

Hillpoint HOA Newsletter



News: Holiday Decoration Competition!

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What a fabulous first year for the **Annual Hillpoint Holiday Decoration Competition!** Thank you for your participation! The criteria was: Overall Effect (20 pts), Lighting (10 pts), Creativity/Unique (10 pts), Coverage (5 pts), Music (5 pts)

The results are:

- 1st place: 117 Niblick Circle (\$100 Lowe's gift certificate)
- 2nd place: 1002 Hillpoint Road (\$75 Lowe's gift certificate)
- 3rd place: 104 Snire Arch (\$25 Lowe's gift certificate)

Honorable Mentions:

- * 1063 Snead Drive
- * 105 Sandtrap Court
- * 104 Trapfalls Court
- * 136 Lakes Edge Drive (Creativity)
- * 1036 Snead Drive (Music)
- * 209 River Inlet Road (Coverage)

We posted the results on the website several days prior to the 25th, so you could go and check out the winners. We tried to take pictures, but we found out it's pretty hard to take pictures in the dark of lights!!! We look forward to this being a fun annual event - Thank you!

Household Tip: Recycling Drop-off Sites (Review)



There are now TWO very convenient locations you can drop-off your recycling!!!

1. ****NEW**** At the corner of Route 10 and Burnett's Way (by gas station)
2. At the vacant lot at the end of Kings Fork Rd (close to 460)

For recycling details & more drop-offs

<http://www.spsa.com/recycling/recycling-dropoff.asp#7>

Note from UPA Management: UPA updates

Coupons have been mailed! You should have received your 2008 Assessments coupons and 2008 Adopted Budget in the mail in the last few weeks. Please use the coupons when making your quarterly payments.

Management has reviewed several designs for the Cul de sacs in Hillpoint Greens. Even though they are being considered by the Association, management feels it should be the responsibility of the Developer to complete the landscaping of those areas.

Keep up the good work! The number of violation letters sent the 4th Quarter of 2007 declined. The Association would like to thank property owners for their help in making Hillpoint Farms a great place to live.

Very Important: On September 24, 2007 and December 6, 2007 Informational Meetings were held to review the Declaration of Covenants, Conditions and Restrictions for possible amendments, expansion and language clarification. These are the documents that govern your community standards and would apply to all property owners in Hillpoint Farms, except to a certain extent The Vistas at Hillpoint Commons. It is advisable that these documents not be changed without community input but is not required. Please see Section IX for further explanation. Another upcoming meeting will be devoted to continue this discussion, and all property owners are asked and encouraged to come out and share their ideas and vision for your community.

Management is encouraging homeowners to read and become familiar with the Declaration of Covenants, Conditions and Restrictions and Architectural Review Committee Polices of Hillpoint Farms and the sub-declarations of Hillpoint Greens, Fairways Crossings, Hillpoint Meadows and The Vistas.

Questions about HOA dues, fence and architectural applications, or other UPA management items?

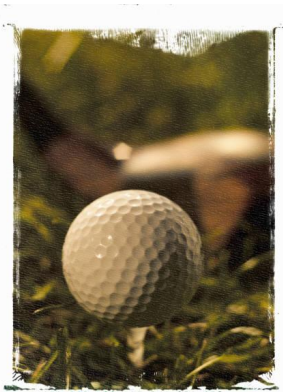
[Contact UPA <http://www.hillpointhoa.com/page4.html>](http://www.hillpointhoa.com/page4.html)

Community: Direct Debit

Direct debit is available for your convenience to pay your Homeowners Association dues. The form was included in your December HOA mailing, and is also available on the website under "Resources".



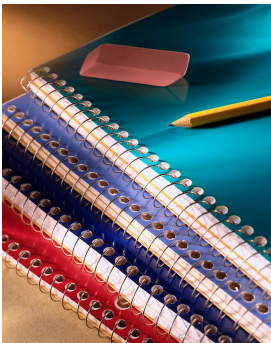
Clubhouse News: Design your own Clinic!



Have some friends or group that wants to pickup the game, or improve your game? The clubhouse has made it possible for you to design your own clinic or group lessons! Whether you have a group of women, men, friends from work, you name it! Contact the clubhouse at 757-539-4356, check out www.nansemondrivergolfclub.com or just stop by and they will help you custom one perfect for you. Plan now for springtime, too!

Breakfast and lunch The clubhouse restaurant is open during the winter are weekdays at 7:30 a.m. weekdays and 6:30 on the weekends. **The restaurant is open for you - you do not need to be a member to enjoy the great food and atmosphere!** The food is great, and the casual, yet classy atmosphere can't be beat! Monday thru Friday they have great lunch specials (Shrimp, Flounder, and Chicken Parmesan)! Stop in and check them out!

Did You Know...



The new school is really starting to take shape! All of the concrete floor slabs for the 1st and 2nd floor are completed. The roof is completed over the gym/cafeterium wing, and finish work is beginning in that area. The construction of Hillpoint Elementary School continues to be on schedule!

The school rezoning process has begun, and there will be another community input session in January. Exact details of the upcoming meeting will be published in the Suffolk News Herald.

Dates To Remember:

January TBA	SPS School rezoning community meeting (Be watching the Suffolk News Herald)
January, 2008	January HOA assessments due
February 7, 2008	Advisory Committee Meeting @ 7:00 p.m.
March 6, 2008	Informational Meeting @ 7:00 p.m.
Feb-April, 2008	Traffic Signal Installation on Godwin Blvd (Est.)
Jan, April, July, Oct	Quarterly HOA newsletter published

*All meetings (unless otherwise noted) are held at the Open Door Church
816 Kings Fork Rd, Suffolk, VA 23434 <http://www.odcsuffolk.org/>*

PLEASE RETURN TO:
United Property Associates
Attn: John Craig / Hillpoint Farms
6550 Town Point Roads Suite 113
Suffolk, VA 23435

Or fax to John Craig at 757-484-3217
Or scan & email jcraig@unitedproperty.org

HILLPOINT NEIGHBORHOOD WATCH PROGRAM

I/We the residents of Hillpoint Farms desire to institute a Neighborhood Watch Program. I/We believe that our community of 500 plus residents would benefit from a program that would limit crime, promote safety and add value to our community.

Signing the petition does not guarantee that the Neighborhood Watch Program will be started but it gives the City of Suffolk Police Department an indication of community interest.

NAME/SIGNATURE: _____

STREET ADDRESS: _____ PHONE: _____

FREQUENTLY ASKED QUESTIONS

**** By signing in support at this time, you are not obligating yourself to anything - just helping us demonstrate that there is interest in our community for these programs.****

If you have previously signed, you do not need to do so again now.

- Gathering signatures in support of the program is just the first step in the process of becoming a NW neighborhood.
- 70 % participation is required for the city to consider our membership. There are approx. 500 homes. We need approx. 350 households in support.
- Only need 1 signature per household.

THANK YOU for your support!