

HERITAGE TOWNHOMES HOMEOWNERS' ASSOCIATION INC.

4519 Mills Park Cir. Suite 200
College Station, Texas 77845
Phone: (979) 690-2330 Fax: (979) 690-0330

November 26, 2018

Dear Heritage Townhome Neighbors,

In looking back at the 2018 year, I would like to thank everyone who continue to make the Heritage Townhome community such a great place to live.

This has been an eventful year! Spring reminded everyone of the unpredictable nature of Texas weather. The hail storm that damaged cars and roofs is fairly common for our fellow Texans north and west of B-CS, but not so much here. Though disruptive for a time, we successfully navigated through a roof replacement for the entire community. The early fall rains have presented their own level of excitement, with high water raising concerns.

At the annual meeting in April, two new Board members were elected, bringing the number of Directors to five.

Over the past year, the Association board has worked to improve our community with a variety of projects, including:

- The roof replacement;
- The entrance sign letters were painted and entrance columns cleaned;
- Cypress trees were removed near the wall on Linda Lane because of root encroachment;
- The most damaged gutter screens/gutters were repaired.

Looking forward, additional near term maintenance projects to complete:

- Fence replacement;
- Painting (siding repair);
- Landscaping maintenance (tree and hedge trimming).

Additional items in progress are the CCR review and update, and common property condition assessments to identify future maintenance requirements.

Association dues will be increasing **10% to \$121.00/month** in January 2019 per schedule.

This increase is necessary to fund maintenance projects in the coming years, such as the fence replacement, painting and maintaining the common areas of our community.

Please ensure you have completed your "2019 Billing Schedule Form," that will be sent out on November 15, 2018. These are due on or before December 1st to allow for the setup of the billing schedule. **If this form is not received by the management office, your account will remain as requested and is currently billed.**

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For additional details about our Heritage Townhome community please visit the website at www.heritagetownhomeshoa.com. You can also join the Heritage Townhomes NextDoor community at www.heritagetownhomes.nextdoor.com. Ensure the current contact information for you is up to date, especially your email address. By providing your current email address, we can save the Association on the cost of postage (so that money can be used for other projects).

The Board of Directors thanks all of you for making Heritage Townhomes a great place to live!

Our community is made better by the residents who put forth the effort to maintain their properties, volunteer their time, and offer suggestions for making our community a great place to live in B-CS.

We encourage you to be actively involved and look forward to seeing you at our board meetings, the annual meeting, and out in the community!

Best Regards,
David Cole, President
Heritage Townhomes Homeowners' Association Inc.