



December 2015 Newsletter

THE HILLTOP BOARD WELCOMES TWO NEW MEMBERS for terms beginning January 1, 2016.

Hilltop Homeowners Association, Inc.
Lancaster, PA 17604-4841
Board of Directors 2015

Keith C Miller 471-1388

100 Treetops Drive

President@hilltophoa.com

2-year Term through 2016

President and Chairperson of Finance

Joseph Samek* 898-6327

105 Winding Hill Drive

Vice-President@hilltophoa.com

2-year Term through 2015

Chairperson of Architecture

Pamela Wise* 682-0687

108 Winding Hill Drive

Secretary@hilltophoa.com

2-year Term through 2015

Chairperson of Compliance

Bonnie Benjamin 898-9113

124 Pinnacle Point Drive

2-year Term through 2016

Chairperson of Media/Hospitality

Media&Hospitality@hilltophoa.com

Gene Mummau 598-3040

112 Treetops Drive

2-year Term through 2016

Chairperson of Landscape

Landscape@hilltophoa.com

Scott Sterner 898-0154

110 Winding Hill Drive

Accountant for the HOA (not a Board member)

Accountant@hilltophoa.com

* Terms expire 12/31/15

Linda DePatto has resided at 33 Spring Walk Court since 1988 and served as President of the Association in the 90s as well as on several committees.

Linda is a retired Manheim Central School District kindergarten teacher and currently works part-time in Guest Services at Women and Babies Hospital.

Linda has lived in Hilltop long enough to see the many changes that have occurred in our community and says, "In order to maintain our property values we need to follow and enforce the covenants. We live in a very desirable community and that is to the credit of our residents and a governing board made up of homeowners who have a vested interest in the well-being of Hilltop."

Becky Mullaney and her husband Michael have resided at 218 Winding Hill Drive for the last 16 years. Becky retired from the U. S. Postal Service in 2003. Since that time, she has been a real estate agent and volunteered for Lancaster County Hospice. Becky currently works part-time, at home, for Inspira Marketing.

Becky has seen the changes over the years that have come to Hilltop and decided to volunteer for the HOA to help make a difference and keep the HOA management run by the residents. Becky's husband Michael has been actively involved in the HOA for many years as a board member and member of the Landscape Committee.

THE MINUTES OF ANNUAL HOA MEETING

held on Nov 16, 2015 will be available on the website by the time you receive this newsletter.

www.hilltophoa.com/home/legal

**HILLTOP HOMEOWNERS
ASSOCIATION, INC.
2016 BUDGET**

Revenue	_____ \$
Dividends	0
Fee Discount	(3,800)
Fees	233,916
Fines	0
Interest	12
Late Fees	1,100
Misc. Income	0
Tax Free Interest	0
Total Revenue	\$ 231,228

Expenses	_____ \$
Accounting	3,000
Electricity	9,684
Grounds	89,874
Insurance	3,000
Legal	2,000
Lien	0
Management Co	0
Meeting	500
Merrill Lynch mgmt. fee	300
Miscellaneous	100
Office	1,630
Painting	41,570
Repairs	2,100
Snow	26,000
Taxes	1,500
Total Expenses	<u>\$ 216,612</u>

Net Ordinary Income **\$14,616**

Other Income/Expense	
Interest on Securities	5,000
Total Other Income	<u>5,000</u>

Total Net Income **\$ 19,616**

This 2016 budget was presented and passed by a majority at the Annual Homeowners Meeting in November.

**Monthly maintenance fees will NOT
be increased for 2016.**

TIRED OF WRITING A CHECK every month for your maintenance fee?



Why not set up an automatic payment through the on-line banking services of your bank? It's quick and easy and you never have to worry about forgetting a payment!

SNOW REMOVAL

It's that time of year when everyone wants to know Hilltop's policy for snow removal. In addition to landscaping, ZJ's also handles snow removal. They will plow when:



3" or more have accumulated AND

The snow has substantially stopped

The exception to this is if there is a really large storm that is anticipated to drop a lot of snow over an extended period, in which case ZJ's will plow more than once throughout the storm.

If possible, please park your car in the street until your driveway is plowed. ZJ's will then shovel you out if necessary so you can move your car to your driveway while the streets are plowed.

PLEASE DO NOT CALL ZJ'S TO ASK WHEN THEY WILL PLOW!

BALD SPOTS?



No, not THAT kind of bald spot!

Does your LAWN have bald spots?

Rest assured that ZJ's Landscaping will be repairing/replanting them this spring.



HARD COPY

If you want a physical copy of any of the documents located on the website (By-Laws, Declarations of Covenants, conditions and Restrictions, Rules & Regulations, past newsletters, Annual meeting minutes, etc.) please contact Scott Sterner at 898-0154.



“NO SOLICITATION” SIGNS ARE INSTALLED

You may have noticed the 4 “No Solicitation” signs at the entrances to Hilltop streets. If someone shows up at your door selling something, you can point out the signs and tell them there is no soliciting allowed in Hilltop.



PLEASE! PLACE GARBAGE ON CEMENT

Please do NOT put your weekly trash and recycling on any of the grassy areas next to your driveway.

This is killing the grass.

As soon as these areas are consistently trash-free, ZJ's will reseed where trash leakage has killed the grass. Failure to do this may result in a fine.

ANNUAL GARAGE SALE

Mark your calendars! Saturday, August 27th is our annual garage sale. We had 31 enthusiastic families participating last year. Let's make 2016 even better!



CHIMNEY CLEANING TIME!

If you plan to use your fireplace this winter, be sure to get your chimney cleaned.



Be proactive and be SAFE!

FIRE SAFETY COURSE offered by Rohrerstown Fire Dept.



Safety Quiz - Do you have a fire extinguisher in your home in case of emergency? Do you know where it is? Does everyone in the family know how to properly use it?

Our local Fire Dept. offers this ½ hour course on use of a fire extinguisher, safe evacuation and other information that can save your life or the lives of your family. **It's FREE, but we need at least 8 people to participate.** If you are interested, contact Bonnie Benjamin at 898-9113 or email her at webmaster@HilltopHOA.com

HILLTOP FIREPLACES ARE FOR OCCASIONAL USE ONLY!



Please remember that the **fireplaces in our units are designed for occasional use only** and primarily decorative in nature. They are NOT - and never were - intended

to be used as a primary, or ongoing, heat source. To use the fireplace in such a way puts not only the homeowner, but also neighbors on either side, at risk of fire and/or smoke damage.

Don't forget to test your smoke alarm!

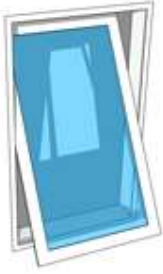
FINANCIAL REVIEW REPORT FOR 2014 COMPLETED



Pat Ditzler, a Hilltop homeowner and experienced bookkeeper (see her bio on our website) volunteered to review all financial records of the HOA back to 2010, beginning with 2014, which she just completed and may be viewed on our website at www.hilltophoa.com/home/legal or if you want a paper copy, contact Scott Sterner at 898-0154.

Reprinted from the June 2015 newsletter, so call first to verify prices have not changed.

SAVE YOUR WINDOW SCREENS



If you are replacing your windows, please consider saving the old screens (cleaned, please) to donate to a neighbor who may be missing one. The Board has volunteered to collect and store the screens so a neighbor will have a place to 'go shopping' if they need one.

To donate contact:

Joe Samek at Jsamek1@Verizon.net or 898-6327
Or Pam Wise at Compliance@hilltopHOA.com or 682-0687.

REPLACEMENT WINDOW SCREENS

Do you have the original "Acorn" windows? As you may know, Acorn has been out of business for a number of years. So, if you need a new screen, either because you never got one when you bought your house or because the frame was damaged, you quickly found out that getting a replacement was difficult and expensive.

We have found a company that does nothing BUT make replacement screens. It can all be done on-line. The best part? A kitchen window-sized screen is only about \$30. Quantity discounts available.

AND if you can combine your order with some of your neighbors for 25+ screens, you get wholesale pricing - \$14.99 per kitchen-sized screen, which is less than rescreening.

Check them out at
<http://www.qualitywindowscreen.com>

REPAIR / RE-SCREENING

Do you just need re-screening? TrueValue Hardware, 14 Beaver Valley Pike, Willow Street offers it very inexpensively, \$17.99 for a kitchen window-sized screen. Call 464-2999.

Note: Association rules state that all window screens must be kept in good repair. If you do not wish to use screens, all windows must be treated the same way so that they look consistent from the street. For example, you cannot have 2 windows with no screens and the rest with screens.

GARAGE DOORS



Last year one of our Board members got a new garage door through Costco and asked the salesman if it was possible to get a discount for all Association members. Yes!

Any Association member can now get a 15% discount off the regular price. He assures us that this price will meet or beat Costco's price – but without having Costco membership. In fact, this price is ONLY good if you call Glenn and tell him you want the Hilltop Homeowners' discount.

Here are prices for the Stratford 2000 series (matches our existing door style), with standard insulation, including *installation of door, new tracks, springs and all hardware plus removal of all old equipment.

- A single, 9' X 7' door is \$650, installed*
- A double 16' x 7' door is \$1000, installed *
- A 1/2 HP LiftMaster 8355, belt-driven (quieter) door opener is \$380, installed.

For more information, including other options available and a free estimate based on your specific needs, contact: Glenn Coates at The Jaydor Company, 717-224-3026.

Note: You may need to repaint the door as some of our colors are not standard colors from this manufacturer. The HOA painting contractor is Tom Livingston at 371-3463, or you may use a painter of your choice.

Reminder: Any changes to the outside of your home must have prior approval from the Architecture Committee and a new door must match your neighbors. Please contact the Committee Chairperson listed on the front of this newsletter.

NEWSLETTERS FOR 2016

For all of 2015, we mailed newsletters to everyone AND if we had an email address for you, you ALSO got an eNewsletter.

In order to save mailing costs in 2016, if we have your email address on file, we will NOT mail you a printed newsletter.

Please help the HOA save money by providing a valid email address to the Board. We promise to keep confidential and you will only be emailed HOA information. Send your email address to Keith Miller, President or Bonnie Benjamin, webmaster or through the 'contact' form on our website.

2016 PAINT AND PRESSURE WASHING SCHEDULE

The following plexes will be addressed in 2016:

Eagles Nest, 100-114
Eagles Nest, 109-115
Eagles Nest, 101-107
Tree Tops, 120-134
Winding Hill, 228- 238
Pinnacle Point 140-146

Painting and pressure washing usually start some time in April, after Easter. Once a more firm date is established, letters will be sent out to the residences to remind them of the start date and it will be posted on the front page of the website.

HOA MAILING ADDRESS

Hilltop Homeowners Association, Inc.
P O Box 4841, Lancaster, PA 17604-4841
Website: www.hilltophoa.com



Ideas You Can Use –

- * Prep your car for winter :
 - ✓ Test your battery
 - ✓ Inspect your tires
 - ✓ Test your anti-freeze to be sure it hasn't deteriorated (hardware stores have inexpensive testers).
 - ✓ Check your tire pressure
 - ✓ Replace your wipers if they streak or squeak and refill your washer fluid reservoir (be sure you get a de-icer formula).
- * Keep a bag of cat litter in the car to help you get traction on icy patches.
- * Keep a heavy blanket in your car to keep warm with if you are stranded AND to put on snowy ground if you have to change a tire.
- * Go High Tech for under \$200 with:
 - ✓ Moisture sensor to avoid costly water damage (and know where your main water shut off valve is!)
 - ✓ Smart doorbells send a video of who is there
 - ✓ WiFi security camera
- * Have a home based business? Be sure to check that your homeowner's insurance has you covered.
- * Be sure your gutters are clean before we get snow and ice to prevent formation of ice dams which can send water down the space between your inside and outside walls, causing major damage.

Happy Holidays

Whatever holiday your family celebrates during this time of year, the Board of Directors and Media/Hospitality teams wish you and your family happiness in your celebrations and a joyous New Year.