

Heatherstone Village Homeowners Association

P.O. Box 1321, Painesville, OH, 44077 www.heatherstonevillage.com

DATE: 9 January 2025

RE: Status Update

Hello to all! I hope everyone had a happy and healthy holiday season, and that you have all cleaned the blade at the end of your shovel, since it seems that we will be doing a fair amount of shoveling this winter. Kudos to everyone who braved the elements to get some holiday decorations up this year. Like many of you, we drove around and saw some truly nice displays, ranging from classical traditions to eye-popping, Clark Griswold honorees. As the guy that had to climb the ladder to hang the lights on the Dartmouth Christmas tree, I can tell you that I know how much work it can be, and we want everyone to know that your efforts, big or small, are appreciated by your neighbors. No matter how much work I do in that regard, it is worth it when I see the looks on the faces of the kids in our neighborhood. Well done, everyone.

By now, you are all hopefully aware of the legal changes that took place with respect to all of our deeds, having read the letters from the attorney and the trustees that were posted on the website and mailed out to all owners. The trustees felt that it was best to get a decisive answer to the question that has been bubbling in the background for years, and now we are all clear on where we stand. I wanted to take a minute to let you know about some other business.

First, when we mailed the attorney's letter to all owners, we included invoices for those owners with an open balance. If you didn't get an invoice in that mailing, you may take that as confirmation from our end that you are paid up to date. Several owners have emailed with questions about any amounts owed, and several have sent in their checks. While we opened this task with more than \$23,000 in dues owed, I am happy to report that as of this writing, our open dues balance has dropped to \$15,750. That's nearly a one-third reduction in just a few months. We will be sending out reminder invoices to unpaid owners shortly, letting them know our plans regarding lien filings. If you know that you have an open balance, please send in your check, or email us at trustees@heatherstonevillage.com to make payment arrangements. If you have a payment plan in place, you will NOT be considered delinquent, and you will NOT be considered for lien filing.

Second, we have received Update My Information forms from about 40 owners, which is a good start. Please help to spread the word to your neighbors to complete that form and send it in by email or US Mail. The HOA spends \$400+ to send out a mailing to all owners, when we could

be emailing for free. On top of that, the number one question that we receive, BY FAR, is “How can I pay my invoice electronically?” We are getting closer to adding a Pay Now link to future invoices, but that will only be offered to those owners who have supplied an email address AND given their consent to receive their invoice by email. That is a requirement of the system that we will be using, since each Pay Now link is actually uniquely tied to the invoice sent electronically. Fill out the form and send it in, and encourage others to do so.

Third, the trustees have had discussions about the annual owners meeting, and we want to get that set up. We are researching local venues that could host that meeting. Years ago, it was held at Riverside High School, but I am not sure if that will be made available to us this time. If anyone has a lead on a suitable location, please email us.

Fourth, I have posted our 2024 financials on the resource page, for your review. I will next be reviewing the last five years of financials to establish an average baseline budget for 2025, including some of the new expenses that we will be adding, like the online payment system. We will review and answer questions about that budget at the owners meeting.

Lastly, I would remind everyone that in the very bitter cold temperatures that we will continue to see, on and off, throughout the winter months, there is little time to act, if an elderly neighbor manages to fall, or an unprepared child or a loose pet gets stuck outside. Please keep an eye out for any sign of a bad situation, and help if you can, or at least alert the authorities to assist. We are all busy people, but let’s not be so busy that we miss a call for help. Be safe, and happy shoveling.