

July 26, 2016

Greetings neighbors,

It has been six months since the annual meeting and it's time for an update from your HG-3 Board of Directors. There are several things to bring all our neighbors up to date on.

We have had to restructure the board. The current members and their positions are:

Bill Hays	President
Dr. J. "Pat" Edwards	VP
Joe Giuseffi	Secretary
John Young	Treasurer
Vern Potts	Maintenance
Dave Hunter	ACC
Mike Heaberlin	Member at large

We have had many comments about how good the HG-3 neighborhood looks. Isn't it amazing how little things like keeping the trash cans out of sight and the roofs clean makes a huge difference in appearance? Heritage Glen is unlike newer developments, there is not a cookie cutter approach to landscaping. Over time homeowners have shown their creativity and we have the native trees. We have a unique ambiance compared to the newer developments in the area. Our goal is for HG-3 to look like a neighborhood where it is obvious that every homeowner cares about the community's appearance.

We are happy to report that there has been a general spirit of cooperation when issues have been identified to individual homeowners. Affected homeowners have communicated their plans or the work has been done or is in progress. We have dealt with special circumstances cooperatively. For example, delayed completion dates have been accepted for specific reasons, i.e. medical issues or contractor recommendations.

We had planned on contracting the next increment of street paving this year but we have learned that the gas company may have to replace some pipes under some of the streets. We don't want to have them tear up and patch streets with brand new pavement. We have decided to delay paving until we know the gas company's final decision. We will let you know when we learn their decision.

There has been recent news about the property at 11308 139th, which has been vacant for over two years. The Management Solutions NW staff followed up on a tip and learned that the filings are complete and the property is scheduled for a trustee sale on Oct 21, 2016. It is not final yet because trustee sales are often delayed. The board will continue to monitor and look for opportunities to take positive action

We have six months with MSNW serving as our management company. The transition is complete. Their research on vacant house saved investigator or attorney fees. The 2016 billing cycle was successfully completed. They have provided timely and detailed administrative support at a level which is not possible for volunteer board members. Their record keeping and reporting is making our compliance program viable. Their timely communications has kept the board and involved homeowners notified of issues. They have supported homeowners with the process and have kept the board apprised of mitigating issues.

Lastly, we have changed the HG-3 By-laws so that board members are no longer excused from paying the annual assessment for their residence property.

I can speak for the entire board when I thank every homeowner for their support in reaching our mutual goal of maintaining quality of life and property values

As always, if you have any questions contact any board member or the staff at MSNW.

Respectfully,

A handwritten signature in cursive script that reads "Bill Hays". The signature is written in black ink and is positioned to the right of the word "Respectfully,".

Bill Hays
Board President

P.S. The HG-3 community garage sale will be August 12 through 14 this year. Our thanks to Betty Wise for coordinating the sale this year.