**Hallie Hills 2 HOA Newsletter- February 2023**

Hello to everyone who has been with us there past years and welcome to the new families in our community here in Manchester!

Our responsibilities include caring for the common areas of the community, as well as advocating for the issues that matter to you, the homeowner. Decisions are made primarily by your elected board and the committees that report to it: The Architecture and Land Use (ALU) and Community Involvement Committees (CI).

**Current Board**

Pres: Dave Baran; V.Pres: Jeremy Edwards; Treasurer: Brenden; Secretary: Alfred Hunt

Member at Large: Marty Gordon

**What Have We Been Up To?**

Providing general maintenance absorbs most of our yearly budget and great care is placed on selecting vendors who are reliable and efficient, as well as a good value for your money. In addition to mowing of the HOA common areas, in past years we completed repairs of the pond retaining wall and overflow drain. Future upkeep in the community may include sidewalk repairs and addressing trees on the common area that may pose a risk to homeowner properties.

For more information on what areas are maintained by the HOA, please see our website [www.halliehills2hoa.com](http://www.halliehills2hoa.com)

Our community Facebook page continues to be an important vehicle for community conversation, with everything from lost trashcans to holiday celebrations making an appearance. None of that would be possible without interest and support from all of you, so if you aren't a member yet, be sure to sign up today! The Facebook Group is called “Hallie Hills 2 of Manchester.” <https://www.facebook.com/groups/308301189534047/>

Most of our attention however, is devoted to reviewing and maintaining the standards of the community established by the bylaws and by the tastes of you, the homeowners.

As a reminder, while you have a great deal of latitude on the exterior appearance of your home and land, there are some things that the bylaws require you get approval for. This includes but is not limited to:

\*Tree Removal

\*Pools/Decks/Patios

\*Additional Structures (Sheds or Additions)

 \*Most Fences

For a more detailed list, please see the bylaws on our website. Requests for approval may be emailed to *alucommittee@halliehills2hoa.com*

Many improvements also require town zoning certificate and/or a county building permit. Please see the town website for more information. <https://manchestermd.gov/regulations/> The town website also has lot of other information for residents regarding upcoming events, bulk trash, brush, and yard waste pickups, and various town meetings as well as the Oak Notes newsletter.

Some additional reminders:

* Keep areas around mailboxes clear of trash/recycling bins, ice and snow so the Post Office can deliver mail and packages.
* Trash cans and recycling bins are to be kept out of public view except on trash/recycling collection days. This includes the accumulation of recyclable materials as well.
* From the town website: All Town streets are SNOW EMERGENCY ROUTES. When the state places into effect the Snow Emergency Plan, PARKING is PROHIBITED on all streets including Route 30. All sidewalks are required to be cleared of snow and ice within 10 hours after the snow has ceased falling. If snow falls overnight, then you have until 6:00 PM the following day.
	+ Please clear sidewalks adjoining your property and keep access to fire hydrants clear so the fire department can access them in an emergency
	+ Kindly consider helping your neighbors with snow removal if they are physically unable, out of town, or unable for another reason
* It may be hard to believe, but some of the homes in our community are approaching 15 or more years old. Keep an eye out for exterior maintenance items before a small issue becomes a bigger problem. Some things to check for:
	+ Weather stripping and caulking around doors and windows
	+ Trim and foundation paint
	+ Loose or missing shingles
	+ Dirt/algae build up on siding – a good wash can clean this right off
* Pet owners, please pick up after your pets and refrain from allowing your pets to relieve themselves on other homeowners’ property.

**2023 Dues**

Along with this newsletter you have received your dues notice for the year 2023. With recent levels of inflation and increased community expenses, dues are increasing for the first time since the inception of the HOA by 5% from $120 to $126. This is due by check as indicated on the invoice

Please send your checks to:

**Hallie Hills Section 2 HOA**

**PO Box 359
Manchester, MD 21102-0359**

Make checks Payable to**:**

**Hallie Hills Farm Section 2 HOA**

\*\*Failure to pay dues by their date will result in additional penalties as well as interest. In accordance with the bylaws, if dues are not received within 30 days following the due date one final notice will be sent giving 30 days to send in payment.

\*\*If you received an invoice with a red past due stamp, your balance is due immediately. No exceptions. Multiple attempts were made in previous years and they were disregarded. By law, if you would like proof that we attempted contact, we can provide that upon request. Please contact the treasurer for this information.

Remember, your HOA is a non-profit organization, and the fees you pay go toward caring for the community we all live in.

**As a reminder, the annual Deferred Water and Sewer charges are not imposed nor collected by the HOA, they are a charge from the Developer to recover costs for infrastructure improvements.**

**2023 Annual Meeting**

The Annual Meeting is an important tool for you, the homeowner, to determine the direction of your HOA. It is needed for the election of board members, proposing and voting on issues, and for addressing general concerns. We will hold this year’s Annual meeting in a hybrid format. Please make every effort to participate. At this meeting, we will be looking to elect new/additional board members.

Where: Manchester Volunteer Fire Dept Activities Building, 3297 York St, Manchester, MD 21102

When: Thursday, March 30th, 2023 from 7:30-8:30 PM

Virtual meeting option: <https://tinyurl.com/mry4nkhp> or scan QR code:

Meeting ID: 225 491 611 729
Passcode: BDATH3

Voting Options: Many issues requested by the Community require votes, there are a variety of ways to vote:

* in person
* via proxy vote (below)
* via digital code (below)

**Security Blotter**

While your HOA is not a law enforcement organization, and we do not have a neighborhood watch component, we actively encourage each of you to watch out for each other and for yourselves.

Over the last year we have been notified by the Town of Manchester Police on several occasions of criminal activity in our area. While the most common instances were vehicle entry and theft of belongings therein, there have been some occurrences of home robberies through unsecured basement doors as well.

Please take some basic precautions to keep yourself, your property, and your neighbors safe from those who would want to harm them:

* Use outside lights at night.
* Take note of unusual vehicles or persons moving about at odd hours.
* Lock your doors and windows at all times.
* Don’t leave your keys in your car, keep it locked and don’t store valuables in your car.

**Important Numbers (Always dial 911 in an Emergency)**

Town of Manchester Police: ([410) 239-6900](https://www.google.com/search?q=manchester+md+polics&rlz=1C1GGRV_enUS751US751&oq=manchester+md+polics&aqs=chrome..69i57j35i39l2j0l3.3614j0j7&sourceid=chrome&ie=UTF-8)

Manchester Volunteer Fire Dept: [(410) 239-2286](https://www.google.com/search?rlz=1C1GGRV_enUS751US751&ei=DHxXWrOZBIbmjwOZgajoAQ&q=manchester+md+fire&oq=manchester+md+fire&gs_l=psy-ab.3..0l2j0i22i30k1l8.44357.46865.0.47169.11.10.0.0.0.0.371.1376.0j5j0j2.7.0....0...1c.1.64.psy-ab..4.7.1374...35i39k1.0.adKMd1CgVec)

Town of Manchester Government: [(410) 239-3200](https://www.google.com/search?rlz=1C1GGRV_enUS751US751&ei=PHxXWoPAEMjgjAPuwr2oCA&q=manchester+md+government&oq=manchester+md+government&gs_l=psy-ab.3..35i39k1.64867.66154.0.66309.10.7.0.0.0.0.391.519.0j1j0j1.2.0....0...1c.1.64.psy-ab..8.2.518...0i22i30k1.0.ShFMxWLuB3U)

Manchester Post Office: [(800) 275-8777](https://www.google.com/search?rlz=1C1GGRV_enUS751US751&ei=f3xXWrvBJYWMjwPJ84HgDw&q=manchester+md+post+office&oq=manchester+md+post+office&gs_l=psy-ab.3..0l2j0i22i30k1l4.22722.24082.0.24404.11.7.0.3.3.0.515.748.2-1j5-1.2.0....0...1c.1.64.psy-ab..7.4.523....0.sXNIOFkGrnM)

**HOA Proxy Voting Form**

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, owner of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

 (Name of Homeowner) (Homeowner Address)

as a voting member of the Hallie Hill Section Two Homeowners Association, hereby appoint:

 Hallie Hill Farm Section Two Board Members

 (Name of Proxy)

who are voting members of the association, to serve as my proxy holder to attend the

annual meeting of members to be held on March 23, 2023, at 7:30pm., or at any continuation of the meeting. I am authorizing the board to act as proxy-holder to vote and act on my behalf to the extent that I would be personally present.

The appointment of proxy shall only be effective during the annual meeting of the Hallie Hill Farm Section Two Homeowners Association on Thursday, March 23, 2023 and at all adjournments of said meeting.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(*please email this form back to* *halliehills2hoa@gmail.com* *no later than 3/22/2023)*

**Digital Voting QR Code**

Should you prefer to vote digitally, please use the following QR code to cast your vote on the issues brought up by the community. Please refrain from voting until the General meeting date so last minute issues may be added. Voting will be open for the immediate days following the Meeting.

**\*\*PLEASE NOTE: although you have access to this code now, we will add issues that are brought up at the General Meeting to the sheet, and if you vote early you will not be able to vote on these issues.\*\***

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