



Special points of interest:

- Community Yard Sale
- Bookkeeper Notes
- Lifeguards wanted!!!!-See page 5

Board Meeting Highlights

The March Board of Directors meeting was held on March 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 February 24, 2026, Board of Directors meeting and the Financial Statements for the period ending February 28, 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 letter of demand was sent to the former pool management company demanding payment of the judgement against them. The loan proceeds for the pool were received, and repairs/refurbishments are already underway. The Board also discussed the payment of the big snowfall bill from January and the 2nd leaf clean-up. The Board signed a 1-year contract with Promark Landscaping for lawn care. The Board is still looking into possible credit card payments for assessments.

Under New Business, the Board discussed various violations against certain units.

The next Board meeting is scheduled for Tuesday, April 28, 2026, at the Youth Activity Center in Schwenksville.

The next Quarterly Association meeting is scheduled for Tuesday, April 28, 2026, 7PM at the Youth Activity Center.

This meeting adjourned at 8:20PM





Quarterly Association Meeting-Tuesday April 28, 2026, 7PM at the Youth Activity Center across from Jerusalem Lutheran Church in Schwenksville. All residents are encouraged to attend. On the agenda:

CALL TO ORDER: Scheduled for 7PM at the Youth Activity Center, Schwenksville.
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: March 31, 2026, Financial Reports.

- Balance Sheet.
- Statement of Income.

OLD BUSINESS:

Pool renovations/repairs.
Snow expenses.

NEW BUSINESS:

Master insurance renewal.
Landscaping contract.
Other.

ADJOURNMENT: 8PM

Community Calendar

Tuesday, April 28, 2026- 6PM- Board of Directors' Meeting

Tuesday, April 28, 2026-7PM-Quarterly Association meeting

Sunday, May 10, 2026- Happy Mother's Day!

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

Rebecca Improto, Bookkeeper -bookkeeper@maplehillcommunity.com

Jeanne Mae Rhoads, Pool Manager

Phonemate: 610-287-8733

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. The Board of Directors has voted to not charge an arrearage fee anymore. 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

March 31, 2026

Total units delinquent = 23

Total amount owed = \$69,858.34



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.

Walk-Around 2026 coming soon.



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 give us a call at the phonemate. (610) 287-8733 or email the manager. Any resident can volunteer to be a part of this walkaround committee. Please let the manager know if you would like to tour the neighborhood with the Board.



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 before remodeling, check with the manager about acceptable hours and days of the week that work can be done. Move your noisy appliance away from walls and put sound-absorbing material underneath *before* your neighbors complain.

Keep a log. If you're disturbed by a noise problem, note the times and the nature of the noise. Ask the manager to listen and verify the noise as well. 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 made 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.



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 by May 1st, 2026.

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

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THE LEAFLET
P.O. Box 295
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Look for us on the web

www.maplehillcommunity.com



All meetings of the association held quarterly are open meetings. Residents are encouraged to attend meetings. Residents who wish to address the board are welcome to do so during the homeowner/ resident forum conducted at the beginning of each business meeting. Here are few tips for participating:

1. Put it in writing. You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the board. Some issues may require a little research by the manager. Also, the board can serve you better if members have time to consider your concern.

2. Call ahead. As a courtesy, the association asks that you phone and let the manager know that you wish to address the board. This also allows us to notify you if a meeting is cancelled for any reason.

3. Plan your remarks to last no longer than five minutes. Board members enjoy visiting with residents; however, the meeting agenda is always very full, and the five-minute limit ensures that all business gets conducted. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in five minutes, and the board will add it to the agenda for the next Board of Directors' meeting.

4. Don't expect an immediate response. Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.

5. If you need information, call the manager. The purpose of the Homeowner Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project or the board's position on an issue) can get a more immediate answer from the manager.