

Heritage Lakes (HL) Homeowner Association (HOA) HL HOA 2024-Board Community Newsletter – 001.24



The HL HOA 2024-Board of Directors (HL HOA 2024 BOD) hopes that all had a wonderful holiday season and an even better new year.

The board would first like to recognize and thank Ric Katenhusen for his resolute, visionary, and passionate service to the Heritage Lakes Community. This board will continue to build upon his legacy and the efforts of previous HL HOA Boards who have served our unique community of residents.

The following represents the new order and addition to the HL 2024 BOD based upon annual elections and our intent to continue to have five members based upon Ric's departure:

- Charlie Hof – President, cwhmah0409@gmail.com;
- Shaun McTernan – Vice President, shaunmcternan@gmail.com
- Doug Lanahan – Secretary, doug0093@aol.com
- Byran Buck – Treasurer, bryanbuck@msn.com
- David Maciolek- davidm.heritagelakes@gmail.com, ARB Committee Chair – David thanks for volunteering again to serve the HL-community.

Your new HL 2024-BOD has been busy since its initial formation. This team continues to focus on resolving long-standing HL-community-level concerns and issues. We intend to form several resident volunteer committees over the coming year to help review and resolve many of our residents' long-standing concerns. An initial list of committees being considered include:

- CCR Review Committee
- ARB Review Committee
- “Neighbor Helping Neighbor” Committee

The board welcomes residents' ideas regarding the need to form other committees that are designed to improve the HL community.

For those who have raised questions or concerns about the bridge on Heritage Lakes Drive, we removed the railings and bench out of safety concerns. The railings and bench were weathered and worn, unsafe and have been discarded. Bryan and IMC will ensure that capital expenses are depreciated and addressed appropriately in our financial records.

We approved and selected Don and Sons to repair the tire ruts at the Malphrus entrance and to move three and install five new 500lb boulders to prevent future damage.

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The new negotiated Hargray contract and rates should now be in effect. Hargray is encouraging our residents to “cut the cord” on Hargray legacy cable and to transition to streaming services. This will save money and improve reliability across the community. **Exclusive offer for HL community:**

- 300/30mbps for \$40.00 monthly (plus taxes/equipment and fees)
- 500/50mpbs for \$50.00 (plus taxes/equipment and fees)
- 1GB for \$65 plus (plus taxes/equipment and fees)

Hargray has a dedicated team of product specialists to help you take advantage of the pricing and in finding the best streaming service based upon your individual family preferences. You can contact the Hargray Community and Developer Relations Team directly at: [877-427-4729](tel:877-427-4729) to schedule an appointment (some upgrades may be able to be handled over the phone).

We are assessing our options to modernize and improve the HL BOD’s communication gateways with all residents. Until then, IMC will continue to distribute these and other communications to the resident email addresses that are on file with IMC. It will also be posted on the IMC portal <https://www.imchhi.com/heritage-lakes>, under the latest community newsletter tab. As a backup, the BOD has hand delivered a copy to each resident and placed a copy in the mailbox.

As residents of HL, we are all blessed and privileged to live in such a beautiful and unique neighborhood. As such, we each have an individual responsibility to upkeep and maintain the appearance of our properties. As part of its contractual obligations, IMC noted the following types of non-compliance / violation concerns: (mailboxes, presence of debris / junk, possible abandoned vehicle, landscaping overgrowth, driveways, and power washing.) The HL 2024-BOD will be adjudicating these noted violations / discrepancies and IMC will then contact each homeowner to address and remedy the concern.

All HL residents are reminded to please contact Stacie Jacobs at IMC Resort Services with any concerns or issues that may arise. Stacie will then contact the board. Her contact information is as follows:

- Stacie Jacobs, IMC
- Phone: 843-785-4775 ext. 202
- Email: Sjacobs@imchhi.com

In closing, we urge each of you to adopt and embrace a spirit of cooperation, volunteerism, gratitude, respect, and charity as we work together to continue to improve our highly cherished and wonderful little neighborhood, which we call Heritage Lakes.

Sincerely,

Charlie Hof
President

Shaun McFernan
Vice President

Doug Lanahan
Secretary

Bryan Buck
Treasurer

David Maciolek
ARB Chair