

# Hill Creek *Fall 2023 Newsletter*

## New HOA & ACC Members

We welcome **new members to our HOA Board** and thank past members for all their contributions...

- President: Ted Chetnik
- Vice President: Debbie Hart
- Secretary: Amy Caraballo
- Treasurer: Alisha Wilkerson

Also want to acknowledge our ACC group as this team plays a massive role into keeping our community to its standards

- Mike Caraballo, Karlie Chetnik, Courtney, Monica

Last but not least, huge appreciation to Lori Nicolaus, our manager for truly keeping the lights on and all her contributions.

The HOA group is a group of volunteers, who are committed to keeping the community of Hill Creek a great place to live.

## HOA Updates

### Park

New play structure has arrived and while it took us some time to get setup (we had a defective part), it is **NOW READY FOR PLAY TIME!!!** The play structure is secure and we have also improved the walkway to be level to allow strollers and no injuries.

### Yard/Landscaping

As summer wraps up and Fall approaches, let's all be mindful of front/side yard upkeep. Please reach out if you are in need of help or looking for a landscaper, we have 2 we work with and happy to provide a referral.

This would also include fences as fences need to be good standing condition.



## Back to School ...

As summer comes to an end, it is a good reminder that **school buses will soon be stopping and traveling through Hill Creek.**

Fife School District **officially starts September 6<sup>th</sup>** and we will have more kids walking to and from stops during the morning and afternoons.

Let's all be cautious and aware to **SLOW DOWN** as we also travel throughout the neighborhood.

## Get Involved

Who is tired of looking at all the trash as you turn into 380<sup>th</sup> and the run down Milton trail entrance? **ME!!!**

**September 3<sup>rd</sup> 10am – 2pm:** Group of volunteers will be weeding, mulching, planting and cleaning up a few areas:

1. Hill Creek entrance sign
2. Trailhead Entrance Clean Up
3. 380<sup>th</sup> and 28<sup>th</sup> Clean up

If you are interested in volunteering your time or materials, we would love to see you on the 3<sup>rd</sup>.



# Welcome New Homeowners

*Few houses we have seen either sold or are up for sale and we are excited to see new neighbors join Hill Creek. Few headlines for you to learn or remember...*



## Neighborhood

Hill Creek is a wonderful place to live. We have a neighborhood packed of lot's of kids (of all ages) that are ready to welcome any new friends. We still have multiple original owners in Hill Creek that take a lot of pride in making this a great place to live. We are lucky enough to have a great walking trail for animals and/or excersice that lines our community

## HOA CC&Rs

The reason Hill Creek is such a great place to live is due to the standards we all strive to keep. We encourage all new and current homeowners to take time and review these Rules and Regulations.

<http://www.hillcreekhoa.com/library.htm>

## Rental Restriction

Hill Creek past a new rental restriction amendment in July 2023. If you did not receive our HOA rules with this information, please reach out to [board@hillcreekhoa.com](mailto:board@hillcreekhoa.com)

### Cliff Notes:

WAITING PERIOD, 2 year waiting period since the closing date of purchase (this applies to new homeowners).

RENTAL CAP, Rentals in the HOA should not exceed 20% of total properties. As of August 2023, we are at our max capacity and any new rental opportunity would need to be on a waitlist



## Security Awareness

Stay alert if you walk the Milton trail or park near it. There have been several car break-in's, with window smashing.

If you see anything regarding crime or other "funny business", please call the Milton Police.

Stay informed with current updates from the Milton Police Department on your smart phone. Go to the Milton [Facebook](#) page or [Twitter](#) for updates.

## Keeping up with the community

### Milton/Edgewood NEWS

Getting more options for coffee, food and overall businesses. Check out some of these new spots to support our community...

- Mod Pizza is now open
- Big Foot Java is now open
- ACE Hardware is now open
- Squirrell's Nest Bar (*located next to Acorn Brewery in Edgewood*)

### MILTON CITY COUNCIL MTG

September 5<sup>th</sup>, 7-9pm  
at Milton Community Park

The Milton City Council meetings are in-person. Members of the public may also view or listen to the meeting via Zoom (*on city of milton's website*)