakes and make this the best place to live.

ACC Committee

The ACC Committee has completed the Design Guidelines and they have been sent to the attorney for review. The guidelines provide an easier means to communicate what requires ACC approval prior to making the modifications to your home.

Communications Committee

The communications committee has recently had a resignation of one of the integral members. Richelle Owens the co-chair for this committee and editor of the newsletter has had to resign for personal reasons. We wish her well and look at this as an opportunity to continue to grow the members of this committee and continue to improve the communication tools of the community.

Pool Committee

The pool committee is currently on a break until the New Year.

Safety Committee

The safety committee has completed updated post orders and has submitted them to SBB and the security company for review. The safety committee is currently on a break until the New Year.

Social Committee

The social committee has been busy planning the Halloween event, the Holiday event, and the New Years event. The Halloween event was a huge success with over 100 kids. The Holiday was an Old Fashioned Holiday event the 8th of December with Santa and a train ride for the kids; the Hebron Show Choir sang Christmas Carols for the community; and Tori Masters took photographs of the kids with Santa for the community. The New Years Eve planning is underway. Tickets are \$50 per person for residents only and children are not included. The ticket price includes dinner, drinks, music from That DJ Guy, and Champagne toast. Please make sure to purchase tickets and reserve your spot today. There are a limited number of tickets available and already 30 tickets have been sold.

Golf Committee

The golf committee is currently on a break until the New Year.

Community Questions

Q. What was decided about purchasing a shade covering for the playground?

A. A request for homeowners to step up a spear a task force to investigate this option was requested by the board. To date no one has stepped forward with interest in working with this task force.

Q. Isn't there already a committee that can work on this request?

A. None of the current committees have the capacity or the scope to research this. This type of request falls under a one time task force. This structure needs to be researched as to the cost, how to fund the project, and the desire within the community.

Q. When is the dollhouse play structure being removed?

A. This structure has been removed.