



HILLTOP
HOMEOWNERS ASSOCIATION
EAST HEMPFIELD TOWNSHIP, LANCASTER, PA

November 2024

Dear Hilltop Resident:

Annual Homeowners Meeting

The Annual Homeowners Meeting will be held on Wednesday, December 5, 2024:

Church of Jesus Christ of Latter-Day Saints
1136 Sunwood Lane
Lancaster, PA 17601

Monthly Payment for 2025

The Monthly Payment for 2025 will be \$191.00 per month or a one-time payment of \$2,182.00.

Nobody likes monthly increases including the Board Members who are also Hilltop homeowners. The homes in our neighborhood are almost forty years old. Many have original build materials and the HOA is responsible for the replacement of some of these costly items. We are doing everything we can to manage our funds to handle these costs without resorting to assessments.

We will begin roofing shingle replacements beginning next year. If the entire job is budgeted for \$1.8 million (conservative estimate), these means each roof will cost over \$9,000.00. Part of the monthly fee has and will be put aside to handle this expense. Please consider this when you consider the 5% increase for next year.

Roof Replacements

We will have roofing samples

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 replacements next year. Based on our finances, this will be an eight-year project. The estimated cost will be \$1.8M.

We will be including the profit and loss budget for 2025 on our website. 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