

Heather Ridge HoA of Normal, Inc.
300 Greenbriar Dr., PMB 34
Normal, IL 61761
October, 2017

Dear Heather Ridge Homeowner/Resident,

Here are a few updates from your homeowners' association:

Nominations for the Board of Directors

Two seats on the Association's board of directors are up for election, with terms running through the end of 2019. Interested homeowners should contact the Association before December 15. The time commitment is minimal, meetings are quarterly, and board members enjoy an assessment waiver during their term of office.

Request for Ballot Initiatives

Members wanting to add any items to the ballot for a vote of the general membership should contact the association no later than December 1 to discuss the matter.

Notice of Annual Meeting

The association's annual meeting will be held on Thursday, November 9, at 7:00 pm, at the Northbridge Baptist Church (on the corner of Pipeline Rd. and Ziebarth Rd.) As always, the meeting will include an introduction to the current board of directors and a presentation outlining the Association's recent activities and plans for the future. Nominations for the board and solicitation of ballot initiatives will also be taken from the floor.

Assessment for 2018

The board of directors has set the Association's 2018 assessment at \$75. Bills will be mailed, along with your ballots, on or about January 1, are due on March 1, and unpaid balances will be considered delinquent on April 1. As in previous years, there will be a discount given for timely and accurate return of your ballot and payment.

Shoreline Repairs

The second (and final) stage of shoreline repairs was completed this summer. This was a large expense, but planning ahead allowed us to avoid a shortfall that would have resulted in imposing a special assessment. The current repairs should last at least another 10 years but the Association will continue to plan ahead for these expenses.

Chaffee Entrance Beautification

The Association made some necessary repairs and requested changes at the subdivision's entrance on Chaffee Ln. The lighting was upgraded, the sign was repaired and repainted, and the flower bed around the sign was replanted and landscaped. In the coming year, we plan to put some effort into the area on either side of the entrance.

Covenant Reminders

Please remember that association membership comes with several restrictions, some of which include restrictions on fences, sheds, satellite dishes, home-based businesses, and parking. Please read the Association's covenants and ask questions before beginning any projects. A copy of the covenants can be found in the Association's public records, available on its web site at www.HeatherRidgeNormal.com. As a rule of thumb, if you need a building permit, or need to call JULIE, you probably need to contact the association too.

Contact Information

As always, you can contact the Association by writing to the address at the top of this letter, or by sending e-mail to board@HeatherRidgeNormal.com.

That's all for now, and we look forward to seeing you at the upcoming meeting.

Sincerely,



Ed Chandler, President
on behalf of the board of directors