



Special points of interest:

- Bookkeeper Notes
- Pool Notes
- Schwenksville upcoming events

May, 2026

## Board Meeting Highlights

The April Board of Directors and Quarterly Association meeting was held on April 28, 2026, at the Youth Activity Center in Schwenksville. A Quorum was established with directors Stewart Kupfer, 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 March 31, 2026, Board of Directors meeting and the Financial Statements for the period ending March 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. The plumbing will be completed and the decking and then plastering will be replaced. We are still looking for lifeguards. A letter of demand was sent to the former pool management company demanding payment of the judgement against them and we are proceeding with a certified judgement against them. Credit card payments are unfortunately not cost effective for self-managed associations. A few requests for sidewalks were received, and the board is obtaining quotes.

Under New Business, the Board discussed various violations against certain units. They also discussed certain repairs to the infrastructure. The board will also get a quote to trim the playground tress.

The next Board meeting is scheduled for Tuesday, June 2, 2026, via Zoom.

This meeting adjourned at 8:20PM.





## NOTICE REGARDING DELINQUENT ACCOUNTS.

To promote timely payment of assessments and ensure fairness among all homeowners, the Board of Directors of Maple Hill Community Association has approved an arrearage fee of \$25.00 for accounts that remain past due. This fee helps offset the additional administrative costs associated with managing delinquent accounts and is intended to encourage prompt payment, reducing the need for further collection. Homeowners with outstanding balances are encouraged to contact management or the bookkeeper to discuss their account and set up a payment plan, or submit payment promptly to avoid additional fees.

The Board of Directors appreciates the cooperation of all homeowners in helping maintain the ongoing operations of the community.

## Community Calendar

Tuesday, June 2, 2026- 6PM- Board of Directors' Meeting

Saturday, June 13, 2026-11AM-8PM-Tentative opening day at the pool!!!!

## 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 postmarked by the 10th of each month. The Board of Directors has voted to charge a \$25 arrearage fee for anyone that has a past due balance without a payment plan approved by the board. 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. If your account is referred to the attorney the fees that are billed to us and paid by us are charged to your account to reimburse the community. Communication is the key!

### Current Accounts Receivable

April 30, 2026

Total units delinquent = 24

Total amount owed = \$59,898.72

**Online payments not available at this time.,** We have looked into several different options and unfortunately the best payment method right now is our current one where homeowners use their personal bank's bill-pay system, and the bank mails the payment directly to the HOA post office box,. This method is the best fit for our 244-home, self-managed community because:

- ◆ No fees to homeowners or the HOA.
- ◆ No third-party processing fees.
- ◆ No Access holding funds or charging fees
- ◆ Clear audit trail and easy reconciliation.
- ◆ Minimal administrative burden, appropriate for a community without a full management company. Online payment platforms are designed for HOAs managed by professional management companies with dedicated accounting staff. Introducing such a system in a privately managed HOA would add cost, risk, and workload without a clear benefit. For our current structure, homeowner bank bill-pay remains the safest, most efficient, cost-effective, and controlled payment method.



### *Is your house up to the challenge??*

The 2026 Walkaround will begin soon in June. Please understand that to protect our re-sale values, the walkaround is done once per year. Items of note are dirty gutters, siding, missing shutters, broken fences, or any other design review issues. Please take the time now to look around your unit and fix anything that needs attention. The volunteers on the Board of Directors are very kind and understanding people. Should you get a notice and disagree with an item, or do not understand exactly what you are being asked to complete, please email the manager.

# POOL NOTES!!!



## **POOL NOTES:**

### **2026 Pool Season Hours**

Unfortunately it will not be ready in time for June 6th and 7th. Barring any weather delays or other unexpected delays we are hoping to open June 13th for the rest of the season. Hours will be 11am-8pm.

### **Registration forms:**

It's not too late to return your registration forms. These are available on our website [www.maplehillcommunity.com](http://www.maplehillcommunity.com), at the pool box located at 171 Salem Rd, or requesting an emailed copy by emailing the manager.

### **Key Fobs and wristbands:**

Key Fobs and wristbands will be handed out at the pool, dates to be determined. You must have submitted a pool registration form and be current and assessments must be paid through June. If you lose your key fob there is a \$25 replacement fee. Lost wristbands are \$5. Key fobs and wristbands must be returned at the end of the season or if selling your house prior they must be returned prior to settlement. They do not pass to the new owners.

**Guest passes** will be available for purchase at the pool when the pool manager is there. When we determine the dates to hand out key fobs you can purchase guest passes when you pick up your pool packet. The cost is \$15.00 for a book of 5 passes. Cash or check only. Passes do not expire and can be used each year..

### **Pool Privileges:**

Pool use is a privilege reserved for members who are in good financial standing with Maple Hill, and their guests. All financial obligations (*including but not limited to dues, fines, and any outstanding late fees*) must be received on or before the **FIRST** of the current month to be considered in good financial standing with Maple Hill. Your key fob will be turned off if your check is not postmarked by the 10th of each month.

**Sign in sheet:** All homeowners/ residents upon entering the pool area **MUST** fill out the sign in sheet. This is required by the health department. Your FOB number is now also required.

### **Swim tests:**

Children ages 10-14 must be accompanied by parent or legal guardian (not a neighbor or babysitter) to the pool on their first visit so that your child can take the full pool test. After successful completion of the full pool test children 10 and older may stay at the pool without a parent/ guardian as long as we have a signed parental release form..

Children ages 10- 17 entering the pool without an adult is a privilege that may be revoked at any time and for any reasons deemed necessary by the Pool Manager/ Board of Directors.

### **2026 Spiral Wrist Band Colors:**

**Adult-Key Fob only, no wrist band required**

**Black-Child age 15-17**

**Yellow or Green- Child (age 14 and under who has not passed full swim test)**

**Orange- Child (age 10 - 14 who has passed full swim test)**

**Purple- Child (age 9 and under who has passed full swim test)**

**Red - Child who has passed shallow end test.**

**Blue- Guest**

***Note: Children who are not 4 years of age as of 5/1/26 will not receive a wristband.***



# Stories in the Parks

**Thursdays**  
**June 25 – August 13**  
**10:00 am**  
 Presented by Perkiomen Valley Library  
 Enjoy stories in our local parks. Look for the library's banner.  
 Check out a different park each week.

- June 25**  
Collegeville Community Park, Collegeville
- July 2**  
Coble Park, Lower Frederick
- July 9**  
Upper Salford Park, Upper Salford
- July 16**  
Palmer Park, Skippack
- July 23**  
Sisca Community Park & Garden, Trappe
- July 30**  
Perkiomen Park, Perkiomen
- Aug 6**  
Meadow Park, Schwenksville
- Aug 13**  
Coble Park, Lower Frederick

BASIC LITERACY

CIVIC AND SOCIAL LITERACY

## Stories in the Parks

Perkiomen Valley Library at Schwenksville(<https://allevents.in/org/perkiomen-valley-library-at-schwenksville/23265419>)

# Christmas in July

**Merry Market**  
 Schwenksville  
 July 25, 2026  
 11a-3p

Hosted by:



- Vendors
- Petting Zoo
- Balloon Animals
- Craft Table
- Scavenger Hunt
- Food Trucks

PERFECT POUR COFFEE COMPANY



## Christmas In July Merry Market

Published Monthly by the  
MHCA Board of Directors

THE LEAFLET  
P.O. Box 295  
Schwenksville, PA 19473

610-287-8733



It is the homeowners/ residents responsibility to report any rules violation to the phonemate or email [manager@maplehillcommunity.com](mailto:manager@maplehillcommunity.com) and to fill out a complaint form within seven days of the violation occurrence. The Board of Directors' and staff do not patrol Maple Hill and in most cases are unaware of such violations unless someone calls about it. When reporting a violation to the phonemate, the manager will instruct you to file a written complaint so that a letter can be sent to the alleged violator. Please review your Covenants/ By-Laws/ Rules and regulations to see if a rule exists. If no rule exists for your complaint, no violation has occurred.