



HGRD? HOA? What's It All About?

Homeowners in Herons Glen are members of two organizations known as the Herons Glen Recreation District (HGRD) and the Herons Glen Homeowner's Association (HGHOA). Even residents who have lived at Herons Glen for a number of years sometimes get confused as to what these organizations are, what they do, how they cooperate, and why they are separate entities. This document will provide an overview of each to demonstrate how the two organizations work together to make Herons Glen such a wonderful place.

The HGRD is a Special District created under Florida law, and as such is a governmental entity. The HGRD was formed in 1999 when the residents voted overwhelmingly to purchase the recreational facilities from the developer. These included the golf course, clubhouse, restaurant, and the other recreational amenities in the Glen. A provision of Florida law allowed the residents to finance the purchase through a tax-exempt bond issue creating an instrument of Florida State government known as the Recreation District.

As a Special District, the HGRD serves a specific geographical area and is governed by a Board of Supervisors, **all of whom must be residents of the state of Florida** and who are elected by the **property owners**. Because it is a governmental agency, the HGRD is capable of issuing **government-backed**, tax-free bonds to raise funds for capital improvements. In fact, in 2020 the District issued bonds to provide \$12.9 million in construction funds to renovate HGRD facilities and amenities over the coming years. However, as a government entity, the facilities owned by the District are public property and as such must be made available to the general public, albeit with some allowable restrictions.

Key areas of responsibility for the HGRD include the community irrigation system (CLIS), cart paths and bridges on the golf course, lakes that touch the golf course or other amenities, landscaping on HGRD property, the fitness center, tennis courts, bocce courts, pickleball courts, shuffleboard courts, the pool and spa, ballroom/card/activity rooms, restaurant and lounge (including the liquor license), pro shop, pump houses, rental golf carts, and restrooms on the golf course and tennis courts. (NOTE: This list is not comprehensive.)

The HGHOA in Herons Glen was first instituted as part of the legal structure of the original developer. It is a Florida not-for-profit corporation and operates under specific Florida statutes. It was inherited from the developer by residents when the takeover occurred on January 1, 2005. The HGHOA is run by a Board of Directors elected by the members of the Association.

The HOA owns and is responsible for the maintenance of the streets and common areas within Herons Glen. HOA administered common areas include the guardhouse, gates, street lighting, street signs, entrance walls, neighborhood entry signs, common area landscaping, streets, curbs and sidewalks, street drainage, five wetlands and preserves, and eight lakes that do not border the HGRD Golf Course or other Amenities property. The HOA is also responsible for community standards for homeowners, such as landscaping and the appearance of residences.

While they have distinctly separate organizational structures and functions, the HGRD and HOA cooperate for the benefit of our community in a number of ways.

HGRD – Recreation District	HGHOA – Homeowner's Association
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