

# Hillpoint HOA Newsletter

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## News: Holiday Decoration Competition!

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

1<sup>st</sup> place:



114 Niblick Circle

2<sup>nd</sup> place: 128 Highfield Road

3<sup>rd</sup> place: 117 Niblick Circle

Honorable Mentions: 1063 Snead Drive, 101 Avery Court, 105 Sandtrap Court, All of Newtown Court

This is a fun way of enjoying the season with family... driving the neighborhood enjoying the decorations.

## Household Tip: Recycling Drop-off Sites



Hillpoint residents have TWO very convenient drop-off locations for recycling:

1. 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 2009 coupons the mail in the last few weeks. Please use the coupons when making your quarterly payments.

**Keep up the good work!** Our goal is to continually see a decrease in the number of violation letters needing to be sent. The Association would like to thank property owners for maintaining their property, and following the neighborhood guidelines.

**Failure to pay assessments** - Assessments are essential to fund the liabilities and maintenance of the community's common areas. When payments are not received from owners it places the Association and management in the difficult position of sending those property owners to a collections attorney. Currently there is more than a 10% (ten percent) delinquency rate.

The Articles of Incorporation of Hillpoint Farms Homeowners Association Article V Section B gives the Association the power to "Fix, levy, collect and enforce payment by any lawful means the charges assessed to members; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including licenses, taxes, or governmental charged levied or imposed against the property of the Association"

Many owners have been under the false assumption that they did not have to pay assessments because their homes were damaged or destroyed by the tornado. Association assessments run with the land, not with the home. Although there were adjustments made by the City of Suffolk for property taxes, all property owners are responsible for paying their Association assessments.

**Traffic signal** – Although we have no official update on the traffic signal at the south loop road, it is great to see progress in the last few weeks. The north loop road signal was installed by the City of Suffolk.

**Questions about dues, fence/architectural applications, or other UPA items?**  
**Contact John Craig/UPA, at 757.484.0706 x404 or [jcraig@unitedproperty.org](mailto:jcraig@unitedproperty.org)**

## Community: Online Newsletter and Direct Debit

**Newsletter Online** – This HOA newsletter is published quarterly (Jan, April, July, Oct) and is available at [www.HillpointHOA.com](http://www.HillpointHOA.com). Please share this address and newsletter with your neighbors. By having an online newsletter, we are able to keep you updated with relevant community news while saving both paper and postage.



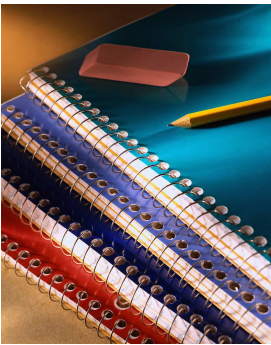
**Direct debit** is available for your convenience to pay your Homeowners Association dues. The form is available on the HOA website under "Resources". <http://hillpoin.startlogic.com/page5.html>



### Clubhouse News: Weekend Breakfast!

Eat Breakfast Saturday's and Sunday's at the clubhouse restaurant! 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! They also have Monday – Friday lunch specials (Shrimp, Flounder, and Chicken Parmesan)!

### Did You Know...



Hillpoint Elementary School participates in many programs that you might already be familiar with:

- Farm Fresh 1234 Your Community (save your Farm Fresh receipts)
- Box Tops For Education
- Campbell's Soup Labels For Education
- Food Lion's Shop and Share MVP Card Program (go online to [www.foodlion.com](http://www.foodlion.com) and click on MVP Shop and Share and sign up your MVP card. Every time you swipe, it helps benefit our school by helping us raise funds for supplies throughout the year)

Drop-off collected items in the school office.

### Dates To Remember:

**January, 2009**

January HOA assessments due

**February 9, 2009**

Informational Meeting @ 7:00 p.m.

**TBA**

Advisory Committee Meeting

**Spring 2009**

Hillpoint Community Day!

(8-12am Garage Sales, afternoon cookout & music!)

**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/>*