



Special points of interest:

- Trash policy
- Sign Policy
- Parking Policy

September 2025

Board Meeting Highlights

The Regular Monthly Meeting of the Maple Hill Board of Directors was held on September 9, 2025, at 6PM. This was the meeting for August 2025. A Quorum was established with directors Stewart Kupfer, Chad Boughter, and Bryan Finnemeyer in attendance. Also present were Rebecca Improto, Bookkeeper, and Linda Walker, Manager.

The Minutes of the July 23, 2025 Regular Meeting held August 5, 2025 were approved as submitted. The Financial Statements for the period ending July 31, 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 Board welcomed Linda Walker back as the new community manager. The next phase of tree pruning was completed. The board voted previously to increase the late fee from \$25 to \$35 for all assessments postmarked after the 10th of each month beginning January 1, 2026. The Board approved encroachment tree work behind building 26. A dead tree behind building 6 will be scheduled for removal.

Under New Business, the Board is considering for next year a mass tree pruning and will contact Promark to identify trees that need to be pruned, especially those with encroachment issues. The Board is also considering a new towing company to tow uninspected vehicles and/or vehicles that are inoperable from the lots. Signs would have to be posted but towing would be at the owner's ex-

pense. A quote will be obtained for soil erosion from the walkway in front of building 7. Two sidewalk replacement requests were received, and quotes will be obtained. Two tree pruning requests were also approved including a dead spruce tree at the Basketball court area.

The Board discussed the pool situation at length including various repairs and repercussion against the former pool management company. Jeanne Mae Rhoads, former pool manager for 23 years was brought back on board to look at the pool and the board voted to hire her again as pool manager. She is obtaining quotes for total repairs/ replacement.

The Next Board Meeting is to be determined. This meeting adjourned at 7:40PM.



**Linda Walker,
Community Manager
and Jeanne Mae Rhoads
Pool Manager!**



As a homeowner in our association, you have certain rights—and responsibilities.

You have the right to . . .

- A responsive and competent community association.
- Honest, fair, and respectful treatment by community leaders and managers.
- Attend meetings, serve on committees, and run for election.
- Access appropriate association records.
- Prudent financial management of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options before the association takes any legal action, and the right to appeal decisions.
- Receive all rules and regulations governing the community association—if not prior to purchase and settlement, then upon joining the community.

You also have the responsibility to . . .

- Maintain your property according to established standards.
- Treat association leaders with honesty and respect.
- Read and comply with rules and regulations of the community and ensure that your tenants and guest do too.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- Request reconsideration of material decisions that personally affect you.
- Provide your current contact information to the association so you receive all information from the community.

Maple Hill Community Association, Inc.

Board of Directors

Stewart Kupfer, President

Bryan Finnemeyer

Chad Boughter

Dan Schafer

Linda Walker, Community 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

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Schwenksville, PA 19473

Community Notes



RULES ENFORCEMENT:

Inevitably, from time to time, community rules are broken. When this happens, the association informs residents about the problem and follows what is known as due process procedure.

Simply stated, this means that the association always notifies residents of alleged violations before taking any action. We send written notice describing the possible rule violation and ask the residents to correct the problem voluntarily by a specific date. These notices also explain any action the association may take if the violation isn't corrected.

The association understands that things aren't always as they seem. So, any time we send notices to residents, the board wants to hear the resident's point of view. We can arrange for residents to meet with the board before imposing any type of penalty. In fact, imposing penalties isn't the goal at all! It's more important that residents comply with the association rules for the good of everyone in the community. These meetings give residents and the board an opportunity to discuss rule violations informally and arrive at a solution.

After they've had a chance to talk to a resident about a rule violation, board members will discuss the situation among themselves and make a decision. Residents generally receive the board's decision in writing in about 10 business days. For those who may disagree with the decision, the association has an appeal process.



Now for some gutter talk. We are rapidly approaching that time of year when the trees will lose their leaves. Before those rainy and snowy days start, take the time to check the gutters and downspouts on your house. Check to make sure your gutters are securely attached to your home (this will prevent a deluge of water from damaging your home) and make sure they are clear of debris such as those falling leaves. The water cannot flow properly if the gutters are sagging or if they are clogged. While you are up there, give your gutters a good wipe on the exterior to avoid a Walkaround notice next year as these tips on gutters are printed for your benefit, however, when it comes to the Walkaround, the Committee is only concerned with the exterior appearance of your gutters.

TIP: If you share gutters or downspouts with a neighbor, it is even more important to make sure the gutters are cleared of debris or you could be sharing a water problem. It is up to the homeowners to make sure their gutters and downspouts are working properly.



ATTENTION ALL HOMEOWNERS and RESIDENTS

It has come to the attention of the Board of Directors that residents are parking more than two vehicles in the parking areas. Please be informed that per the Rules, you are only permitted to park two vehicles maximum in any parking areas. All other vehicles must be parked on the street. If you are in violation of this parking rule, please understand that by parking more than two vehicles you are displacing another unit's second vehicle which is very inconsiderate. If you are aware of a unit violating this rule, please call the phonemate as this is the only way the Board can solve this issue. Your name remains anonymous. We too often hear that people don't want to "throw anyone under the bus" but please keep in mind that by parking more than two vehicles, these violators are not being respectful or considerate to you and are violating your rights! It only takes a few units parking more than two vehicles to create a parking problem for others. **Vehicles that do not have a current inspection and/or not in operable condition will be towed. We possibly have a new tow company that will provide this service for us at the vehicle owners expense.** No resident, or guest of a resident, may park in any other unit's assigned parking spot. It is the homeowner's responsible to inform their guests not to park in any other numbered spots.

Community Notes



COMING SOON-SPRING 2026

Residents start cleaning out your basements/closets/etc. We will be starting the Community Yard Sales again in the Spring of 2026. More information to follow.



Motorists: Please slow down!!!!!!!!!! Observe speed limit signs and stop signs throughout our community. We continually have motorists speeding in and out of the parking lots and ignoring stop signs. There

are many children playing and we do not want an accident to happen. **Parents:** Parking lots are for parking cars, not kids. A better place to play is the playground or basketball court or common area lawns, or even your own backyard. With all the speeders and stop sign ignorers out there, the parking lots are not safe for children.

Chimney Cleaning Reminder

This is our yearly reminder to have your chimney cleaned and checked now *before* the weather becomes chilly and you are ready to start that first fire.

COMMON GROUND

Storage & Personal Property

1. Nothing is to be stored in the common area. The Association is not responsible for personal property left in the common area. Anything left unattended for any unreasonable amount of time may be removed and discarded at the Owner's expense.
2. Residents may keep patio furniture, grills, children's outdoor toys, bikes, patio umbrellas, potted plants, and other items intended for outdoor use on the rear deck or rear patio of their unit. All such property must be neatly contained and/ or stored. Under no circumstances shall any of these items be placed, set-up, and/or stored on the common ground, whether temporarily or permanently
3. Front porches must be kept clean and un-cluttered at all times and should not be used as storage space. 4. The Board reserves the right to further limit items kept on front porches.



Effective January 1, 2026 the Board has voted to increase the late fee from \$25 to \$35 per month for all assessment postmarked after the 10th of each month. The monthly assessment is due on or before the first of each month. If you are mailing your assessment after the first you are already late, however we allow a grace period before the late fee is charged.

Please do not send post-dated checks. Checks should be dated the date they are mailed. Following this will make the assessment process much smoother and more efficient for everyone. If a coupon is not sent or a note written on the check on how it is to be applied, the payment will be applied to the arrearage if more than the current month is owed.



We're talking trash!!!

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.
6. Trash left by the collecting agency should be cleaned away each trash day by the residents using that collection point.

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Signs

1. No sign of any kind shall be displayed to the public view on any dwelling or lot except a one family name sign of not more than 75 square inches, or one temporary sign of not more than 5 square feet, advertising the property for sale or rent.
2. No such sign shall be illuminated.