

The Maple Hill Leaflet



Special points of interest:

- Bookkeeper Notes
- Pool Notes-End of season.
- Speeding concerns!!

August 2026

Board Meeting Highlights

The July/August Board of Directors was held on August 17, 2026. A Quorum was established with directors Stewart Kupfer, Dan Schafer, 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 June 2026 Board of Directors meeting and the Financial Statements for the period ending June 30, 2026, and July 31, 2026, were approved as submitted. Stewart reviewed the financial statements.

Under Old Business, Jeanne Mae reported that the pool is doing great and we passed the Pa Department of health inspection! We are still trying to receive payment from the former pool management company for which we received a certified judgement. The Board is looking at all the concrete requests and quotes are still being obtained. As of now all projects are still on hold. The playground trees were pruned by Promark and look great! The stencils and paint were received to start repainting some numbered spots. Stair railing quotes for the common stairs in front of building 9 are being obtained. The walkaround is underway. A quote for clearance behind building 2 is still being reviewed.

Under New Business, the Board rescinded a fine request for trash violations. Another walkway in front of Building 11 will be quoted. Potholes in front of building 9 will be quoted. Pruning and weeding in front of building 4 and the corner of Lexington and Salem are being looked at. The board will begin their budget work for 2027. A quote to replace the playground parking lot was received and more quotes will be obtained.

The next Board meeting is tentatively scheduled for September 29, 2026.

This meeting adjourned at 8:30Pm.





Maple Hill Lawn Mowing/Weeding Reminder

This is a reminder that all homeowners are responsible for maintaining their lawns and landscaping in accordance with Maple Hill's rules and standards. Lawns that are excessively overgrown or not regularly maintained and weeds not being removed from gardens are not in compliance with our requirements. Please make sure your lawn is mowed regularly and your property remains neat and well maintained.

We would also like to sincerely thank all of the residents who consistently mow and maintain their lawns. Your efforts help keep our community looking clean, attractive, and well cared for, and they are greatly appreciated.

For those whose lawns are currently overgrown, please take care of the issue promptly. Continued failure to maintain your property may result in further enforcement action and/or fines as permitted by Maple Hill's governing documents. Warning letters are being mailed out. Please report any units whose lawns are not being mowed to the manager.

Thank you to everyone for doing their part to maintain the appearance and value of our community

Community Calendar

Monday, August 31, 2026– Thursday September 3, 2026– Pool closed or modified after school hours.

Friday, September 4, 2026– Monday September 7, 2026– Last days to swim!!! Hours may be modified.

Tuesday, September 29, 2026 6PM– Board of Directors meeting. (Tentative)

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

www.maplehillcommunity.com



Leaflet Staff

Linda Walker

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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

July 30, 2026

Total units delinquent = 19

Total amount owed= \$64,472.90

The Importance of Our Maple Hill Bookkeeper

A well-managed homeowners association depends on many people working together, and one of the most important roles is that of the **bookkeeper**. While bookkeeping may happen behind the scenes, accurate and timely financial records are essential to the day-to-day operation and long-term success of our community.

The Bookkeeper helps ensure that association income and expenses are properly recorded and that financial information is organized and available to the Board. This includes tracking homeowner assessments, recording payments and expenses, reconciling bank accounts, maintaining financial records, and assisting with the preparation of financial reports. Bookkeeping also promotes transparency and accountability.

Homeowners want to know that assessments are being handled responsibly and that association funds are being used for legitimate community expenses. Clear financial records help demonstrate that the association is meeting its responsibilities and following its budget.

Supporting the Board and the Community

The bookkeeper does not make policy decisions or determine how the community's money should be spent. Those responsibilities belong to the Maple Hill Board. Instead, the bookkeeper provides the financial information and records that help the Board fulfill its responsibilities which helps our community remain financially responsible and well managed.

Thank you Rebecca for all you do for Maple Hill!



POOL NOTES!!!



KEY FOBS:

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 contact the manager for instructions on what to do with your FOB.

POOL NOTES:

End of season hours:-Starting Monday , August 31st, pool hour will be determined on a day to day basis since PV starts school. Some of our guards have already left for college and one starts PV on Monday. We may have limited hours on Monday 8/31-Thursday 9/3 possibly opening around 3:30pm—5:30PM. This is dependent on guard coverage and weather. We are hoping to have closer to full days from Friday 9/4-Monday 9/7(Labor Day) but again hours will be determined on a daily basis.

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. maplehilloolmanager@gmail.com.



Thank you to Jeannie Mae Rhoads, our pool manager, her husband, Bob, her family, and her staff of lifeguards for another successful pool season. Jeannie Mae's knowledge and experience in the performance of her job are tremendous assets to this community.





Slow Down: Let's Keep Our Community Safe

As a reminder to all residents, please observe the posted speed limits throughout our community. Maple Hill is home to children, pedestrians, cyclists, pets, and residents who regularly walk, jog, and enjoy our streets. Not to mention the lack of parking has residents relying on street parking which can create blind spots where children can dart out unexpectedly. Which is why slowing down is important! In fact it can be life or death!

Speeding—even on a quiet residential street—can create dangerous situations and significantly reduce the time a driver has to react to someone unexpectedly entering the roadway.

Please remember to:

- Follow all posted speed limits and traffic signs.
- Slow down near intersections, driveways, sidewalks, and common areas.
- Watch carefully for children and pedestrians.
- Remind guests, family members, and contractors to drive responsibly.
- Avoid distracted driving and keep your attention on the road.

Our streets are township roads which Maple Hill can't enforce speeding and we realize that a lot of the speeding issues are not from Maple Hill residents but we felt it important to remind our residents of this danger.



Arriving a minute later is always better than putting a neighbor at risk.

Stop Sign Safety: Stop, Look, Proceed Safely

Stop signs are placed at intersections to help prevent crashes and protect drivers, pedestrians, cyclists, and passengers. A complete stop is more than simply slowing down—it means bringing your vehicle to a full stop before the stop line, crosswalk, or intersection.

Remember These Safety Steps

- **Come to a complete stop.** Don't roll through the stop sign.
- **Stop at the proper location.** Stop before the marked stop line or crosswalk.
- **Look in every direction.** Check for pedestrians, cyclists, and approaching vehicles.
- **Give pedestrians the right of way.** Make sure the crossing area is clear before proceeding.
- **Proceed only when it is safe.** After stopping and checking, continue cautiously.

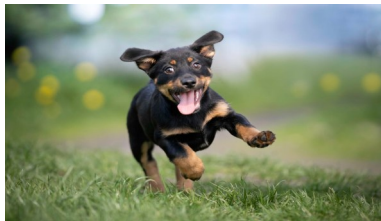
Stay alert. Avoid distractions such as texting or using your phone while driving.

Safety Reminder

A few extra seconds at a stop sign can prevent a serious collision. **Stop completely, look carefully, and proceed safely.** Let's make every neighborhood intersection a safer place for everyone. Thank you for doing your part to make our community a safer and more enjoyable place for everyone.

THE LEAFLET
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Rules reminder for Pets!

A. Animals

1. No livestock including, without limitation, horses, poultry, shall be kept or bred on any lot. Common household pets, such as cats and dogs, may be kept and maintained provided that they are not kept, bred or maintained for commercial purposes and do not create a nuisance to other residents in the Community.
2. Only two pets may be kept in any unit or lot.
3. All dogs shall be on a leash at all times. No animal shall be leashed to any stationary object on or within reach of common property. Dogs must be under control at all time per PA state laws.
4. Dogs walked on the Common Area may only be walked away from buildings or recreational facilities. Residents walking dogs shall immediately remove droppings from the Common Area and Lot. Said droppings shall be deposited in a closed trash container upon returning home. Owners shall restrain and prevent their dogs from urinating upon cars, trash bags, containers, and fences.
5. Residents shall remove animal droppings from their unit's grounds immediately or the same day of deposit. Cat owners shall keep a litter box, which shall be cleaned daily, in the rear yard of their unit for the use of their cat(s) when outdoors.
6. Owners shall leave their animals indoors when away from their unit for more than two (2) hours.
7. Continually barking dogs, whether indoors or outside of a unit, shall be considered a nuisance. Animals on the grounds of a unit other than their owners' property may be considered a nuisance by any resident.