

## Heather Wood I News

### Operating Surplus

The board decided that since there is a surplus in the operating budget to reduce the quarterly association fee to \$121.00. As the Association expenses will rise as cost of normal business rises, the Board will slowly raise the Association fee while using the Operating Surplus as expenses dictate.

### Spring Walk Through

As a part of the on-going effort to maintain the property values of the Heather Wood I community, the Board of Directors and Management perform regular inspections of the homes and common property to insure that proper maintenance and upkeep are performed.

The Board of Directors and Management will be walking through the community the month of April. The following items are identified as maintenance items that should be addressed by homeowners. The items listed below were noted at many homes and this letter is to serve as a general reminder. Please review the list below and see if your home is in need of any of this maintenance.

- \* Power washing of home, especially in shaded spots (front and back).
- \* Chimney cap rusting; painting or replacement with stainless steel may be required.
- \* Attic vents/medallions/sunbursts are in need of paint and/or repair.
- \* Driveways are starting to crack and show signs of deterioration. Some have weeds growing in the driveway. **Violations for driveway repair will start in earnest for any grass/weeds growing in cracks and for visible pot holes.**
- \* Back brick patios have weeds growing and should be cleaned/weeded.
- \* Routine lawn maintenance. Yards are to be maintained as to provide a neat appearance to the community. **Please do not store tools, toys, gardening equipment, etc. outside for the summer.**
- \* Trash cans should be stored in the garage only!! Many violations have been issued this year regarding this rule. **It is imperative that the rule be followed as it was written “trash cans are to be placed at curb, after sundown, the night before pick up. Trash cans are to be returned to the garage for storage the same day as trash pickup day.”**
- \* Please schedule bulk trash pickup with your provider prior to setting bulk trash at the curb.
- \* Please use the new ERB form, located at [www.NewtownGrant.org](http://www.NewtownGrant.org), prior to any changes made to the exterior of your home.

**Over the last few months, the Board of Directors has reviewed and updated the rules and regulations of the community. The new rules and regulations are attached to the bottom of this email. Please keep for your records.**

Please call the management office at 215-968-3789 with any questions you may have. Our community is very attractive and your cooperation will continue to keep it that way!! Individual letters will be sent to homeowners that fail to maintain their property and may be subject to fines. Thank you!