

March 16 2022

Welcome to 2022!

Heritage Pines is looking better every month! That's the feedback via phone calls and comments I receive from Owners and Tenants all the time.

In 2021, we installed two new signs, put gutters on the fronts of all units, replaced six roofs, and removed some large trees from the community. Many units had Hardy board installed on the eaves, and many railings were replaced, along with some other incidental wood replacement.

In 2022, we are planning to paint twelve units. As well, we want to make enclosures on the sides of the units to hide all the garbage cans, as they continue to be an eyesore and detract from the neat and tidy look we are wanting.... We also are going to change the front garden of the units so everything is uniform and it LOOKS like a condominium. We will be starting this on 79th St and 40th Ave Dr W in 2022.

Along with this update letter is a separate Rental Procedure for those of you that are renting your unit(s). Please read carefully and follow this so everyone does the correct steps.

Owners are allowed to rent **ONLY ON AN ANNUAL BASIS**. A copy of the lease is to be sent to me by the owner/manager when the lease is initially drawn up **AND** when it expires and a new lease drawn up or renewed. For a renewal, just the front page needs to be sent to me.

For all of you that have not sent their leases to me, please do so by March 31,2022 and save me a phone call reminding you-I'd appreciate that! Thank-you! Email to me at Spenceley@comcast.net

These are the Board Members for 2022:

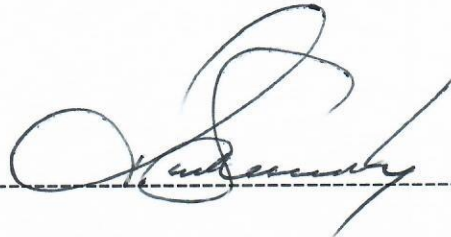
President Paul Spenceley 941-447-6234

Vice President Carol Rominger

Treasurer Dominick Lozano

Secretary Nate Patton

Board member Steve Schmidt

A handwritten signature in black ink, appearing to read "Paul Spenceley", is written over a horizontal dashed line.

Paul Spenceley President