



HILLTOP
HOMEOWNERS ASSOCIATION
EAST HEMPFIELD TOWNSHIP, LANCASTER, PA

October 2024

Dear Hilltop Resident:

There are a lot of things going on that we wanted to make you aware of.

Roof Replacements

The original schedule to begin replacing the roofing shingles was 2029 and finishing in 2034. We hired a roofing contractor to evaluate the existing roofs and shingles and based on that evaluation, we have decided to begin shingle replacement next year. Based on our finances, this will be an eight-year project. The estimated cost will be \$1.8M.

There are 36 plexes in the neighborhood. The first four (4) years we will work on four (4) plexes per year; the last four (4) years, we will work on five (5) plexes per year. We will evaluate what we think are the oldest roofs or those that seem to be the worse for wear and start the replacement process accordingly.

Chimney Replacements

We were also made aware that some of the plexes did not have the chimney replacements, so we moved that project forward to have the chimneys completed this year. This also means that the expense that was scheduled for 2025 and 2026 will now be paid in 2024 along with the chimney work that was scheduled and completed for 2024.

Monthly Fees - Where the Money Goes

Sometimes we hear comments that our fees are too high, and the only benefit to the homeowners is lawn mowing and snow removal. Listed below is a summary of the expenses the HOA has incurred or expects to incur in 2024. We have 193 homes and we receive \$182 per home per month – $12 \times \$182 \times 193 = \$421,512$.

As you can see, if we can save \$100K per year for the next eight years, we should have enough money to complete the roofing project. The wild card in all this is inflation / cost of living. We will be subject to the increases in labor and materials. We are trying to take care of the roof replacements without having to an assessment for any financial shortfalls.

You can see that all of the money that we collect is used to keep the community maintained and running smoothly.

Please note – all of our Board Members are homeowners just like you. They do this work on a volunteer basis.

Annual Homeowners Meeting

We are in the process of scheduling the Annual Homeowners Meeting and will notify you when the date has been set.



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Mowing - \$56,604	\$ 56,604	
Lawn Care – Fertilizer and Weed Control - \$13,107	\$ 13,107	
Snow Removal - \$36,239	\$ 36,239	
Mulching and Shrub Trimming - \$27,324	\$ 27,324	
Painting – Decks and Fences - \$66,558	\$ 66,558	
Painting – Garage Doors and Front Doors - \$41,000	\$ 41,000	
Chimney Repairs 2024	\$ 52,309	
Chimney Repairs 2025 7 2026 Brought Forward	\$ 61,790	
Electricity - \$10,020 (Estimate)	\$ 10,020	Estimate
Misc. Repairs - \$12,000 (Estimate)	\$ 12,000	Estimate
Legal - \$6,000 (Estimate)	\$ 6,000	Estimate
Merrill Lynch Management Fees	\$ 3,600	
Management Fees	\$ 22,380	
Accounting Fees	\$ 6,000	
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Total Expenses	\$ 414,931	
Monthly Fees - Total	\$ 421,512	
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Net Difference	\$ 6,581	
Roofing Project	\$1,800,000	Estimate
Existing Cash & Investments	\$ 977,585	
2025	\$ 100,000	
2026	\$ 100,000	
2027	\$ 100,000	
2028	\$ 100,000	
2029	\$ 100,000	
2030	\$ 100,000	
2031	\$ 100,000	
2032	\$ 100,000	
Total Cash & Investments	\$1,777,585	

The numbers show that the roofing project would barely cover the roofing expenses while completely depleting the HOA's working capital.

We hope these numbers are helpful – we want to be as transparent as possible by making our financial details available to all homeowners. The Board, Property Manager and Accountant continue to work hard to keep all aspects of the HOA running smoothly and in good order.

Best regards,

Hilltop Homeowners Association