



Hunter Hill III Homeowner's Association Newsletter July 2021

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Susan Dunn, Officer sgilbert425@gmail.com
Officer vacancy - please consider joining us!

Happy 4th of July!



It's *your* money

- Thank you to the 64 homeowners who have paid their 2021 annual dues. To date, just 3 homeowners remain unpaid and we continue to work with them to insure timely receipt of their dues.
- We have transitioned to



Mark your calendars!!

After a longer than expected COVID break, we're pleased to announce our next annual meeting is scheduled for:

August 30th, 2021 at 6:00pm.

on-line banking and bill paying, eliminating \$72.00/yearly in paper statement fees and approximately \$228/yearly in postage.

- We successfully recouped \$900. from our former attorney for incorrect guidance (we have since hired a new attorney to represent the association).

Location: West Barnstable Community Building, Route 149.

We look forward to seeing everyone there. It's been a long time! Refreshments and desserts will be served.

HH3 Covenants

The Board spent the better part of this past year working diligently to determine if our covenants had, in fact, lapsed as was announced during the last annual meeting in 2019. We reached out to local attorney James Connors who has extensive experience representing local business and homeowner's associations. After a thorough review of the covenants and the documents filed by the previous Board to extend them, we are very pleased to announce that they did not lapse and therefore remain in full effect. The Covenants, and everyone's willingness to adhere to them, are the main reason why Hunter Hill 3 remains a desirable neighborhood with home values that reflect the beauty and tidy appearance of our neighborhood. Please let us know if you have any questions about the Covenants so that we can address them publicly at the resident's meeting in August.



Out with the old, in with the new

We replaced Veterino's with Tirrell Pina to maintain our common areas (weekly mowing, cul-de-sac maintenance, Spring/Fall clean-ups and mulching). Tirrell's pricing is competitive but more importantly, he's been very responsive to our needs.

We hired NaturaLawn to fertilize the common areas and we've transitioned to using organic fertilizer/weed care. Doing our part to support the fragile Cape eco-system!

Please let us know if you have any concerns about the common areas .



Please join us for aHH3 Block Party!!!

The Board is busy planning our first HH3 Block party in response to many homeowners who've expressed interest in occasional community social events.

When: Sunday, August 1st at 3:00pm

Where: Appaloosa at the end of the cul-de-sac

The Board will supply burgers, hotdogs, condiments, buns, and paper goods. Please contact Susan Dunn at sgilbert425@gmail.com if you plan to attend and let her know what you will bring (side dish, cold drinks, desserts). Tables and grills needed, too. Thank you!

Let's get to know one another!!

Recipe corner

It's grilling season and our own Susan Dunn offers this spice rub, perfect for ribs, brisket, or chicken:

1 tsp cumin 1 tsp onion powder
2 tsp chili powder 1/4 tsp cayenne
1 tsp paprika 1/2 tsp salt
1 tsp garlic powder 1/2 tsp pepper
1 tsp dry mustard 2 tblsp brown sugar

Use immediately or leave rub on for up to 24 hours. Happy grilling!



Friendly Reminders:

Dog poop: please clean up after your dog- nobody likes to step in dog poop. This is an on-going problem that causes a lot of annoyance and it should not be an issue that we need to keep repeating-be a responsible pet owner and more importantly, be respectful of your neighbors! Please let us know if you see a homeowner who does not clean up after their pet.

Trash cans: please store your trash cans away after your weekly pick up-let's keep the neighborhood tidy.

Parking: Now that the cul-de-sacs have been cleaned and mulched, please do not park in them. These common spaces belong to the Association and should not be used as personal parking spaces. We spend a lot of (your) money to maintain them so let's keep them tidy and attractive. Your neighbors appreciate

your cooperation.

We are aware that a few street lights still do not work- we are looking into it. Thanks for your patience.

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