Dear Neighbors,

On behalf of the Heritage Farm POA leadership team, I hope you have enjoyed a great summer! I’m writing to update you on things that are happening in our neighborhood and let you know how much we desire your involvement and input in all that we do in Heritage Farm.

First of all, I want to invite you to be a part of our biannual Heritage Farm POA meeting. Our neighborhood meets twice a year to discuss the business and needs of our community. Our next meeting will be Sunday, October 16, at 2:30 p.m. We will gather to meet at the Heritage Farm pool/pavilion area, and we would love for you to be a part of that time.

Secondly I want to update you on the work being done on our neighborhood pool. Early this year we found out that our pool was losing water and experiencing problems. We hired American Leak Detection to investigate and they quickly determined that cracks had formed on the bottom of the pool allowing water to leak out and into the foundation. Upon learning about this problem, we determined that the water would need to be drained in order for the pool to be evaluated and inspected. The inspection revealed problems with the foundation and will require a substantial amount of repairs that will need to be completed in order to insure the long term health of our pool. After consulting with contractors and engineers we made a decision to hire Roberts McNutt to make temporary repairs to the pool so that it could be open for our summer season. These repairs allowed our pool to be used this summer and gave us time to receive competitive bids from prospective repair contractors. The repair process will begin on our pool in early September to give ample time to complete construction before the winter season. Please know that it is our desire to do everything possible to not only secure our pool, but to guarantee its safe and efficient operation in the years ahead. I will keep you informed of all the project details as they become available.

The pool repairs will require us to close the pool for the season after Labor Day Weekend. Last year we were able to keep the pool open into early October but this year we will close the pool for the season on Tuesday September 6. The playground will still remain open unless the construction process requires temporarily closing of that area. Our construction contractors will do everything possible to safely secure the pool area but we ask that you keep your children away from the pool area during this time.

Speaking of information, I want to encourage you to visit our neighborhood website at [www.heritagefarmpoa.com](http://www.heritagefarmpoa.com). This is the official website of our neighborhood that contains not only important information on events and opportunities in our community, but it also contains the documents that govern our neighborhood. While there are other websites that communicate information concerning our community, know that heritagefarmpoa.com is the official word of all that is happening in Heritage Farm.

As your POA president, I want to give everyone a friendly reminder that all property owners in Heritage Farm are legally obligated to follow the covenants and guidelines as stated in the Heritage Farm Bill of Assurance. The bill of assurance can easily be found on the website and I want to encourage all of our residents to take a few moments to review this document. Over the summer, our POA board members have received numerous phone calls, emails, and requests concerning issues of compliance. I want to remind you that honoring and abiding by the bill of assurance is not optional, it is a legally binding document that governs the use of our property in this neighborhood. Many people purchased homes in our community because of the protection to property and property values that are afforded by our bill of assurance. As per our bill of assurance, let me remind you of a few things:

- All boats, campers, and trailers of any kind must be parked in the back yard behind your home.

-All automobiles must be parked in the driveway. No parking is allowed on lawns or grass.

-There is no overnight parking on the streets of our neighborhood.

-It is illegal in the city of Benton to block a sidewalk with a parked vehicle.

-Temporary storage buildings, sheds, PODs, above ground pools and other similar structures are strictly forbidden in our neighborhood. Only site built structures resembling the form and style of you home are permitted in the back yard. All new buildings and major exterior revisions must be submitted to the POA for approval before beginning construction.

Over the summer I put together a committee to check out the many concerns we were receiving in the area of compliance. The last three months have revealed that between 10-15% of our neighborhood is out of compliance in some area. Please note if you are out of compliance we will be contacting you and requesting that you return your property to compliance. Failure to comply with the Bill of Assurance will result in legal action taken by our POA to restore and protect the integrity of our community. Please take a look around your property to make sure you are in compliance with our bill of assurance. It is important for us to work together as Heritage Farm property owners to keep our community clean and safe.

Heritage Farm POA dues are due June 1st. Your dues not only fund the maintenance and operation of the pool but also pay for the upkeep of the neighborhood common areas, playground, pavilion, entrance ways and the street and entrance lights Delinquent payment of dues incur late fees and property liens are placed on all past due accounts. All past due accounts will be handed over to our attorney this fall for collection.

On behalf of all the members of the Heritage Farm POA leadership team, I want to thank you for not only your love for our neighborhood, but your support of our team. Please feel free to contact us and let us know how we can serve you in the days ahead. The contact information for our Heritage Farm POA Board can be found on our website at [www.heritagefarmpoa.com](http://www.heritagefarmpoa.com).

I look forward to seeing you on Sunday, October 16, at 2:30 for our biannual meeting!

Doug Fulton

POA President, Heritage Farm