



Special points of interest:

- Annual Association Meeting Agenda.
- October is National Fire Safety Month– Fire safety tips
- Halloween Safety Tips
- Map of Maple Hill with Building numbers.
- Local Halloween events!

October 2025

Board Meeting Highlights

The Regular Monthly Meeting of the Maple Hill Board of Directors was held on September 30, 2025, at 6PM. A Quorum was established with directors Stewart Kupfer, Chad Boughter, Bryan Finnemeyer, Dan Schaffer, and Gretchen Key in attendance. Also present were Rebecca Improto, Bookkeeper, and Linda Walker, Manager.

The Minutes of the August 2025 Regular Meeting held September 9, 2025, were approved as submitted. The Financial Statements for the period ending August 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 Gretchen Key as a new board member. The tree encroachment work behind Building 26 was completed and the encroachment work behind building 30 is being scheduled. A dead tree was removed behind Building 6. Towing tags are being ordered for uninspected vehicles and inoperable vehicles to start towing these vehicles out of Maple Hill. The leveling of the ground next to the sidewalk in front of Building 7 is being scheduled with Promark. A tree in front of Building 4 will be scheduled to be trimmed. The dead branches in the trees in front of Building 19 will be scheduled to be pruned. A tree behind Building 16 will be pruned and a dead spruce tree next to the basketball court will be removed. Jeanne Mae Rhoad, pool manager is currently awaiting bids from at least three pool companies for

repairing/ refurbishing the pool and pump room. A sidewalk behind Building 19 that has a chunk missing from the corner will be repaired. The Board is looking into pursuing action against the former pool management company.

Under New Business, the Board reviewed the 2025-26 Snow removal contract. Two more walkways were approved for replacement and will be scheduled with the other two previously approved. Weeding and other various violation letters were sent, and fines are being issued. The tot lot will be mulched again this year, quotes from landscaping companies are being obtained. A quote for the pruning of the tot lot trees will be obtained.

The Next Board Meeting is scheduled for Tuesday October 28, 2025. The next annual association meeting is scheduled for Tuesday October 28, 2025. This meeting adjourned at 7:40pm.



Annual Association Meeting 2025
October 28, 2025, 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, 2025

OLD BUSINESS:

Pool issues this year
 Tree pruning
 Asphalt work

NEW BUSINESS:

Management change
 Pool Management change/ repairs
 Budget forecast

ADJOURNMENT: 8PM

ALL HOMEOWNERS/RESIDENTS ARE ENCOURAGED TO ATTEND.



Community Calendar

Tuesday, October 28th 6PM– Board of Directors' Meeting

Tuesday, October 28th, 7pm– Annual Association Open Meeting

Friday, October 31st– HAPPY HALLOWEEN

Maple Hill Community Association, Inc.

Board of Directors

Stuart 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



Leaflet Staff

Linda Walker

Leaflet

P.O. Box 295

Schwenksville, PA 19473

Community Notes

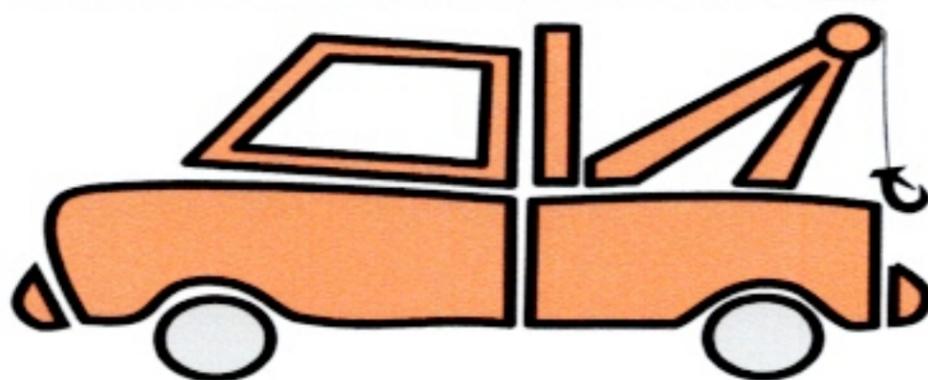


WE'RE TALKING TRASH YET AGAIN!!!!!!!!!!!!!!

In Maple Hill we have rules about the placement of trash cans and how long they can be out at the curb. We also have rules about where trash cans may be stored. Basically trashcans must be stored in the rear of the unit. Units with fences must store them **inside** the fence. Units without fences must store them at the rear most point of their unit, for example, under the deck or on the back patio. Trash may not be put out for collection prior to 6pm the day before collection. Trash containers must be removed from the collection point no later than 10am the day after collection!

Believe it or not, there are good reasons for this, and not just because trash and recycle cans are unattractive. In some areas, there might be concerns about attracting wildlife which we don't need. Another good reason not to leave your trash can out for too long is people going through the trash for bank statements (ideally, you should shred anything with personal information before trashing it). Keeping trash cans in the rear-most point of your yard or behind a fence reduces the risk of anyone getting at your trash.

Heads up-there are many units storing their trash containers behind their fence. Please move them into your yard immediately before we have to send a letter of violation!



Any vehicle parking in any Maple Hill parking lots MUST be inspected and/or operational! Maple Hill will tow vehicles out of inspection and vehicles that are not operational at the owners expense. Residents are encouraged to report uninspected vehicles/ in-operatable vehicles, ex. Flat tires, body damage, etc. by emailing the manager at manager@maplehillcommunity.com or calling the phonemate at 610-287-8733. There are only 394 parking spots in maplpe hill and 244 Units, that's not enough for 2 cars per unit. **WE HAVE STARTED TAGGING VEHICLES IN VIOLATION AND REMOVING THE TAG DOES NOT STOP THE TOW! It is not our intent to tow your vehicle so please get them inspected before it is tagged.**



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.

Community Notes (Cont.)

Sounds Like a Good Idea

Noise is a concern for every resident and because you live in a community, it's important to understand that some degree of noise is to be expected. At the same time, residents need to consider the consequences of their noisy behavior. To keep everyone happy and maintain civility among neighbors, the association asks that you take a few steps to reduce or eliminate annoying noise.

Be kind and respectful. A little common courtesy makes a big difference. Keep your music and television at reasonable levels, do your vacuuming before bedtime, and make sure "Fido" is not out barking excessively. Move your noisy appliance away from walls *before* your neighbors complain.

Keep a log. If you're disturbed by a noise problem, note the times and the nature of the noise. There may be a pattern in the noise that can be adjusted.

Visit your neighbor. If your neighbor is the source of the noise, try a friendly chat. Sometimes people just don't realize how noise is affecting others. People are usually considerate once they realize they're disturbing others. And, if your neighbor knocks on your door, listen politely and be willing to make changes to reduce your own noise.

Contact the manager. If a polite request doesn't change your neighbor's noisiness, it may be time to ask the manager for help. Have your noise log ready, including attempts to solve the problem yourself. Reducing noise sounds like a good idea. A quiet, peaceful community, relatively speaking, is a happy community.

Finances/Assessments

Association members who pay their assessments late or not at all come up with some very interesting excuses. Here's some of the most common, and why it's smart not to use them.

"You didn't bill me." "I didn't get an invoice." "You didn't tell me I was behind in my payments."

Many association governing documents neither require the association to send invoices nor provide advance notice of payments due or past due. However, associations are required to send the approved budget to each owner annually and we do just that. When the association approves and sends the budget each year to our members, it contains notice of the amount you must pay annually. If you're ever unsure about the amount or the due dates, just call the phonemate.

"You can't do that!" "These people have no right to make me pay for neighborhood upkeep." "If they think I'm paying those outrageous late fees and interest, they're crazy."

Actually, the association not only has the authority, it has a

duty to all owners to collect assessments. This authority is established in the governing documents and the state's common interest ownership statutes. When you moved into a community association, you agreed to abide by those documents—and that includes paying assessments.

"I never use the recreational facilities." "I don't have children and don't use the playground" "I've never been to the pool, and I don't plan to ever use it. Why can't you pro-rate my assessments accordingly?"

Admittedly, recreational facilities are expensive to operate and—for some associations—represent a good chunk of the budget. Nevertheless, most declarations specify that even if you don't use the association's amenities you're still obligated to pay for their upkeep. Many of our residents moved into this community specifically for the recreational amenities; they're willing to pay for them because they take full advantage of the opportunities they provide. Even if you're not using some of the amenities, they make the community more desirable and the homes in the community more valuable. If you're not using the facilities, perhaps you should consider whether this community is the best fit for you and your needs.

"I paid in full."

Sometimes the association receives a check that says "paid in full" in the memo section—but it isn't. Or the check will arrive with a letter or note, stating the check is "payment in full," or it covers all charges through a certain date. Nice try. If you still have an outstanding balance, we're not going to cash your check. We're going to return it to you. This will put you further behind in your payments and just cause more late fees.

"The fees are too high."

Assessments reflect the actual cost of maintaining all common elements in the community. If you owned your home outside the association, you would have to pay individually for all the same expenses your assessments cover—trash/snow removal, landscaping, and so on. In fact, you're actually spending less on assessments because the association has bulk buying power, and you're getting more because the common areas provide amenities that you likely could not afford on your own.

Legitimate Reasons, not Excuses

When association members lose their jobs or become injured or ill, the association board understands that arrangements need to be worked out for paying assessments. If you have a legitimate reason for falling behind and you need to work out a payment plan, please call the manager. The board considers each situation individually, and will try to accommodate you special circumstances.



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.

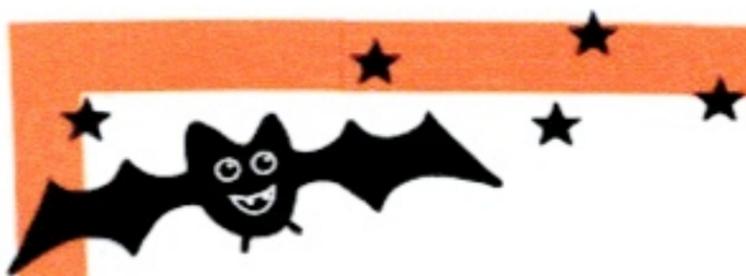
E – Eat only factory-wrapped candy. Avoid eating homemade treats unless you know the cook.

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.





LOCAL HALLOWEEN EVENTS

Please note I could not find a date for the Schwenksville Halloween parade this year.

Scream Mountain - Spring Mountain, Sept. 26 - Nov. 1

Spring Mountain transforms into Scream Mountain starting September 26. Scream Mountain features a Haunted Hayride, Haunted Lift & Walk, and the Starter Haunted Hayride (kid-friendly).

Boyertown Halloween Parade-Boyertown, PA- Saturday October 18th boyertownhistory.org/events-Join us for the Boyertown Jaycees Halloween Parade!

Formation will begin at the Boyertown Elementary School, Boyertown Junior High School West, and Federal-Mogul parking lots.

Due to safety concerns, related parking, traffic and pedestrian traffic, parade spectators are advised to refrain from placing blankets, chairs, or other items on the sidewalk, along the parade route 24 hours before the event.

Wilcox Farms Corn Maze-Boyertown, PA

(610) 367-2387

www.wilcoxfamilyfarm.com

Over **8 miles of trails** wind through a **25 acre maze of corn**. The large maze is actually made up of 3 smaller ones. Come as a family or friend group, team building, girl scouts, boy scouts, or church group. We provide flashlights (rental) for fun after dark, in case you forget to bring yours!

Please check FaceBook (Wilcox Farms Corn Maze) for cancellations and weather related information.

Wilcox Farms offers a variety of drinks & snacks. You don't want to miss our fun on the farm campfires!

Colebrookdale Railroad - Lost in the deep woods sheltering the Manatawny and Ironstone Creeks is a mythical secret valley. Though today only white-tailed deer, great blue heron, and bald eagles know the beauty of this legendary land, it was once the province of pioneers and patriots.

Featured Excursions and Themes:

Pumpkin Patch:

Join us for a trip on our Brill Motorcar to a Pumpkin Patch experience at Frog Hollow Farm. Deboard at Frog Hollow, select a refreshment, then select a pumpkin from our "pumpkin patch". Decorate your pumpkin with assistance from our friendly crew or take it home to carve!. No matter what you decide you won't be disappointed.

While this experience is designed to accommodate families with children, children of all ages will have an enjoyable experience. Stay as long as you'd like at this fun, fall family experience.

Eerie Limited:

Our Eerie Limited highlights Boyertown as "one of the most haunted small towns in America." This evening train explores the stories of local hauntings, historic incidents, and amusing and astounding happenings along the Colebrookdale Railroad.

Learn the haunted secrets of The Secret Valley on a very special evening run. Two-hour round trip departing and arriving in Boyertown, Pennsylvania. Certain Fridays of each month, May through October, 6:30 PM. Proceeds benefit the Colebrookdale Railroad Preservation Trust.

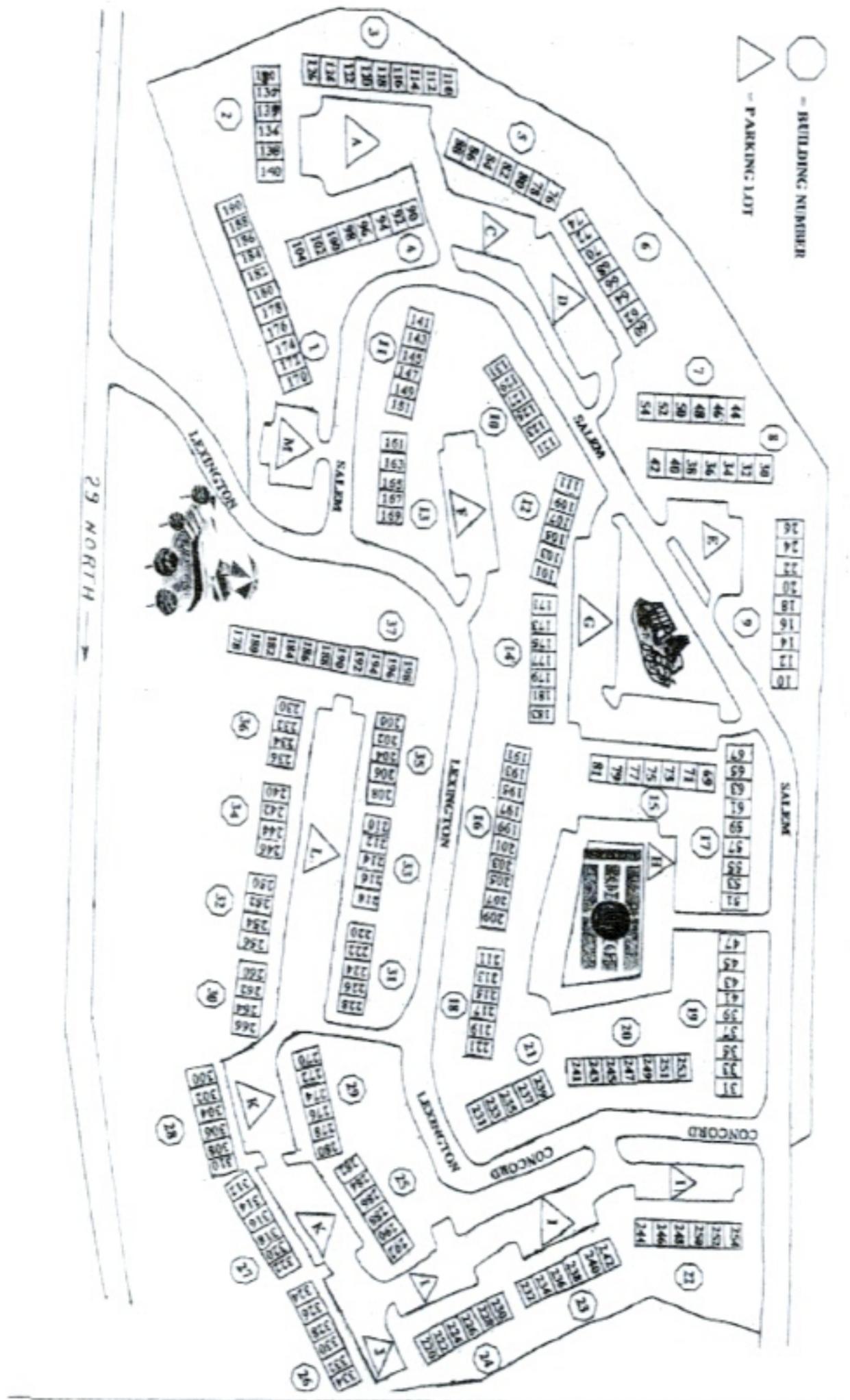
Zombie Hunter Train:

Zombies - They're everywhere!! Come experience a unique train and help us rid our forest of the zombies. Join our partner, Laser Quest, who will provide the Blaster Packs, to locate the zombie camp that is along our tracks.

Our mission: Blast the zombies, however, some of them will be blasting back at you!



MAPLE HILL MAP WITH BUILDING NUMBERS AND PARKING LOT LETTERS.



Published Monthly by the
MHCA Board of Directors

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610-287-8733



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 2nd, don't forget to change the batteries in your smoke detectors.

