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**YARD SALE
REMINDER!**



Hilltop will hold its popular
*Annual Neighborhood
Yard/Garage Sale* on –

Saturday August 27 from 7 AM-? Be prepared for
early birds! This sale is heavily advertised.

CONFUSED?



**REVISED RULES AND
REGULATIONS for 2016**

Are you a new resident of Hilltop and confused by the rules in the “Declarations” (you DID get a copy at closing right)? Have you lived here for a while and are still confused about the rules as stated in the Declarations because they are confusing, sometimes unclear and, occasionally, totally wrong?

It has been a long time in the making, but after almost a year of research through the Hilltop HOA archives, East Hempfield Township’s latest regulations, reviewing materials from the Community Associations Institute (a national organization that provides management information

to townhome and condo associations), as well as the websites of other HOAs and consultation with our attorney, your Board has developed the attached revised Rules and Regulations along with several pages of General Information topics. In addition to being mailed to all owners and tenants with the June newsletter (either by snail mail if you have requested it, or as part of your e-Newsletter), all this information will be posted on our website www.HilltopHOA.com under the “legal” tab.

This information, along with a newly added “Disclaimer” that states where there are errors in the Declarations, should provide much needed clarification for anyone who lives in Hilltop, as well as anyone interested in purchasing a home here. Real estate agents are also encouraged to familiarize themselves with the disclaimer and the revised Rules and Regulations so that they provide accurate information to their clients.



EAST HEMPFIELD NEWSLETTER

For those new to this area, did you know there is another very helpful and informative newsletter that is JUST for residents of East Hempfield Township? It lists information about trash holiday and special pickups, important phone numbers, events, safety tips and much more. Check it out here:

<http://www.easthempfield.org/DocumentCenter/Home/View/602>

CHIMNEY CLEANING

Summer is a great time to schedule your chimney cleaning in order to avoid the fall rush. Be safe this winter - have a clean chimney!



BURGLARY PREVENTION

Summer is here and with it many of us go on vacation, leaving our homes empty – and a temptation for burglars.



The majority of residential burglars gain entry through unlocked doors & windows. Your chances of becoming a victim of burglary increase when you do not secure your doors & windows especially when your home is unoccupied.

Prevention Tips:

Securing your home:

- Always lock your doors and windows when you leave.
- Lock first floor windows when you are sleeping.
- Use a sturdy dead bolt lock.
- Install solid doors. Hollow doors are easy to kick in or force.

Lighting and planting:

- Keep your porch light on or invest in exterior lighting. Good lighting will help make it harder for a burglar to go unnoticed.
- Keep bushes and trees around windows trimmed. Bushes and trees that block windows give a burglar the perfect opportunity to break into your home unnoticed.

When you are away:

- Ask a trusted neighbor to take in your mail and papers for you.
- Use timers on lights, stereo and TV to give your house the appearance of activity.

Leave contact information with neighbors.

Easy Changes:

- Lock doors and windows before you leave and when you are asleep.
- Keep expensive property away from windows and doors.
- Change your answering machine message. Never say that you “are not home right now”.

Get to know your neighbors. Good neighbors will notice suspicious activity and will call the police.



WHO YOU GONNA CALL?

Do you need a handyman for work around your home?

Here are some names for you to consider when you need work done (they will also be added to the website).

Tom Livingston of Livingston painting.

<http://www.livingstonpainting.com/>

Some of you may know Tom, he has been painting our garage doors, trim, etc. for several years. But did you know he also does:

Wallpaper, interior painting and furniture refinishing?

You can reach him at 371-3463.

Gary Yoder is a neighbor on Pinnacle Point Dr. and has helped out many neighbors with jobs around the house.

You can reach him at: 898-0331 (H) or 475-0871 (C).

Jay Moore is another handyman who has done work (kitchen install and bath update) for our neighbors. You can reach him at 887-0115.

ALSO: If you know someone and you can *personally vouch for the quality of their work* and want them to be added to the 'Who You Gonna Call' list, please send their info to

webmaster@hilltophoa.com for consideration

PLEASE NOTE:

Inclusion on this list DOES NOT in any way imply HOA Board endorsement or recommendation of suitability for any particular job.

If you choose to hire any of the people listed above, or who may be listed in the future, it is the **SOLE RESPONSIBILITY** of the homeowner to check references and be sure that they can do a satisfactory job.

HILLTOP NEWSLETTER

As announced previously, beginning with the March issue, *hard copy newsletters will only be mailed to those residents and owners who have not given us an email address.* Please consider providing the HOA with an email address so we can send your newsletter. Your address will only be used for the newsletter, and never shared. Please contact:

webmaster@hilltophoa.com

In an effort to continue to cut mailing costs, the Board has voted that *effective January 1, 2017, there will be a \$10 per year fee charged for owners who prefer to have newsletters mailed to them.*

Since the Board wants to be sure that tenants are also kept up to date on what is happening in Hilltop, newsletters will also be mailed to them. The home owner will be charged \$10 per year for mailing newsletters to the tenant of their property.

YOUR INPUT IS ALWAYS WELCOME

This newsletter is meant to inform the residents of Hilltop with news from your Board, useful information and things going on in your neighborhood. It is published four times a year in March, June, September and December.

Your comments and suggestions are always welcome. Feel free to contact:

Bonnie Benjamin at
webmaster@hilltophoa.com

and/or

Keith Miller, President at
President@hilltophoa.com