



Special points of interest:

- Community Yard Sale
- Bookkeeper Notes
- Kids' Easter egg hunt
- Lifeguards wanted!!!!-See page 5

March 2026

## Board Meeting Highlights

The February Board of Directors meeting was held on February 24, 2026, via Zoom meeting. A Quorum was established with directors Stewart Kupfer, Chad Boughter, Gretchen Key, Dan Schafer, and Bryan Finnemeyer in attendance. Also present were Rebecca Improto, Bookkeeper, Jeanne Mae Rhoads, Pool Manager, and Linda Walker, Manager.

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

Under Old Business, the Board and Jeanne Mae discussed the pool repairs in detail. A demand letter was sent to the former pool management company demanding payment of the judgement against them. The Board reviewed the revisions in the closing statements for the pool loan and approved them with the changes the bank made. The Board also discussed the payment of the big snowfall bill from January and the 2<sup>nd</sup> leaf clean-up.

Under New Business, the Board is looking into future credit card payments. The Board also reviewed the landscaping contract with Promark which was shortened to a one-year contract instead of two.

The next Board meeting is scheduled for March 31, 2026, via zoom.

This meeting adjourned at 8PM.





Please join us on Saturday, April 4, 2026 at the Maple Hill playground for our annual Easter Egg Hunt. 11am start for children 0-6 years of age and 12 noon start for children 7-12 years of age. Please have your child bring a basket or bag to collect the eggs. The eggs will be filled with goodies but we do need the eggs back after the hunt for next year. If your children will be participating please R.S.V.P . To [manager@maplehillcommunity.com](mailto:manager@maplehillcommunity.com) and give us your children's names and ages to make sure we have enough eggs. We look forward to hosting this again this year!

## Community Calendar

Tuesday, March 31, 2026- 6PM- Board of Directors' Meeting

Saturday, April 4, 2026-11am -Kids Easter Egg Hunt ages 0-6 years

Saturday, April 4, 2026-12 noon-Kids' Easter Egg Hunt ages 7-12 years

Saturday, May 16, 2026-8am-1pm-Community Yard Sale

## 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



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 post-marked by the 10th of each month. An arrearage fee of \$50 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!

### Current Accounts Receivable

February 28, 2026

Total units delinquent = 25

Total amount owed = \$79,445.25



### **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.)



The Community Yard sale is scheduled for Saturday May 16, 2026 from 8am-1pm. Maple Hill will place ads in the local papers and residents participating are encouraged to advertise on social media. Signs may be placed by residents participating. But need to be removed after the event.



### PARKING AND TOWING:

We now have a tow company that will tow any uninspected or inoperable vehicles out of any of the lots in Maple Hill, they already have. Please report any uninspected or inoperable vehicles to the manager. Also we are hearing that units are parking more than 2 vehicles in the lots. Please understand that there is not enough parking for 2 cars per unit in Maple Hill so when you park that 3rd car another unit can't park their first or second car. If you know any unit violating this rule please alert the manager. **UNITS MAY ONLY PARK TWO VEHICLES IN ANY OF THE LOTS!!**

### Why Must the Association Approve My Fence?

Although the association may sometime seem like Big Brother when you want to put up a fence, or do anything to the exterior of your home, our design review program is actually a benefit—not a burden. The association's design standards are based on harmony with the overall community, consideration for neighbors, and high-quality construction practices. The design review program exists to maintain, protect, and enhance the value of your property, and it strives for a balance between individual rights and the good of the entire community.

While association members have the biggest stake in property values, others are also very interested in seeing our community well maintained and looking its best. Builders' reputations and lenders' financial support are closely connected to the community. Also, public officials have an interest in maintaining and enhancing the community since tax revenues depend on property values.

The Board of Directors makes every effort to process applications fairly, reasonably, and quickly. And we trust the same can be said for how we handle alleged violations—most of which are resolved easily. Design review forms can be found on our website [www.maplehillcommunity.com](http://www.maplehillcommunity.com) or by emailing the manager.

Please contact the phonemate if you have any questions.



# NOW HIRING LIFEGUARDS



## Maple Hill Community Pool (Private Community)

😊 Spend Your Summer Poolside! 😊

Maple Hill Community Pool, in Schwenksville PA, is seeking responsible, certified lifeguards to help ensure a safe and enjoyable swim season for our residents.

### Schedule

**Monday – Sunday**

**Pool Hours: 12:00 PM – 7:00 PM**

*Prep and cleanup required before and after operating hours*

*Average shifts: 11:30-3 & 3-7:30*

### Required Certifications

Applicants must be currently certified in:

- Lifeguarding
- CPR
- First Aid

### Responsibilities

- Monitor pool activities and ensure swimmer safety
- Enforce community pool rules
- Perform daily opening and closing duties
- Maintain a clean and safe pool environment
- Respond quickly and appropriately to emergencies

### We're Looking for Candidates Who Are:

- Reliable and punctual
- Attentive and safety-focused
- Professional and friendly
- Comfortable enforcing pool rules

**To Apply:** Email name, contact information, resume, & certifications (with expiration dates) to [maplehillpoolmanager@gmail.com](mailto:maplehillpoolmanager@gmail.com) by May 1<sup>st</sup>, 2026.

 Join our team and help keep Maple Hill safe all summer long! 

Published Monthly by the  
MHCA Board of Directors

THE LEAFLET  
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Schwenksville, PA 19473

610-287-8733



## VOLUNTEER



### **Ten Reasons to Volunteer for the Association**

1. Protect your self-interests. Protect your property values and maintain the quality of life in your community.
2. Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done—we'll train you.
8. Express yourself. Help with creative projects like community beautification.
9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.