The Maple Hill Leaflet

PUBLISHED MONTHLY BY THE MHCA BOARD OF DIRECTORS



Special points of interest:

- Annual Association Meeting Agenda.
- Basketball Court parking lot repainting.
- October is National Fire Safety Month– Fire safety tips
- Halloween Safety Tips
- Schwenksville Halloween Parade!

September/October 2026

Board Meeting Highlights

The September Board of Directors meeting was held on September 29, 2026. A Quorum was established with directors Stewart Kupfer, Gretchen Key, Dan Schafer, and Bryan Finnemeyer in attendance. Also present were Rebecca Improto, Bookkeeper, Jeanne Mae Rhoads, Pool Manager via phone, and Linda Walker, Manager via phone.

The Minutes from the August 17th Board of Directors meeting and the Financial Statements for the period ending August 31, 2026, were approved as submitted. Stewart reviewed the financial statements.

Under Old Business, Jeanne Mae updated the board on the pool status. The pool has been covered and winterized. A demand letter was sent to the former pool management company demanding payment of the judgement against them. Concrete work that was on hold before was approved to begin. Location of the Handi-cap sign was discussed, and the sign will be installed. The board is getting a quote to replace the playground parking lot and repainting the basketball court parking lot. They are also getting a quote to repair/replace the stair railings in front of Building 9. The potholes in this lot will also be quoted. The Board went over the proposed budget. The budget will be presented to residents at the annual association meeting.

Under New Business, a few requests for tree pruning were made and quotes will be sought. A sinkhole issue is being investigated in front of Building 37. The 2026-26 snow contract was received by Promark and the board is reviewing it

The next Board meeting is scheduled for October 27, 2026, via zoom.

This meeting adjourned at 9PM.



Annual Association Meeting 2026
Tuesday November 3, 2026 7PM
Youth Activity Center– Jerusalem Lutheran Church , Schwenksville

AGENDA
CALL TO ORDER:
ROLL CALL/ QUORUM ESTABLISHMENT :

HOMEOWNER/ RESIDENT FORUM: Residents may address the Board with any questions or concerns. (Please limit discussion to 5 minutes per unit.)

FINANCIAL REPORT: Period ended September 30, 2026

OLD BUSINESS:

NEW BUSINESS:
- **Adoption of the 2027 proposed budget**
- **Fixing of the annual assessment– Assessment increase.**
- **Board of Directors Election.**

ADJOURNMENT: 8PM
ALL HOMEOWNERS/RESIDENTS ARE ENCOURAGED TO ATTEND.



Community Calendar

Tuesday, October 27th 6PM– Board of Directors' Meeting via Zoom.
Friday, October 30, 2026-Basketball court parking lot line/number repainting.
Saturday, October 31st– HAPPY HALLOWEEN
Tuesday, November 3rd, 7PM-Annual Association Meeting

Maple Hill Community Association, Inc.

Board of Directors

Stuart Kupfer, President
Bryan Finnemeyer
Dan Schafer
Gretchen Key

MEMBER OF community ASSOCIATIONS INSTITUTE

Linda Walker, Manager/ Manager-manager@maplehillcommunity.com
Rebecca Improto,, Bookkeeper –bookkeeper@maplehillcommunity.com
Jeanne Mae Rhoads, Pool Manager
Phonemate: 610-287-8733
www.maplehill.community.com



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Community Notes



BOOKKEEPER NOTES:Please note when sending in a payment make sure you specify what month you are paying if not using a coupon booklet. Accounts that have a past due balance that send in a payment and do not specify what month they are paying, the money is applied to the oldest balance first. Meaning if you send in $180 and have a past due balance and do not specify how it is to be applied, it will be applied to the oldest first. As a result the current month's assessment may remain unpaid and a $50 late fee will be charged. Also please note that if you a have an arrearage and only pay the current monthly assessment of $180 without paying anything towards the outstanding balance, a $25 arrearage fee will be applied. Please understand the Board does accept payment plans. If you think you may fall behind please contact the manager or the bookkeeper and we can talk to you about a payment plan beforte extra fees are charged. If your account is referred to the attorney the fees that are billed to us are charged to you. Please communicate!

Current Accounts Receivable

September 30, 2026

Total Units Delinquent= 8

Total Amount Owed= $66,649.59

Delinquency Policy

1. In General. All fees, assessments, special assessments, limited assessments and any other charge (including fines) provided for in the Declaration, the By-Laws or the Rules and Regulations ("Community Documents") and deemed necessary by the Board ("Board") ("Fees") will be termed delinquent if not paid by the date upon which such amount is due, which shall be the 1st of each month unless another date is specified by the Community Documents, the Board or applicable law.

2. Late Payments; Charges. Any payment not postmarked by the tenth (10th) day after the date upon which such payment is due, shall be considered late. After the tenth (10th) day, a late charge to be determined by the Board and fixed annually will be charged to the Unit Owner's account. Additional Fees may be applied to delinquencies as set forth more specifically in the Community Documents. Maple Hill reserves the right to collect interest at a rate set forth more specifically in the Community Documents per annum on any delinquent amounts. As provided in the Community Documents, Unit Owners are responsible for the payment of any and all expenses incurred by the Board in connection with the collection of delinquent fees including, but not limited to, attorneys' fees and costs.

4. Acceleration. If any Fees are annual in nature, and paid by way of monthly or quarterly installments and any such installment remains unpaid for more than thirty (30) days after becoming due and payable, the entire unpaid amount of the Fee, as well as any other additional related Fees, shall immediately become due and payable.

5. Personal Liability. Until any outstanding Fees are paid, all delinquency Fees associated therewith shall constitute a personal liability of the Unit Owner and shall constitute a lien against such Unit Owner's Lot and/or Unit as provided for under the Uniform Planned Communities Act and other applicable law.

6. Loss of Rights. Until such time as any delinquent Fees are paid, the Unit Owner responsible for such Fees and his or her family members and/ or tenants forfeit the right to serve on the Board or any Committee thereof, to have the Board act on any complaint or request, forfeit the right to vote on community matters, and forfeit all privileges in the recreational areas until such amounts are paid.

Community Notes (Cont.)



BOARD ELECTIONS

The Board of Directors election will be held at the annual meeting scheduled for November 3, 2026. Two seats on the board are up for re-election and we also have one vacancy. Up for election are Stewart Kupfer and Gretchen Key. Both candidates are re-running. For another 2 year term. If you are interested in running for the Board please contact the manager. Ballots will be emailed out in the next week and will also be on our website. If you can't attend the meeting to vote in person, please email the ballot to the manager.



A note about the Phonemate.

Email is the preferred method of contact but we do have an automated message system that residents can leave a message on. 610-287-8733. If leaving a message you must leave your name, number, and a brief message and the manager will return your call. Messages are checked once per day. This is not an emergency number and please call 911 if you have an emergency. Anonymous calls of complaints are deleted. Residents must file a complaint form if you wish to report a unit in violation of our rules.



ATTENTION: BASKETBALL COURT PARKING LOT!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

On Friday, October 30, 2026 our contractor will be repainting the lines and numbered spots in the lot. ALL VEHICLES MUST BE REMOVED FROM THIS LOT BY 7AM OCTOBER 30TH. If there is an issue with your vehicle moving please contact the manager prior to this day. Any vehicle that remains while they are painting will be towed at the owners' expense. We know this will be an inconvenience but the end result will be a freshly painted parking lot and numbered spots that you can see! We thank you for your cooperation.



Trick or Treat Courtesy Reminder

A traditional Halloween custom is for people to leave a house or porch light lit to welcome children. Remember, kids, to respect the wishes of those residents whose porch lights are NOT lit.



Volunteer for Your HOA Board of Directors: Make a Difference in Our Community!

Are you passionate about improving our neighborhood and creating a vibrant, welcoming community? Volunteering for the Maple Hill Board of Directors is a great way to make a real impact, meet neighbors, and help shape the future of our neighborhood.

Why Volunteer?

The Board of Directors plays a vital role in managing our community's assets, enforcing rules fairly, planning events, and addressing concerns that affect residents' daily lives. As a volunteer board member, you'll:

- Help make decisions that improve property values and community aesthetics.
- Participate in planning community events and improvements.
- Ensure fair and transparent governance.

Gain valuable leadership and organizational experience.

Who Can Join?

Homeowners just like you! Whether you have experience in finance, law, event planning, or just a desire to contribute, your skills and ideas are welcome. Being a board member requires a commitment of time and energy, but the rewards of seeing positive change are worth it.

How to Get Involved

If you are interested in volunteering or want to learn more about what being on the HOA board entails, please contact us at manager@maplehillcommunity.com. Together, we can make our community a better place to live for everyone.







Halloween is a kid's delight. It's a blast to dress up in costumes, go trick-or-treating, attend parties and, most of all, eat candy. At the same time, Halloween can be scary for parents. Costumes can be dangerous, too much candy can be sickening and walking around at night can be risky. The Centers for Disease Control and Prevention offer these tips (in anagram form) to make sure your little ghouls and goblins have a safe Halloween:

S – Swords, knives and similar costume accessories should be short, soft and flexible.

A – Avoid trick-or-treating alone. Children should walk in groups or with a trusted adult.

F – Fasten reflective tape to costumes and bags to help drivers see trick-or-treaters.

E – Examine all treats for choking hazards and tampering before they're eaten.

H – Hold a flashlight while trick-or-treating to help see and help others see you.

A – Always test make-up in a small area first. Remove it when done to avoid skin irritation.

L – Look both ways before crossing the street. Use established crosswalks wherever possible.

L – Lower the risk for serious eye injury by avoiding decorative contact lenses.

O – Only walk on sidewalks or on the far edge of the road facing traffic to stay safe.

W – Wear well-fitting masks, costumes and shoes to avoid blocked vision, trips and falls.

E – Eat only factory-wrapped candy. Avoid eating homemade treats unless you know the cook.

E – Enter homes only if you're with a trusted adult.

N – Never walk near lit candles or other open flames. Be sure to wear flame-resistant costumes.

- Be sure walking areas and stairs are well-lit and free of obstacles that could cause falls. • Keep candle-lit jack-o-lanterns and other open flames away from doorsteps, walkways, landings and curtains. Place them on sturdy tables, keep them out of reach of pets and small children and never leave them unattended.
- Drive safely and watch out for trick-or-treaters.



Schwenksville HALLOWEEN Parade

THURSDAY, OCTOBER 29, 2026
START AT 7:00PM

REGISTRATION BEGINS AT 6:00PM AT
HEIDELBERG UCC

ALL AGES WELCOME TO REGISTER

PARADE ROUTE:

HEIDELBERG UCC PARKING LOT DOWN SECOND STREET TO CENTENNIAL STREET

FREE FOOD

ANNUALLY SINCE 1956

MUSIC

CASH PRIZES AWARDED

- SCARIEST
- MOST ORIGINAL
- BEST CHARACTER
- BEST GROUP

SPONSORED BY SCHWENKSVILLE BOROUGH COUNCIL

FIRE PREVENTION AND SAFETY TIPS

Fire prevention starts with you!

1. 

Beware of fire hazards.

Cooking, heating, electrical outlets, cigarettes, and candles are common fire hazards.

2. 

Check fire alarms.

Test smoke alarms every month. Replace the batteries every year.

3. 

Know what to do.

Create a fire escape plan with exit points for every room in your home.

4. 

Conduct a fire drill.

Practice your fire escape plan. Know how to stop, drop, and roll.







Published Monthly by the
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Look for us on the web

www.maplehillcommunity.com

October is National Fire Prevention Month

Here are some safety tips:

- Teach children about the dangers of playing with matches.
- Have chimneys and stacks cleaned.
- Make sure you have a working fire extinguisher and you know how to use it.
- Have a fire escape plan.
- When daylight saving time ends on November 1st, don't forget to change the batteries in your smoke detectors.