



Heritage Lake Association
Newsletter

Winter/Spring 2007
Volume V, Issue 1

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Heritage Lake Association
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Bulletin Board

NEW TO HERITAGE LAKE?

If you moved to Heritage Lake or recently purchased a lot and have not received a packet of new member information, call the office and request one. Call 359-8012.

ANNUAL POT LUCK DINNER

Saturday April 14th-Annual Potluck is at the Lodge at 5:00PM. The name pretty much says it all.

ANNUAL MEETING

Saturday March 17 – the Annual Meeting of the Membership is at the Lodge.

MEETING MINUTES ON THE WEB

If you are interested in the business conducted at the Board of Directors meetings, visit the website and click on "Board Meeting Agenda & Meeting Minutes" in the blue index on the left side of the home page.

NEW OFFICE EMAIL ADDRESS

A new e-mail address has been set up for the office – hlaoffice@verizon.net.

FREE EXERCISE AT HERITAGE LAKE

Did you have one too many fruitcakes over the holidays? Is it time to get serious about exercise? One fun way to get started is to come to the Lodge every Monday at 7:30 and Thursday at 7:00. The workout is very informal, no competition, work at your own pace (with a video or DVD leading us) and socialize with your friends and neighbors as you get that exercise that you know is so important. Please join!

KEEP YOUR MAILBOX CLEAR

Please be sure to keep your mailbox accessible for mail delivery this winter. It is the homeowner's responsibility to keep the snow cleared from this area.

Happy Valentines Day!



Annual Meeting - March 17th

The annual meeting of the membership will be held on Saturday March 17, 2007 at 10:00 a.m. at the Lodge. There is no election of board members this year as no terms expire and no resignations have occurred. Therefore, the purpose of the meeting is to conduct business on any matters properly presented.

February 21, 2007 has been established as the date of record for the 2007 Heritage Lake Annual meeting. Members with all 2006 fees and outstanding balances paid in full will be eligible to vote on any business properly brought before the membership.

More information will be mailed to each member at their home address. The mailing is scheduled to go out by March 3. Watch for the information and please plan to attend.

From The Conservation Corner

The Conservation Committee reports that the North Sediment Basin Project, started at the beginning of the year, is now mostly completed. The contractor, Miller & Son Construction, dug the basin, built the surrounding berm structures, installed the drainage pipes, and graded the area as per our contract. The final steps include grading, seeding, and landscaping the basin. These will occur as soon as spring weather permits. The basin is already filling with water as intended, and will reduce the silt brought into the lake by rains this spring and throughout the coming years.

We have been advised that the basin and surrounding area may still have soft ground and that no motorized vehicles should be in the area. Please report any violations of this policy to the Heritage Lake office so that we can protect our new investment.

Again, this project was the first step in a long-term effort to preserve our community's most precious natural resource - Heritage Lake. We thank our contractor, Paul Miller, and our engineer, Dick Spencer (Foth and VanDyke/Daily Division), for their timely efforts and professional advice while leading us through this project. We also thank our Board members for their thoughtful approach to solving the sediment runoff problem and for making the best use of our Lake Fund dollars.

Spring Cleaning Volunteer Day

The fall Volunteer Day was so successful we have been asked to hold another in the spring. Please keep your eyes open for more information and date of the event.

Inside this issue of HLA Newsletter:

Administrative and Advertisement.....	page 2
Social Update	page 3
Income and Expense Reports	page 4
Finance Facts	page 5
Billing and Collection Process.....	page 5
ECC Fees and Forms	page 6
Great Summer Job Opportunities	page 7
Bulletin Board	page 8

Scheduled Board Meetings

Next regularly scheduled Board meetings are:

Thursday – February 15 - 7:00 PM at the Lodge
 Thursday – March 15 - 7:00 PM at the Lodge
 Saturday – March 17 at 10:00AM am at the Lodge
 Annual Meeting of the Membership

All members are encouraged to attend.

Heritage Lake Board:
 Matt Eggenberger, President
 Curt Greer, Vice President
 Dan Maurer, Secretary
 Janet Bremner, Treasurer
 Jim Johnson, Director
 Patrick Jones, Director
 Gary Patton, Director

Lodge & Pool Reservations:
 Call HLA Office: 359-8012

HLA Office Hours:

Monday - Closed
 Tuesday - 7:00 am - 12:00 pm
 Wednesday - 12:00 pm - 5:00 pm
 Thursday - 2:00 pm - 7:00 pm
 Friday - Closed
 Saturday - Closed
 Sunday - Closed

HLA Office:

PO Box 402
 Mackinaw, IL 61755
HLA Office: 359-8012
 Email: hlaoffice@verizon.net
 Located at: First Security Bank, #2 Bradford Dr.

www.heritagelakeassociation.com

Local Services

Garbage Removal: Neville Trucking 309.392.2407
 Cable: Tel-Star Cablevision 888.842.0258
 Water: Village of Mackinaw 309.359.5821
 Septic: Tazewell County Septic 309.241.0576

For all your party needs call...

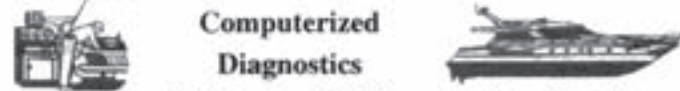


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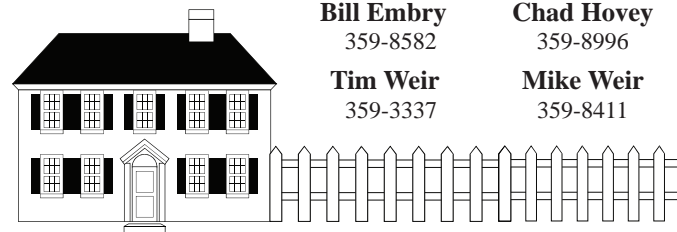
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Social Club Update

By: Sandy Hoffmann

This issue of the newsletter will not come out before the chili cook-off, so I congratulate the winners in advance, and will announce them in the next newsletter.

Saturday April 14th – Annual Potluck - Our next event will be Saturday, April 14th at the Lodge at 5:30. This is the Annual Potluck Dinner. It's a lot of fun and a great way to get out to see your neighbors after the long cold winter. Bring a dish to pass, silverware, your favorite beverage, and the family. If the weather is nice we have been known to have outdoor activities. If you have an outdoor game you'd like to bring, we'd love to try it. If not, we have the old standbys of Bocce, Bags and Rodeo Golf.

HERITAGE LAKE D.O.G. (Dog Owner Group)

Dog loving citizens who live at Heritage Lake are invited to join this new group that is being formed. The purpose of Heritage Lake D.O.G. is to create and maintain a dog recreation area (dog park) where Heritage Lake member's dogs can run and socialize with off-leash safety. For more information on how you can help, please contact: Eric & Amy Legner at 359-8289 or e-mail at ealegner@telstar-online.net. "Happy dogs make happy neighbors!"



Spring Golf Outing Planned

April 22nd has been scheduled for the spring golf outing. This is a Sunday and we will tee off in the early afternoon. Please line up your foursome now and if you do not have a foursome we will line one up for you at the time.

For more information, please contact the office.

HLA Expense Report

By: Janet Bremner

Expenses between January and December 2006 by Committee:

Conservation	\$33,288	(10% of expenses)
Lodge & Pool	\$43,285	(13%)
Beach	\$3,957	(1%)
Campground	\$3,742	(1%)
Sports Complex	\$546	(0%)
Property Owner Services	\$46,206	(14%)
Roads & Mowing	\$65,054	(20%)
Payroll and Payroll Tax	\$67,362	(22%)
Finance	\$56,345	(17%)
Zoning & Security	\$5,949	(2%)

Definitions:

Conservation: lake & dam upgrades and beautification efforts. Lodge & Pool: repairs and maintenance for both facilities, utility expenses for both, wages for lifeguards and pool chemicals/supplies. Beach: electricity, water, telephone and maintenance. Campground: electricity, water, and maintenance. Sports Complex: ball diamond and soccer field. Property Owner Services: legal fees, insurance, utilities, postage, newsletter, office supplies, printing, copying and interest expenses. Roads & Mowing: road repairs, equipment repairs, gasoline, general maintenance supplies, snow related expenses (cinders, salt, snowplow labor, etc.) Payroll and Payroll Tax: salary for the maintenance and office staff and all applicable payroll taxes. Finance: contract accounting, collection expenses, lien filing fees and applicable federal and state income taxes. Zoning & Security: wages for enforcement officer and other administrative expenses.



Use Night Deposit Box

Do you know that you can drop items off at the Heritage Lake Office outside of normal business hours by using the Heritage Lake Branch First Security Bank's night deposit box? Mark your item for Heritage Lake and slip it in the drive through deposit. Use an envelope for further security of your materials and for returning the lodge key. This a convenient option available 24 hours a day, seven days each week.

HLA Income Report

By: Janet Bremner

Income between January and December 2006 by Category

General Assessment	\$201,716	(60% of income)
Road Fund Assessment	\$45,000	(14%)
Lake Fund Assessment	\$34,650	(10%)
Fees for services	\$13,160	(4%)
ECC Fees	\$9,790	(3%)
Other Fees	\$15,538	(5%)
Interest income	\$6,159	(2%)
Other Income	\$6,027	(2%)

Definitions:

General Assessment income is from the annual "dues" or "lot assessments". Last year you paid \$190.00 per lot. Road Fund Assessment is income dedicated to road repair. Last year you paid \$67.59. Lake Fund Assessment is income dedicated to lake and dam projects. Last year you paid \$51.95. Fees for Services include lodge rental, swim pool receipts and season passes, campground fees, and associate memberships. Environmental Committee Fees include building and accessory permits, environmental impact fees and property inspections. Other Fees include transfer fees, collection fees, citations, and lien filing fees. Interest Income is the interest we earn on all of our accounts, money markets and CDs. Other Income includes newsletter ad sales, fund raising efforts, vehicle decal sales, credit card cash back promotion and payments from insurance carrier.

WEIGHT LIMITS – IT'S YOUR RESPONSIBILITY

Between January 1 and April 15 there is a 12,000 pound weight limit for all Heritage Lake roads. If a delivery is made to your home and the delivery vehicle weighs more than 12,000 pounds, **you can be cited with a \$500 fine.**

If you purchase anything that will be delivered, remember to tell the salesperson about this fine and that it is important that they use small delivery vehicles.

For the latest news and information, please visit www.heritagelakeassociation.com

Finance Facts

By Janet Bremner

2007 ASSESSMENT AND FEE ADJUSTMENTS

2007 Annual Assessment

\$200 per lot
Due March 1

2007 Road Fund

\$69.82 per member
Due July 1

2007 Lake Fund

\$53.66 per member
Due October 1

According to our governing regulations, the Board of Directors has the authority to implement a \$10.00 increase in the Annual Assessment in five out of every 7 years. Due to the continued increase in maintenance, amenity and other costs, the board approved this increase for 2007. This is the fifth year of such increases and the Annual Assessment cannot be increased for the next two years. The new Annual Assessment is \$200.00 per lot and is due on March 1.

The Road Fund and Lake Fund fees have also increased as mandated by the by-laws, based upon cost-of-living adjustments. The Road Fund (\$69.82) is due July 1 and the Lake Fund (\$53.66) is due October.

Payment Options For HLA Fees

It is acceptable to pay all Heritage Lake fees at one time. Add the Road (\$69.82) and Lake (\$53.66) payments in with your assessment payment and you won't receive any further statements from Heritage Lake. The individual due dates still apply (all assessment payment due March 1, all Road Fund due by July 1 and all Lake Fund due by September 1). You may send the payments in anytime before the due dates.

If you mail in your payment, please send to our Accounting firm (address below). If you prefer to pay in person at the office or at the Heritage Lake Branch of First Security Bank, that is acceptable too. You may also use the drive through or night depository to drop off your payments.

Address for Accounting Firm:

Donald M. Heinold CPA PC
Attn: Shelli
PO Box 209
Eureka, IL 61530

Billing and Collection Process

Last year we implemented a new billing and collection process that was designed to reduce costs associated with the process and to encourage all members to pay their fees by the due date. We reduced the number of mailings from 12 to 7 (saving paper and postage), asked that you send your payments to the Accounting firm (saving HLA office time to process payments), simplified the late fee process so that the late fee is added once for each of the three separate funds rather than monthly (saving staff time, postage and paper), sent delinquent accounts to a collection agency where they were reported to all Credit Bureaus (encouraging timely payment of fees), and established additional fees that are added by the collection agency so that the loss to Heritage Lake is reduced (encouraging timely payment of fees).

Our analysis shows that our goals were met. More members paid in a timely manner and our processing costs have been reduced. We will continue this same process for 2007 and review again for 2008.

2007 Schedule of Fees

The Schedule of Fees inserted in this newsletter and included in your assessment billing outlines the timing and steps in the billing and collection process. You should have already received the initial billing for the Annual Assessment due March 1. If not paid by April 1, a \$50 late fee is added and only then is a second billing mailed. If you lose the original statement, it is lost in the mail, etc. you are assessed the \$50.00 late fee. Put the due dates on your calendar and respond to the statements right away. If you haven't received a statement by the time you are reading this, contact the office at 359-8012. Make it your responsibility to pay on time and avoid the \$50.00 late fees.

If the Annual Assessment is not paid by June 1 the delinquent accounts are sent to the collection agency and another \$50.00 is added at that point. You will be contacted by the collection agency and will have 30 days to pay the amount due. If not paid by July 1 your account is reported to the Credit Bureaus and a lien is filed on your property. A \$100.00 lien filing fee is added at this time.

The process works the same for the Road and Lake Funds. Avoid the late fees, collection fees, and lien filing fees. Pay on time.

Billing Statement Revised

The billing statement has been redesigned so that the top part can be torn off and returned with your payment. We received suggestions from members to clarify how the statement was to be handled. So, please return the top part of the statements with your payments.

Heritage Lake Security

As a reminder, the community policing needs of Heritage Lake are served by the Tazewell County Sheriff's Department and the "911" emergency system. In the event that you need police support on an emergency basis, call "911". If you need the support of the Sheriff's Department on a non-emergency basis, call them at 1-800-346-4141. The Heritage Lake Officer, Randy Davis, patrols the subdivision for traffic and other violations but the Sheriff's staff responds to our emergency needs.

Snow Plow Precautions

Follow a snow plow at a safe distance. The driver of the plow may need to reverse the snow plow and they may not be able to see you if you are following too close. Don't park in cul-de-sacs as this makes it challenging to clear them of snow and may prohibit snow removal. Don't park along the sides of roads. This makes it difficult to properly clear the road. A vehicle blocking snow removal may be towed at the owner's expense.

Notice

The dumpsters at the beach and lodge are solely for those using either the lodge or beach/pavilion facilities. If you have bulk items that need to be hauled away, contact Neville Trucking at 392-2407 and for a small fee, they will remove your things.

Bird Spotted

A pair of Eagles has been spotted in the Mackinaw valley just outside Heritage Lake. They have also been seen over Heritage Lake. Watch for the large white head of the male. It is easy to spot. Robins have also been seen searching for food in the frigid cold. Robins eat worms, insects, and berries. Of course there are no worms or insects available for them right now so if you want to help, chop us some raisins or other dried fruit and throw it out on the ground. You'll help them get enough energy to fly further south where worms and insects can be found.



2007 ENVIRONMENTAL CONTROL COMMITTEE FEES & FORMS

Building Permits for houses and accessories (fence, outbuilding, pool, driveway, etc) are now available on the Heritage Lake web site. You can print off the permit(s) you need, fill them out and send them with the \$30.00 fee to the Heritage Lake Office. The Office Manager will alert the Environmental Control Committee (ECC) that a permit has been received and a member of the ECC will then be in touch with you.

Following are the ECC current fees:

New Construction Building Permit (houses) \$30.00

Inspections Fee (houses) \$300.00

Environmental Impact Fee (houses) \$2,000.00

2% Building Security Deposit on New Construction

Fence (permit required) \$30.00

Landscaping no fee

Outbuilding/Garage (permit required) \$30.00

Seasonal Pools (County regulations) no fee

Permanent Pool (permit required) \$30.00

Deck no fee

Dock (permit required) \$30.00

Additions no fee

Driveways (permit required) \$30.00

Tree Removal Fine (without permit) \$100.00 per tree

Beginning Construction without Permit \$500.00

Continuing Construction without permit per day \$500.00

Failure to Obtain an Inspection \$500.00

Failure to Obtain an Accessory Permit \$100.00

Failure to finish project within 6 months \$100.00

Failure to finish project, every successive 6 months \$500.00

Failure to remedy unapproved structure \$100.00 per day

Trees over three inches in diameter must be approved by the Environmental Control Committee before removal. Any cutting of trees over three inches in diameter without the approval of the ECC will result in a fine of \$100.00 per tree. Contact the Office before you cut.

Check your Culverts

Before the spring rains hit us, make sure that any culverts on your property are open and cleared of debris. Sometimes the culverts get flattened and need to be opened up. It is easy for leaves and other natural debris to build up where run-off enters a culvert. This creates a damming effect and may cause the water to overflow the ditch and find a new path to your basement! Check those culverts.

Spring Burning

Be careful when burning yard waste or burning off leaves and underbrush in your woods this spring. While it can be beneficial to burn the leaves, weeds, and underbrush in the woods every 3 or 4 years, it can get out of control on dry or windy days and start a major forest fire. Be sure you have enough help for the task. Try not to burn off the same areas every year. This does not give the young hardwoods and other native plants enough time to recover and harden from the last burn and will eventually wipe out all your trees. Plus, frequent burning will increase erosion and nutrient loss from the bare soil and ash left behind.

Great Summer Job Opportunities – Prepare Now

Heritage Lake Association is once again looking for certified lifeguards. The required Lifeguard certificates can be obtained through local YWCAs and YMCAs.

Contact the office at 359-8012 for more information and if you are already certified, you may send your resume and copy of current certificate to the **Heritage Lake Office at PO Box 402, Mackinaw, Illinois, 61755.**

Take this winter to get yourself ready for these great summer jobs that allow you to make money and be outside to enjoy the fun summer weather.

Snow Folk make an appearance around Heritage Lake

These snowmen were all photographed in Heritage Lake. See anyone you know?



HL Swimming Pool

Last summer we experienced problems at the pool with the drainage system. Water was being lost and we had to put several inches of water in the pool nearly everyday. This affected the chemical balance as more chemicals were used than normal in order to maintain proper balance. It was determined that the pool cannot continue to operate this way and so this winter we opened up the perimeter to be able to assess where the leaks are occurring and what might need to be done to correct the problem. The board is currently seeking costs estimates and we are hopeful that the pool will open on time – Memorial Day weekend.

I just want to remind everyone how vital our amenities are and how much they increase our quality of life, in addition to our property values. These amenities set us apart from other communities; therefore we should maintain them for our future generations.

Environmental Control Committee (ECC) Seeking Members

If you are interested in helping Heritage Lake, the ECC is looking for new members. This committee reviews building permits and provides guidance to members who want to make improvements on their property. If you think you may be interested, contact the office at 359-8012 for more information.