



Special points of interest:

- Quarterly Association Meeting Highlights
- Bookkeeper Notes

Jan/Feb 2026

## Board Meeting Highlights

The January Regular Monthly Meeting of the Maple Hill Board of Directors was held on February 3, 2026, at 6PM. A Quorum was established with directors Stewart Kupfer, Chad Boughter, Bryan Finemeyer, and Gretchen Key in attendance. Also present were Rebecca Improto, Bookkeeper, Jeanne Mae Rhoads, Pool Manager, and Linda Walker, Manager.

The Minutes of the November/December Regular Meetings held December 16, 2025, were approved as submitted. The Financial Statements for the periods ending December 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 towing signs were installed and two vehicles out of inspection were towed. The pool pump room equipment was removed and the mason wall between the pump room and men's bathroom was replaced which was collapsing. The Board of Directors signed the contract with Blue Tree Landscaping and Pools to refurbish the pool. They also signed the contract with Montco Fence to replace the fencing which was out of code. Maple Hill was awarded a judgment in court against the former pool management company for all the problems last year.

Under New Business, the Board sent the pool repairs information and loan documents to the attorney for their review. The Board is also reviewing the leaf clean-up invoices and what areas were not done.

The Next Board Meeting is scheduled for Tuesday February 24, 2026.

This meeting adjourned at 7PM.

*Spring is Coming!*





## Quarterly Association Meeting Minutes

The January Quarterly Association Meeting originally scheduled for January 27th was held on February 3, 2026, due to the weather. A Quorum was established with directors Stewart Kupfer, Chad Boughter, Gretchen Key, and Bryan Finnemeyer in attendance. Also present were Rebecca Improto, Bookkeeper, Jeanne Mae Rhoads, Pool Manager, and Linda Walker, Manager.

In the resident forum the 7 residents in attendance did discuss with the board various concerns including the pool repairs, trash and snow concerns.

The Minutes from the last annual meeting and Financial Statements for the period ending December 31, 2025, were provided to the residents in attendance.

Under Old Business, the Board discussed the pool repairs in detail. Jeanne Mae went over the quotes received from various companies to explain the expense of this refurbishment.

Under New Business, the Board will be soliciting bids for the snow contract and Landscaping Contracts.

This meeting adjourned at 8:08PM.

## Community Calendar

Tuesday, February 24th- 6PM- Board of Directors' 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](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

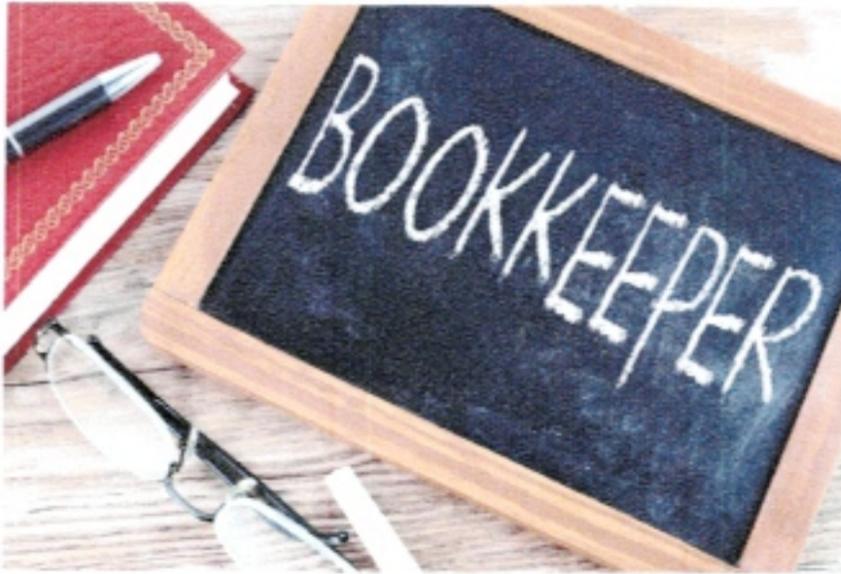
Linda Walker

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. A late fee 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

December 31, 2025

Total units delinquent = 20

Total amount owed = \$70,815.20



### **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.)



### Holiday Decorations Reminder

Holiday lights and decorations should have been taken down 30 days after the holiday. Please remove your decorations as soon as possible.

### Maple Hill Website

The website has been updated. Please visit us at [www.maplehillcommunity.com](http://www.maplehillcommunity.com). Along with design review forms and complaint forms, the newsletter is now available on the website. More changes to come.



**Need help snow shoveling or cleaning off your car/ parking spot? Have a kid that wants to help?**

**Please email the manager. We are starting a list of residents/ kids that want to help and residents in need of help.**



The Community Yard sale is coming this spring. I know its tough to see past winter right now but spring is coming just around the corner. We are thinking mid to late April for a community yard sale. More information to follow..



### 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!!**

# Having cabin fever? Here are some fun things to do near us!



## Winter Wonder at Longwood Gardens

Step into a winter botanical wonderland at [Longwood Gardens' Winter Wonder](#), where tropical blooms and dramatic flower installations fill the conservatory and make for an ideal escape from chilly weather until March. After dark, the Garden Glow experience lights up the gardens with sparkling installations and biodegradable sparklers on Friday, Saturday, and Sunday evenings from now until March 8th. While Winter Wonder is included with museum admission, Garden Glow tickets are purchased separately and include all-day Gardens admission with same-day re-entry.

**When:** Now-March 22, 2026

**Where:** Kennett Square

## Philly Home and Garden Show

Find infinite inspiration for your home and garden(s) at the three-day [Philly Home and Garden Show](#)! Explore 300 exhibitors featuring landscaping ideas, remodeling tips, design inspiration, and DIY workshops for every part of your home. Meet experts face-to-face, gather new ideas, and shop seasonal goods — all under one roof for a weekend of home-improvement enthusiasm.

**When:** February 20-22, 2026

**Where:** Oaks



## The Philadelphia Flower Show

Wrap up the month surrounded by vibrant blooms at [The Philadelphia Flower Show](#), the world's oldest and largest indoor horticultural exhibition. Explore this year's theme "Rooted: Origins of American Gardening" as you wander dazzling displays from top designers and horticulturists, attend gardening talks, and enjoy hands-on crafts like making floral crowns, building terrariums, or designing bouquets that all tie into this year's Semiquincentennial celebration in the city where it all began. Stop by the Visit PA booth to learn more about Pennsylvania's epic year and all of the other [events coming to the state in 2026](#).

**When:** February 28 - March 8, 2026

**Where:** Philadelphia

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## Governing by Representation

Community associations are a representative form of government founded on the principle of elected individuals representing the people. Much of our country is based on the principles of representative democracy. It starts with organizations like community associations and progresses through our schools boards, city governments, county governments, state governments—all the way to the federal government. We vote for a person, or persons, who will act on our behalf.

Some might advocate that a board should not take action without a vote of the members to find out what the people want. That would be counter-productive. If association members were to vote on every issue before a decision was made, there would be no need for a board, but simply someone to send out ballots and tally results. However, boards find out what their constituents want in other ways. Many make time to hear from residents at each board meeting. But, it's up to you to attend meetings, voice your opinions and participate in the exchange of ideas with the board. We also encourage your involvement and participation. Perhaps you would consider joining a committee. We want your input, ideas, thoughts and opinions.

When the season for community association annual meetings and annual board elections approaches, consider carefully which candidates you select—including yourself. Consider running for the board to help shape the future of your community.