



Special points of interest:

- Dues Increase
- Towing Information
- Quarterly Association Meeting

Nov/Dec 2025

PUBLISHED MONTHLY BY THE MHCA BOARD OF DIRECTORS

## The Maple Hill Leaflet

### Board Meeting Highlights

The Regular Monthly Meeting of the Maple Hill Board of Directors was held on December 16, 2025, at 6PM. A Quorum was established with directors Stewart Kupper, Chad Boughter, Bryan Finne-meyer, Dan Schaffer, and Gretchen Key in attendance via Zoom. Also present were Rebecca Improto, Bookkeeper, and Linda Walker, Manager.

The Minutes of the October and November 2025 Regular Meetings held October 28, 2025, and November 13, 2025, were approved as submitted. The Financial Statements for the periods ending October 31, 2025, and November 30, 2025, were approved as submitted. The Board reviewed the Attorney's report for collection accounts and the Edward Jones Financial statements.

Under Old Business, the towing signs should be installed any day now. The weather did delay this installation. The pool equipment in the pump room was removed and the mason wall that was collapsing was replaced. The Board and pool manager met with Blue Tree Landscaping to go over the estimate for the pool refurbishment. The Board is also scheduled to attend a hearing in court against the former pool management company.

Under New Business, the Board, in an emergency meeting held on November 13, 2025, voted to raise the assessment \$25 per month per unit. They also raised the late fee to \$50 if postmarked after the 10<sup>th</sup>. The capitol improvement fee charged to homes under agreement from the buyers is raised to \$1500.

The Next Board Meeting is scheduled for Tuesday January 27, 2026. The next quarterly association meeting is scheduled for Tuesday January 27, 2026, at 7pm.

This meeting adjourned at 7:30pm.





## CALLING ALL RESIDENTS

All meetings of the association held quarterly are open meetings. Residents are encouraged to observe meetings and read approved minutes. Residents who wish to address the board are welcome to do so during the homeowner/ resident forum conducted at the beginning of each business meeting. Here are few tips for participating:

1. **Put it in writing.** You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the board. Some issues may require a little research by the manager. Also, the board can serve you better if members have time to consider your concern.
2. **Call ahead.** As a courtesy, the association asks that you phone and let the manager know that you wish to address the board. This also allows us to notify you if a meeting is cancelled for any reason.
3. **Plan your remarks to last no longer than five minutes.** Board members enjoy visiting with residents; however, the meeting agenda is always very full, and the five-minute limit ensures that all business gets conducted. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in five minutes, and the board will add it to the agenda for the next Board of Directors' meeting.
4. **Don't expect an immediate response.** Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.
5. **If you need information, call the manager.** The purpose of the Homeowner Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project or the board's position on an issue) can get a more immediate answer from the manager.

## Community Calendar

### Tuesday December

Tuesday, January 27th- 6PM- Board of Directors' Meeting

Tuesday, January 27th- 7pm- Annual Association Open Meeting

## Maple Hill Community Association, Inc.

### Board of Directors

Stewart Kupfer, President

Bryan Finnemeyer

Chad Boughter

Dan Schafer

Gretchen Key



Linda Walker, Manager/ [Manager-manager@maplehillcommunity.com](mailto:Manager-manager@maplehillcommunity.com)

Rebecca Improto, Bookkeeper -[bookkeeper@maplehillcommunity.com](mailto:bookkeeper@maplehillcommunity.com)

Jeanne Mae Rhoads, Pool Manager

Phonemate: 610-287-8733

[www.maplehillcommunity.com](http://www.maplehillcommunity.com)



### Leaflet Staff

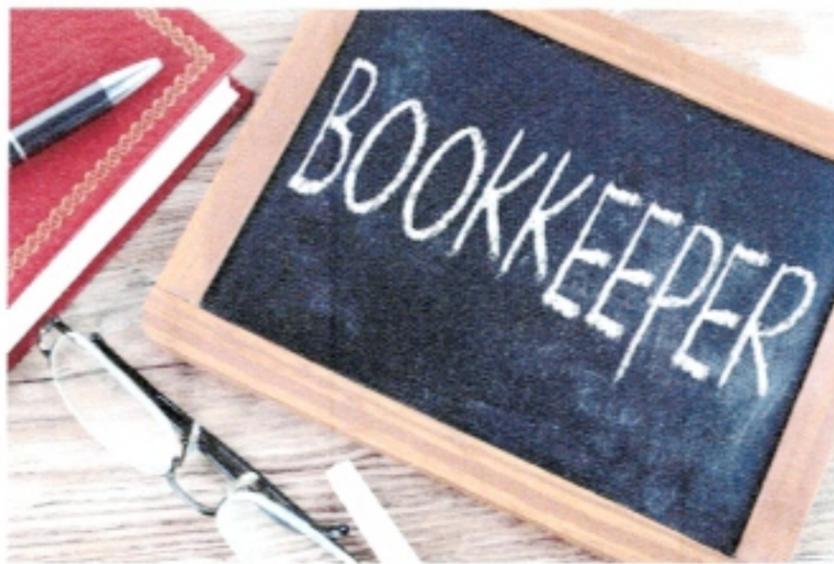
Linda Walker

Leaflet

P.O. Box 295

Schwenksville, PA 19473

## Community Notes



### Current Accounts Receivable

November 30, 2025

Total units delinquent = 20

Total amount owed = \$70,815.20

Please note that the new monthly assessment is \$180 per month per unit. Make sure if you have an automatic payment from your bank that you alert them to the increase of the monthly assessment starting January 1, 2026. If postmarked after the 10th of each month a \$50 late fee will be charged. Please understand that the assessment has always been due on the first of each month. If your check is not received by this date, you are already late, but we do grant a grace period and will not impose the late fee if it is postmarked by the 10th of each month. A late fee will be charged for each month if you have an outstanding balance from previous months. Meaning, if you skipped January but paid February on time you will still get a late fee for January and February since January was not paid. Please understand that the Board of Directors does accept payment plans. If you think you might fall behind please contact the manager or bookkeeper and we can talk to you about a payment plan before extra fees are charged. Communication is the key!



### **WE'RE ALWAYS TALKING TRASH!**

And again someone left a pile of bulk trash at a collection point on a Monday when they will not take it until Friday if they take it at all! The dumping of bulk trash has got to stop! Please if you see someone dumping trash contact the manager immediately, your name will remain anonymous! Also letters will be sent to anyone storing their containers outside their fence.

1. Garbage and rubbish shall not be dumped or allowed to remain on any lot.
2. Trash and trash containers/ recyclable bins may not be stored on the common ground or in the front of the unit. **Units that have rear fences must store containers inside the fence. Units without fences must store containers under their deck or against the rear of their unit.**
3. Trash must not be put out for collection prior to 6:00 P.M. or dark, whichever is earlier, the night before the collection day.
4. Two-ply or heavier plastic trash bags which are tied securely must be used if a trash container is not used.
5. All trash containers and recyclable bins must be removed from the collection point no later than 10AM the day after collection.

## Community Notes (Cont.)



### SAY IT'S NOT SNOW!!!!

**PERKIOMEN TOWNSHIP** - is responsible for the clearing of the streets - Salem, Lexington and Concord Roads. The Township ordinance requires that all vehicles be removed from the streets after a two-inch or more snowfall in order to clear the streets. If there is a problem area on one of these streets you can call the Township at (610) 489-4034.

**MAPLE HILL COMMUNITY** - is responsible for the clearing of parking lots and common sidewalks. The contractor will service our community when there are two (2) inches or more of snow or if conditions are icy. During the course of a snowstorm over two inches, the contractor will periodically go through the parking lots to keep a path plowed open. When the snowfall has ended, then the contractor will begin the total clearing of the lots and the clearing of the common sidewalks and steps.

When the snow has stopped residents must have their vehicles ready to move which means dug out and defrosted. When you see the plow in your lot, **MOVE YOUR VEHICLES!** Even if you have shoveled your parking spot already. The plows cannot plow within three feet of vehicles and failure to move your vehicles delays the clearing of the lot and costs us more money! Children should not be playing in the parking area when the plow is there. These plows are very noisy and have reduced visibility and cannot see children. The plow operators have been instructed to leave any parking area where children are not moving.

**RESIDENTS** - of Maple Hill are responsible for the clearing of their individual sidewalks from their door to the common walk or parking lot area and digging out their vehicles. Snow removal must be made within twenty-four (24) hours after the snowfall has ended.

When cleaning off your vehicle in times of heavy snow, PLEASE DO NOT throw the snow in the parking lot. This creates a problem for the plow and in most cases costs Maple Hill extra money if they need to bring in a front end loader. Please clear off vehicles in a manner that the snow removed is directed on the grass areas and not the parking lot.

Winter weather is here. We're writing to remind you to take extra precautions at this time of year to avoid slipping on snow and ice. We try to make living here comfortable for you and to remove snow and ice hazards. But it is impossible for us to remove all hazards and to guarantee your safety. So we ask that you be very careful during snowy or icy weather.

Here are some guidelines to help you avoid injury:



- Stay indoors if possible when you see snow and ice accumulations.
- If a snow or ice storm strikes during the night, try to alter your morning schedule. If possible, don't hurry out before plowing and salting has been completed.
- Be extra alert for and extremely careful of "black ice". This is a thin layer of invisible ice that can form on concrete. You might think the sidewalk is clear, slip on black ice, and fall. In particular, check for ice before walking on the pavement in the morning if you see snow on the ground or know there was precipitation and the temperature was near or below freezing.
- Walk slowly and hold onto railings going down steps. Please let us know if we can be of any assistance or answer any questions. We wish you a safe winter.

# **UNAUTHORIZED VEHICLES WILL BE TOWED AT THE OWNERS EXPENSE**



**by  
Lenny's Auto Services, INC.  
2090 Pottstown Pike,  
Pottstown, PA 19465  
610-469-9118**

Signs will be going up soon at the parking lot entrances. Please note that if your vehicle does not have a current inspection and/or is inoperable, it will be towed at your expense. Covering your vehicle with a car cover will not stop the tow.

- ◆ No motor vehicle may be maintained at any time upon the common area of Maple Hill unless that motor vehicle bears a current state inspection sticker .
- ◆ No motor vehicle shall be repaired on the common area of Maple Hill except for minor repairs which are defined as such work as can be completed within forty-eight (48) hours of the time when such repairs are commenced.
- ◆ All vehicles parking in any Maple hill Lot must be in operable condition( For example) no flat tires, no broken windows, etc., and must not become an eyesore. The Board has the right to require the removal of any vehicle should it be considered an eyesore or be in disrepair.

**Vehicles in violation of this regulation will be towed from the premises at the owners' expense!**

1. No more than two (2) vehicles per unit may park in any of the parking areas owned by the Association.
2. Residents shall have one (1) numbered parking space per unit in a nearby lot for their exclusive use and that of their guests and tradesmen. Neither a resident nor his/her guest or tradesmen shall use any numbered space not assigned to the Unit.
3. Unnumbered spaces shall be for the use of residents' second cars, guests\*, and tradesmen on a first come, first serve basis. No unit has the exclusive right to any un numbered space. \*Guests remaining beyond seven (7) days must comply with parking regulations.
4. Any vehicle which drips oil, gas, or other fluids must be immediately repaired or removed from the parking lots. Owner of such vehicle is responsible for any damages and/ or clean-up.
5. Parking of any vehicles in a manner so as to block any Common Element Property, entrance/ driveway to any parking lot or any Owner from their Unit is prohibited. Yellow curbing shall further designate all prohibited parking areas.
6. Except where prior written approval has been granted by the Board, the operation of motorized vehicles of any kind, other than those used to maintain lawns, shall be prohibited on any portion of common or private property of Maple Hill other than on paved roadways or parking lots.
7. Parking and storing of motorized vehicles of any kind, other than those used to maintain a lawn, motorcycles, mini-bikes and mopeds, is prohibited on any portion of common or private property other than on paved roadways or parking lots. The parking and storage of motorcycles, mini-bikes, and mopeds owned by residents shall be limited to the inside of the rear yard of the unit. No commercial vehicles may park in any of the parking lots.

Published Monthly by the  
MHCA Board of Directors

THE LEAFLET  
P.O. Box 295  
Schwenksville, PA 19473

610-287-8733

Look for us on the web  
[www.maplehillcommunity.com](http://www.maplehillcommunity.com)



**TO: ALL MAPLE HILL RESIDENTS & HOMEOWNERS**

***HAVE A SAFE,***

***..... HAPPY,***

***..... AND HEALTHY***

***HOLIDAY SEASON!***

**FROM: MAPLE HILL'S BOARD OF DIRECTORS & STAFF**