

HERITAGE HUNT CONDOMINIUM I UNIT OWNERS ASSOCIATION

NEWSLETTER

NOVEMBER 01, 2011

HOA ELECTIONS DEC. 7th

This year the HH community will be electing 5 resident directors; one to fill an expiring term and 4 new directors to fill board positions being vacated by Lennar's coming departure. The new all-resident board will have a significant impact on the direction our community takes going forward. It is vitally important that everyone takes the election seriously. Learn what you can about each candidate, and **VOTE**.

Many feel that the recent Grill Room project was driven primarily by the resident board members, who were all golfers, and common sense only prevailed when analysis showed that the new building would cost \$1.5M and there would be projected operating losses of \$4M over 10 years. There is a rumor that the Golf Committee is now trying to stack the new board, purportedly with half of 16 candidates being golfers.

Normally whether one is a golfer should not enter into a candidates qualifications. However, when golf families make up no more than about 10% of the community, a board overloaded with golfers, or any other community faction, may be hard pressed to represent fairly and evenly the interests of the whole community. Compare it to a situation where the majority of the board were condo residents; do you think owners of individual homes would worry about how their interests would be treated?

It is vitally important that each of us learns as much as possible about the candidates and then votes. Go to the meet the candidates meeting at the Club House on November 16th. Ask the candidates for their views on HH issues and demand answers. If we don't, we will deserve whatever we get.

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HALLWAY & BALCONY DECORATIONS REMINDERS

Hallways and hallway entrance doors to condo units are common elements of the condominium. The only authorized decorations are wreaths and similar items hung from the door and no larger than 24" wide and 36" tall. Decorations may be hung on a hook over the door, a magnetic hook, or from the door knocker. Floor mats and decorative items are **not** permitted in the hallways.

Items on **balconies**, including plants and flags, may not break the plane of the building façade nor may any item be hung from, or placed outside of, the railing with the exception of authorized seasonal decorations.

Consult the HHCI Rules & Regulations for complete details.

MAINTENANCE REMINDERS

- Insulation on outside AC Freon pipes has deteriorated, cracked and in some cases come off. Unit owners should have the insulation checked and replaced as needed. Pipe insulation, which is slit down one side to slip over existing pipe, is available at home supply centers and can be installed by either a handyman or an AC technician.
- Verify that the strip heater in your hot water closet is turned ON and the temperature control is set for about 40°, or about 1/3 of the way up from the OFF or COLD position.
- Our buildings are now 9 & 7 years old so you can expect some things to wear out. There have been some recent incidences of garbage disposals leaking; so watch for signs of water on the cabinet bottom under your sink.
- Replace batteries in smoke detectors, fireplace remotes, thermostats (mostly Bldg B) and fireplaces (Bldg B).

If you have internet, visit the HH Discussion Group on www.heritagehunt.org. There is now an on-going dialog with some of the candidates about several issues.

No one will look out for your interests better than you. This is an opportunity to make the new board members take notice of the condos, which consist of 154 families out of a total of 1863 in HH. So VOTE.

A complete list, with biographies, of candidates for HOA Board and Committees will likely appear in the November *Horn*. The candidates for board of directors are:

Ken Aitchison
Curt Dierdorff
Dan Graham
Donald L. Hambric
Gerry Higgs
Howard Landsman
Jerry Manley
Sandra Sisk Painter
Donald V. Palmer
William J. Parks, Jr.
Clifford Pitts
Robert D. Roudabush
George Stiefelmeyer
Vinny Velotta
William Walsh
Albert M. Wollmann

If any condo owner wishes to discuss these or other issues, you may e-mail eplummer@heritagehuntcondos.org.

HH AGE RESTRICTIONS

Two years ago the HOA received legal opinion that the HOA Declaration of Covenants required that all resales had to be for occupancy by at least one person who was at least 55 years of age. Recently, HOA counsel changed his mind and the Board's policy now is that resales can be made for occupancy by at least one person between 50 & 54 years of age, subject to a 20% community cap. Condo resales are subject to this policy.

TRASH RECYCLE CHARTS

From time to time, recycle charts appear in *The Horn*. These charts do not apply to Condo I recycling; our condo uses a different trash and recycling company than that used by the HH community at large. Instead refer to rules posted on the garage Trash Room doors and information the Condo I Board distributes and posts on the Condo I website.

TRASH & RECYCLING ISSUES

We are continuing to have the issues discussed below. In some cases, it is because friends and family are helping residents but don't know the rules. Please help us.

- **Nothing** should ever be left on Recycle Room floors. If Recycle Bins are full, put the items in the regular trash dumpsters.
- We simply do **not** have the ability to recycle cardboard, except for small pieces that will lay flat in a Recycle Bin. Either put cardboard in the dumpsters – large quantities or large pieces should be stacked in the corner of the garage Trash Room – or take it to a PW County landfill or transfer station for recycling.
- **All** boxes must be flattened.

RULES & REGULATIONS – DRAFT REVISION IN LOBBY NOTEBOOKS

The Legal and Covenants Committee is revising the Condo I Rules and Regulations. A copy of the latest draft, with changes highlighted by red text and strikethroughs, is in the notebook in the lobby of each building. Owners who wish an electronic copy of the revisions and/or who would like to offer suggestions should e-mail hhcipres@gmail.com.

PARTICIPATE

Attend committee and board meetings – both condo association and HOA