



Hillsborough Highlights

The Hillsborough II Condominium Association Newsletter

Late Fall 2017

Board of Directors

President
Stanley "Trey" Mettinger
Vice-President
Michael Ronayne
Secretary/Treasurer
Aline Secrist

Trash Reminder

There will be **no trash pick-up on Monday, December 25, 2017, due to the Christmas holiday. The trash will not be picked up until Thursday, December 28, 2017.**

If you set your trash out on the wrong day, do not leave it there! Put it away in its regular out of sight storage location until it is time to put it out for the next trash pick-up!

Use of Fireplaces

Several of the homes in Hillsborough II contain wood burning fireplaces. Remember that **these are not sturdy enough to be used for heating homes—fires have occurred!**

If you use your fireplace occasionally, be sure to have it inspected to check for any blockages, and have it professionally cleaned, every year, before you light a fire!

Decorating for the Holidays

Many of the homes in the community are beautifully decorated each year. Please remember that the decorations need to be removed by the end of January.

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Assessments for 2018

As was explained to the homeowners last year at this time, the Board of Directors had reviewed the dues structure of the Association, and came to the conclusion that increasing the monthly dues and saving for needed repairs or replacements of capital components in the community, such as the roofs and siding, would be easier on homeowners than the alternative, which would be to collect a special assessment at the time that the work would need to be done.

Therefore, the Board determined that the dues for 2017 would be increased \$15.00 a month above what they had been in 2016, and the same increase would be made in 2018, bringing the dues for 2018 to \$205.00 a month. This would spread out the needed increase over a couple of years.

The Board has now reviewed the Association's financial status, and reaffirmed that this increase is to be made, starting with the assessment for January 2018. Statements will be continue to be sent to homeowners at the beginning of each month. Payments must be received by the 24th of each month.

Holiday Tree Collection

It is just the beginning of December, but here we are, already talking about Christmas tree collection. It really won't be long until the holidays come and go, and it will be time to get rid of the tree.

The Town of Warrenton will again collect natural cut holiday trees for recycling, starting on Monday, January 8, 2018, and continuing through that week, beginning at one end of town and going to the other. Residents should place their trees at the street line by 8:00 A.M. on that day. These trees are fed through a chipper to create usable mulch, so all stands and anything on the tree, must be removed. Call the Warrenton Public Works Department at 540-347-1858 if you have questions about the tree pick-up.

Be Kind to Your Steps and Stoop in the Winter

When winter storms drop those unmentionable types of frozen precipitation on the steps and stoop at your home, be kind to them by not coating them with rock salt or any type of chemicals used to melt ice which contain any chloride chemicals. These not only damage the concrete, but the run-off kills the grass.

A recommendation had been made that a "10-10-10" type of fertilizer be used to melt ice and snow on concrete. Just be careful not to overdo the application, because run-off of this treatment will also go onto the grass. This may be good for the lawn, but residents have been asked to be careful concerning the amount of fertilizers that may be in the water that runs off properties. The chemicals in the fertilizers may be damaging to the ecosystem in the Chesapeake Bay, which is where much of the water run-off from this area ends up.

Preparing for the Season

With the winter season approaching, and its longer hours of darkness, along with colder temperatures, it is a good time to check on several things at your home, besides supplying yourself with ice melting chemicals.

Since night falls earlier, residents come and go in the community during more hours of darkness. Having any outdoor lighting which is located at your home in top working order would be very beneficial to the members of your household, as well as the neighborhood at large. A shovel or broom, with which to clear your steps and stoop before treating them with chemicals, would be handy to have in a known location, to prevent last minute searches. It would also be good to have handy, supplies such as fresh batteries for flashlights, in case of a major storm.

Taking care of these items before winter arrives will reduce the situations that you will have to deal with when winter is in full swing!