



Homeowners Association, Inc.  
PO Box 4841  
Lancaster, PA 17604-4841

March 2015 Newsletter

The February Board of Directors meeting was held on Monday February 23<sup>rd</sup> at which time elections were held. All officers are continuing with their same positions, with the exception that Gene Mummau will fill the Treasurer's position.

The Board is in the process of getting "No Solicitation" signs to be put up at strategic points within Hilltop, as approved by the members who were present at the annual meeting. They won't actually be installed until we have warmer weather.

#### Board of Directors 2015

Keith C Miller 471-1388  
100 Treetops Drive  
[President@hilltophoa.com](mailto:President@hilltophoa.com)  
2 year Term through 2016  
Chairperson of Finance

Joseph Samek 898-6327  
105 Winding Hill Drive  
[Vice-President@hilltophoa.com](mailto:Vice-President@hilltophoa.com)  
2 year Term through 2015  
Chairperson of Architecture

Pamela Wise 682-0687  
108 Winding Hill Drive  
[Secretary@hilltophoa.com](mailto:Secretary@hilltophoa.com)  
2 year Term through 2015  
Chairperson of Compliance

Bonnie Benjamin 898-9113  
124 Pinnacle Point Dr.  
[Hospitality&Media@hilltophoa.com](mailto:Hospitality&Media@hilltophoa.com)  
2 year Term through 2016  
Chairperson of Media/Hospitality  
[webmaster@hilltophoa.com](mailto:webmaster@hilltophoa.com)

Eugene Mummau 598-3040  
112 Treetops Drive  
[Treasurer@hilltophoa.com](mailto:Treasurer@hilltophoa.com)  
2 year Term through 2016  
Chairperson of Exterior Maintenance

#### MONTHLY MAINTENANCE FEE DATE CHANGE REMINDER

Beginning January of 2015, the monthly payment of \$101 (increase effective Jan 1, 2015, as approved at the annual meeting and mentioned in the December newsletter) is **due by the 10<sup>th</sup>**, not the 15<sup>th</sup> of the month as it has been in the past. If you use automatic payments from your bank, please adjust the amount and date, if you have not already. Any late payment will incur a charge of \$15/mo for every month it is late.

Questions? [Accountant@HilltopHOA.com](mailto:Accountant@HilltopHOA.com).

#### COMMITTEE MEMBER NEEDED

The Hospitality and Media committee is in need of an additional person, as one member has had to resign due to personal commitments. If interested, please email the Hospitality and Media chairperson at [Hospitality&Media@HilltopHOA.com](mailto:Hospitality&Media@HilltopHOA.com)

#### YARD SALE

Some residents may remember an annual neighborhood-wide yard sale, with the Board paying for an ad in the Marketplace newspaper. Your Board and the Hospitality and Media committee are working to make this happen again in 2015. As soon as a date is determined, members will be notified and it will be posted on the HOA website [www.HilltopHOA.com](http://www.HilltopHOA.com).

**Be sure to check our website  
regularly for updates!**

**SPRING IS JUST AROUND THE CORNER**

**OUTSIDE HOME IMPROVEMENTS**

Please remember:

Any changes to the outside of your home must be submitted in writing (email is OK) to the Architecture Committee for approval.

[Architecture@HilltopHOA.com](mailto:Architecture@HilltopHOA.com).

This committee makes every effort to expedite requests as they are received.

**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 it in such a way puts not only the homeowner, but also neighbors on either side, at risk of fire and/or smoke damage.

**CHIMNEY & SKYLIGHTS**



If you are having a problem with leaks around your skylights or chimney and they were NOT repaired / replaced when the HOA organized replacement or repairs several years ago, it is the responsibility of the homeowner to handle repairs. If you are having problems and they WERE repaired/replaced several years ago, please contact the Architecture Committee at

[Architecture@HilltopHOA.com](mailto:Architecture@HilltopHOA.com).

**SMOKE ALARMS**

Daylight Saving Time begins on Sunday March 8.

This a good time to remember to change the batteries in your smoke alarms.



**Be safe!**

**NEW ROOFS RATED AT 40-YEAR LIFESPAN**

The new roofs that have now been completed on all units are rated as having a 40-year lifespan. If you are having a roof issue/leak, the roofer will come out to evaluate it (contact the Architecture committee to set that up). If the problem is NOT related to your roof, you will be charged for a service call by the roofer.

[Architecture@HilltopHOA.com](mailto:Architecture@HilltopHOA.com)

**TREE PRUNING**

Our landscape company (ZJ's) has set up a pruning schedule for the decorative pear trees that line most of our streets. They will prune 1/3 of the trees each year, beginning with this year. They have already begun the pruning on Pinnacle Point Dr. That way, all of the trees will be pruned every three years once the initial pruning cycle is established. Regular pruning is essential to prevent damage to houses or cars from falling branches, as has happened in the past. Our thanks to ZJ's for setting this up! Any questions, contact



**2015 PAINT AND PRESSURE WASHING SCHEDULE**

The following plexes will be addressed in 2015:

- Spring Ridge, 112-122
- Tree Top, 136-150, plus 120
- Winding Hill, 117-127
- Winding Hill, 203-221
- Winding Hill, 208- 218

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