

Hillpoint HOA Newsletter



Sign Up For Curbside Recycling!

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Big Bin Curbside Recycling Coming to Suffolk! The curbside recycling program will start once there are commitments from 3,000 residents.

Households that register for the service, which will be \$12 per month, will receive a 95-gallon bin, similar to the size of containers now in use in Norfolk Virginia Beach, and Chesapeake. For that fee, you will receive the Big Bin, which can accommodate mixed paper (newspapers, magazines, unwanted mail and inserts), cardboard, paper board, aluminum and steel/tin cans, plastic bottles and glass containers. TFC will pick up in all areas of the city every-other-week on the day of your normal trash pick-up.

To "Sign Up", visit www.tfcycling.com/suffolk or click on a link on the City's homepage www.suffolk.va.us You will not be asked for payment or credit card information at this time, just for your name and e-mail address. Once the 3,000 threshold has been met, TFC will contact you to set up payment.



NEWS: Holiday Decoration Competition Results!

1st place: 128 Highfield Rd
2nd place: 105 Sandtrap Ct
3rd place: 107 Mistral Terrace

Honorable Mentions:
1026 Snead Drive, 117 Niblick Circle, 135 Lakes Edge, 109 Integra Ct

Note from UPA Management: UPA updates

2010 ADOPTED BUDGET: The Board of Directors adopted the 2010 Budget on December 29, 2009. There is a \$5.00 per quarter increase in assessments for 2010. The increase is needed for several reasons. First, there has been a slow down in the number of new units coming into the association. Except for Fairways Crossings, there has not been much new construction that has sold in the last two years. Currently there are 462 homes out of a possible 1326. Second, the cost of landscaping has increased the past two years but the budget was not adjusted to reflect the increase. Third, the City of Suffolk Department of Public Works mandated that the Association maintain the ground cover and growth on the earthen dam in Lakes Edge. Even though the cost for this maintenance started in the spring 2008, it was within the budget for 2009.

COUPON BOOKS: Many owners have called the Association office asking the status of the coupon books. They were delayed because the budget had not been adopted. The books are a considerable expense to the Association and only ordered when the Board fixes the assessment for the year. The books have been ordered and should be received by the end of January 2010. Late fees will be waived through February 28, 2010.

SUPPLEMENTAL DECLARATIONS: The Board of Directors for Hillpoint Farms Homeowners Association recently reviewed the Declaration of Covenants and Restrictions for conformity. At the completion of the review, the Association's legal counsel drafted and recorded a Supplemental Declaration of Covenants and Restrictions on November 18, 2009 in Circuit Court in the City of Suffolk.

On January 12, 2010 a copy of this document was mailed to each and every owner at the address of record. It is very important that you read and file this document for future reference; as it is binding on all owners (present and future) within Hillpoint Farms.

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) % delinquency rate with owners at the Association's collection attorney.

EXTERIOR ALTERATIONS: Please remember to check the Hillpoint Farms Homeowners' Association's Rules and Regulations and to submit any exterior alterations to your Association Manager so that he can send them to the Architectural Review Committee. You must receive written approval before you begin your project. If you have any questions, or need a copy of the request form, please call John Craig at 484-0706 extension 404 or go to the hillpointhoa.com website and click on resources. The application and other useful information can be found on the site.

PARKING VIOLATIONS: Section 86-119(c) of the Municipal Code for the City of Suffolk makes it a violation to "park in front of a private driveway" and "on a sidewalk". Please be courteous towards your neighbors and refrain from these types of violations.

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

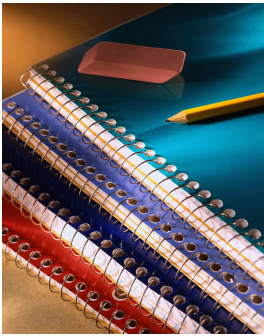
Community: Online Newsletter and Direct Debit



Newsletter Online – This HOA newsletter is published quarterly (Winter, Spring, Summer, Fall) and is available at 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>

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 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:

April, 2010	HOA assessments due
TBA	Informational Meeting @ 7:00 p.m.
TBA	Advisory Committee Meeting
TBA Spring 2010	Hillpoint Community Day! (8-12am Garage Sales, afternoon cookout & music!)
Winter, Spring, Summer, Fall	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/>*