



HILLTOP

HOMEOWNERS ASSOCIATION

EAST HEMPFIELD TOWNSHIP, LANCASTER, PA



January 2024

Dear Hilltop Resident:

This is our first newsletter for 2024. We are planning to keep our homeowners informed of new events and happenings in our neighborhood.

2023 Hilltop HOA Board

We would like to thank Keith Miller, Carole Campbell, Mike Mulaney, and Skip Walters for their good efforts during 2023. These are volunteer positions so we appreciate their dedication in managing our community.

2024 Hilltop HOA Board

The following people are our new board members:

- Brad Townsend - President
- Mark Showers - Vice-president
- Heather Cisiewicz - Secretary
- Karen Arbogast - Treasurer

Adam Westgate will continue as our Property Manager, and Scott Sterner will continue as our Accountant.

This new team will work hard to provide a seamless transition from last year's board.

Monthly Management Fees

The monthly management fee has increased to \$182.00 per month. This reflects an increase in the cost of services we receive from our vendors and contractors.

Budgeted Expenses

From time to time, we hear concerns about these fees. It is often thought that these funds only cover mowing and snow removal. In addition to these services, these monthly fees also cover as shown in the budget (including but not limited to):

- HOA Painting and Staining - \$107,973 Budget for 2024
- HOA Mowing/ Leaf, Lawn Treatments, Mulching and Trimming - \$98,824 Budget for 2024
- HOA Chimneys Upgrades - \$40,392 Budget for 2024
- The HOA has already spent over \$25,000 on snow removal in 2024

Roof Replacements

In addition - we are budgeting money for roof replacements that are currently scheduled to begin in 2029 - 2034. The estimate for this work is \$1.6 million. We are a little more than halfway there but do not currently have the funds to pay for this project. In the meantime, we have significant ongoing costs as mentioned. There are also future projects in addition to roofs that we do not currently have the funds to cover. This means that about half of the money / fees we collect is going towards this anticipated work in addition to all other expenses. Inflation has also made this effort more challenging.

Compliance and Homeowner Property Maintenance

In order to maintain property values and to keep Hilltop a desirable place to live, it is important that each homeowner maintains their property. On the flip side, we have found that homeowners have an expectation that the HOA will promptly fulfill obligations such as roof repairs and excellent snow removal services.

Homeowners are responsible for repairs that include:

- Structural or aesthetic maintenance (such as garage doors)
- Fences and decks
- Siding / power-washing
- Driveway sealing and crack repairs, etc.

We will be diligent in making sure all residences are maintained in an effort to keep the neighborhood looking consistent and well-maintained.

We are looking forward to managing Hilltop for 2024 and to continue to maintain the neighborhood with services you have come to expect.

Best regards,

Hilltop Homeowner Association