

# HERITAGE HUNT CONDOMINIUM I UNIT OWNERS ASSOCIATION

## NEWSLETTER

November 27, 2009

### SLOW Signs Now Up

SLOW signs have now been installed in both garages. They are intended both as a warning and as a reminder to drive cautiously when entering or leaving the garage.

AND THIS INCLUDES THE DRIVEWAYS LEADING INTO THE GARAGES.

Many residents fail to stay close to the their right-side curb when going around the curved driveway, not expecting to encounter another car.

Whether it be a car pulling out of a parking space or a pedestrian walking, the unexpected can, and will, happen. Imagine how bad you would feel if you were to hit someone. Also, be alert for people walking their pets.

### AGE RESTRICTIONS

On November 16<sup>th</sup>, SCS mailed unit owners copies of HHCI Policy Resolution No. 9 Policies and Rules Relating to Age Restrictions. The cover letter included a statement that implied that all condo units must have at least one occupant who is at least fifty-five years of age. This is misleading; we do, in fact, have some residents who are less than 55. The statement and resolution pertains only to NEW re-sales and leases.

The Resolution adds a statement to the Condominium Re-Sale Certificate and is intended to avoid confusion among NEW buyers and lessees, for which the age requirement does apply.

The HOA Board recently obtained legal opinion about the interpretation of the Heritage Hunt age restrictions. The lawyers determined that our existing Governing Documents require that, FOR ALL RE-SALES AND NEW LEASES, every dwelling unit must have at least one occupant who is at least fifty-five years of age. The rules further provide that a surviving spouse may remain in the community even though he, or she, is less than fifty-five years of age.

Remember to vote in the HOA election. It is very important that HOA achieve a quorum at the annual meeting on December 8<sup>th</sup>. Last year there would not have been a quorum except for Lennar's holding 6000 votes. A quorum is 358 HH votes. As of the HOA Board meeting on November 24<sup>th</sup>, 169 owners have voted, which means that a minimum of an additional 189 votes are needed.

### CONDO CHRISTMAS PARTY – MONDAY, DECEMBER 7<sup>TH</sup>

This year's Christmas party will be held in the lobby of the A Building, beginning at 6 PM, Monday, December 7<sup>th</sup>. Supper will be potluck. The cost is \$5 per person. Wine, sodas, desserts, plates, cutlery, etc. will be provided.

In past years our party has been held at the Marsh Mansion. This year, however, policies have changed. We can no longer bring our own food. And while catering is available, all meals must be the same entree. As a result and because the Fall picnic in the lobby went so well, it was decided to hold the holiday party in the lobby. See you there.

### WINTER REMINDERS

If you haven't already, check or replace the batteries in your smoke detectors, thermostat (**Original** thermostats in B Building have batteries; those in A Building do not) and gas fireplaces.

Verify that the electric heater in your hot water heater closet is working and the thermostat is set about a third of the way up from the coolest setting. While you are at it, visually inspect the water heater for any signs of leaking or rust.

### CONDO RESERVES – ARTICLES IN *The Washington POST*

*The Post* for Saturday, November 21<sup>st</sup>, had two informative articles about condo and common-interest-community life: *Hard Times for Homeowner Group* by Derek Kravitz appeared in the Metro Section while *Condo's Reserve Funds Deserve Scrutiny* by Benny L. Kass was in the Real Estate Section. Links to both have been placed on the condo website at [www.heritagehuntcondos.org](http://www.heritagehuntcondos.org); on left, click on link for News Media Articles.