

Hello Members!

FEB 2015

We want to share with you some of the conversations your neighbors have been presenting to the Board. The first is concern over declining property values. While a lot of this is out of our control, we suggest that some things are. It is little things like keeping your property clean & orderly, putting away your trash cans, maintaining a healthy lawn, well trimmed trees & shrubs, proper maintenance & painting of your fences; these items left undone, can drastically reduce not only your property value, but your neighbors several homes down the street. In order to help each of us maintain and build on our investments the Board will be much more aggressive in sending out Violation Notices this year and if need be, a Violation Fine to those who refuse to follow the CC&R's and be a good neighbor.

As most of you know, our subdivision is nearly \$14,000.00 behind in unpaid dues. Some of you may be unaware that payment arrangements are available to help you get caught up. If you need such help please call Heritage today for details. If you want your dues to go down, then the unpaid fees must go down correspondingly.

And lastly, the maintenance of common areas. Since all of use use them in one form or another, we are each responsible for their upkeep. Peaceful Valley continues to do a fantastic job in maintaining these areas along with weed abatement and upkeep of our irrigation system. Last year was the first that nothing went wrong with our water system! This includes the pump house with all its assorted valves and pipes. Highland Ditch experienced a lot of broken pipes which resulted in our loss of water. Heritage will keep the website updated with water breaks & shut downs as they find out, but please be patient as all breaks are not reported.

Please note that supply & demand affects our water flow as well. If you missed the Annual Meeting Ken Majury from Peaceful Valley suggested that we set out sprinkler timers to 7 minutes in the morning and 7 minutes in the afternoon. This amount will green up our lawns, yet prevent run off and waste.

Sincerely,

Your Board of Directors