



Special points of interest:

- Bookkeeper Notes
- Pool Notes

June/July 2026

Board Meeting Highlights

The June Board of Directors was held on July 14, 2026. A Quorum was established with directors Stewart Kupfer, Dan Schaffer, Gretchen Key, Chad Boughter, and Bryan Finnemeyer in attendance. Also present were Rebecca Improto, Bookkeeper, Jeanne Mae Rhoads, Pool Manager, and Linda Walker, Manager.

The Minutes from the May 2026 Board of Directors meeting and the Financial Statements for the period ending May 31, 2026, were approved as submitted. Stewart reviewed the financial statements.

Under Old Business, Jeanne Mae reported that the pool has passed the Pa Department of health inspection! Blue Tree Landscaping will be contacted to correct a loose railing. We did receive a certified judgement against the former pool management company. A few requests for sidewalks were received, and the board is obtaining quotes. As of now all projects are on hold. A handicapped parking spot was approved for a parking lot, and a sign will be ordered. The playground trees were approved to be pruned and the work to be scheduled by Promark. Stencils for repainting parking spot numbers will be ordered.

Under New Business, the Board is currently conducting the Walkaround 2026. Another sidewalk area in the Lexington parking lot is being quoted. A quote for clearance behind building 2 is being reviewed. The Board also issued a fine of \$50 to all units still in violation of the trash policy. A quote will be obtained for the playground parking lot as the insurance company cited deterioration.

The next Board meeting is scheduled for Monday, August 17, 2026,





Quarterly Association Meeting

Monday, August 17, 2026– Jerusalem Lutheran Church– Youth Center,
Schwenksville-All are welcome to attend.

CALL TO ORDER: Scheduled for 7PM

ROLL CALL OF BOARD MEMBERS:

HOMEOWNER/ RESIDENT FORUM: please limit discussion to 5 minutes per unit.

FINANCIAL REPORT: Period ended June 30, 2026.

OLD BUSINESS:

NEW BUSINESS:

COMMITTEE REPORTS:

ADJOURNMENT: 8PM

Community Calendar

Monday, August 17, 2026- 6PM– Board of Directors' Meeting

Monday, August 17, 2026 7PM– Quarterly association 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

Rebecca Improto, Bookkeeper –bookkeeper@maplehillcommunity.com

Jeanne Mae Rhoads, Pool Manager

Phonemate: 610-287-8733

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Leaflet Staff

Linda Walker

Leaflet

P.O. Box 295

Schwenksville, PA 19473

Community Notes



Please note that the monthly assessment is \$180 per month per unit. Make sure if you have an automatic payment from your bank that you have changed the amount. 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. The Board of Directors has voted to charge a \$25 arrearage fee for anyone that has a past due balance without a payment plan approved by the board. 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. If your account is referred to the attorney the fees that are billed to us and paid by us are charged to your account to reimburse the community. Communication is the key!

Current Accounts Receivable

June 30, 2026

Total units delinquent = 14

Total amount owed = \$54,677.99

IMPORTANT NOTICE REGARDING PAST DUE ACCOUNTS:

When sending in monthly payments and not using a payment coupon homeowners with an arrearage must indicate which month they want their payment applied to. If no instruction is provided, payments will be applied to the oldest outstanding balance first. As a result, the current month's assessment may remain unpaid and be subject to a late fee.

Also homeowners with an arrearage who pay only the current month's assessment and do not include any payment toward the delinquent balance will be charged the \$25 arrearage fee.

Why Paying Your HOA Dues Matters

Your HOA dues are more than a bill—they're your contribution to keeping our neighborhood running smoothly. These funds support maintenance of shared spaces, repairs, landscaping, snow removal, insurance, and the everyday services that keep our community safe, clean, and welcoming. When everyone pays on time, the association can plan responsibly, avoid unexpected assessments, and maintain the high standards that protect property values.

Timely payments ensure our neighborhood stays a place we're proud to call home—and a community that continues to thrive.

POOL NOTES!!!



POOL NOTES:

Pool Hours & Fob Reminder-Starting Saturday, August 1st, pool hours will be **12:00 PM to 7:00 PM**. During the final week of the pool season, **August 31st through Labor Day, September 7th**, hours may vary based on attendance and weather conditions.

At the end of the season, pool fobs will be turned off. Please keep your fob, as it will be reactivated once the required paperwork is submitted for the next pool season. If your fob is lost during the off-season, a replacement fob will be available for a **\$25 fee**. If you move before next pool season, please leave your fob for the new resident.

GUEST PASSES:

The cost is \$15.00 for a book of 5 passes. Cash or check only. Passes do not expire and can be used each year. They are now available for pickup at two volunteer homes on certain days. 211 Lexington on Tuesdays and Fridays. Please email mperkins0302@gmail.com before you come to make sure they are home.

82 Salem on Thursdays. Please email bteterus@hotmail.com before you go to make sure they are home.

Please understand that these residents are volunteers and have requested you email them first. Do not just knock on their doors. You can also email the pool manager to make arrangements to get them from her. maplehillpoolmanager@gmail.com.

Pool Privileges:

Pool use is a privilege reserved for members who are in good financial standing with Maple Hill, and their guests. All financial obligations (*including but not limited to dues, fines, and any outstanding late fees*) must be received on or before the **FIRST** of the current month to be considered in good financial standing with Maple Hill. Your key fob will be turned off if your check is not postmarked by the 10th of each month.

Maximum Guests:

The maximum number of guests any resident age 15 or older can bring to the pool is four depending on pool attendance at that time. You must already have pre-purchased guest passes as they are not available from the life-guards.

Registration forms:

It's not too late to return your registration forms. These are available on our website www.maplehillcommunity.com, at the pool box located at 171 Salem Rd, or requesting an emailed copy by emailing the manager.



Jeanne Mae is very appreciative of all the positive feedback on the pool renovations. She is very happy to see all the smiling faces at the pool and hopes everyone enjoys the rest of the summer.





Keeping Maple Hill Clean Starts at the Curb

Trash violations aren't just rule issues—they directly affect neighborhood appearance, wildlife activity, and property values.

Maple Hill prides itself on being a community where curb appeal and neighbor respect go hand in hand. One of the simplest ways residents contribute to that shared pride is by following our HOA's trash guidelines. Over the past several months our HOA has documented an increase in trash-related violations throughout Maple Hill. Most are small oversights, but together they create big problems: scattered litter, animal activity, and inconsistent curb appeal. Fines are being issued as the Board of Directors takes trash violations very seriously. We encourage residents to continue to report trash violations to the manager so that a warning letter or fine can be issued. When residents violate these rules impact is felt across the neighborhood.

Why it matters:

Community cleanliness — Loose debris and overflowing bins create eyesores and attract pests.

Wildlife control — Raccoons, foxes, and stray cats are common in Maple Hill and quickly target unsecured trash. Not to mention rats!

Property values — A clean neighborhood signals a well-managed community to prospective buyers.

Neighbor harmony — Consistent compliance prevents disputes over odors or scattered trash.

Common violations we're seeing:

Bins and trash placed out before the allowed time.

Bins left out at collection points all week! You cannot leave your containers sit there all week and just run your daily trash out to them.

Bulk items left curbside all the time and not just on Fridays.

Trash containers being stored behind fences or in front of units.

A simple reminder: Following the rules keeps Maple Hill beautiful—and protects the shared environment we all enjoy. (And avoid being fined!)

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THE LEAFLET
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Look for us on the web
www.maplehillcommunity.com



Why Following HOA Rules Matters

In our community, HOA rules aren't about restriction—they're about keeping our neighborhood clean, safe, and enjoyable for everyone. When residents follow guidelines on **property upkeep, trash placement, parking, and architectural changes**, it helps maintain the consistent look and feel that protects home values and strengthens community pride. Clear rules also reduce misunderstandings between neighbors and ensure shared spaces stay welcoming and well cared for.

By following the standards we've all agreed to, each resident plays a part in keeping our neighborhood a place we're proud to call home.