

November
2014



HILLS HIGHLANDS MASTER ASSOCIATION

HHMA NEWSLETTER

A Year in Review

Administration

The HHMA Community said goodbye to longtime Property Manager and friend, Jacquie Rogers. Many thanks to her for the years of dedicated service to the residents of Hills Highlands. We wish her well in her new endeavors.

The community office welcomed Michele Gracia and Roseanne Long, Property Manager and Assistant Property Manager, respectively, from Access Property Management. Stop by the office and introduce yourself. They want to get to know the residents of Hills Highlands.

Mike Simorka who served on the Board of Trustees for the past ten years was honored at the 2014 Annual Meeting. His leadership, business savvy and historical knowledge has been of great benefit to the Association as we begin to refurbish and rejuvenate the facilities. He will remain active on the Finance Committee to lend his expertise.

Landscaping Committee

In 2014, the Landscape Committee, in accordance with its remit, has assisted the HHMA Board:

- ◆ To oversee the maintenance and improvements of the common area landscape under the Master Association's charge,
- ◆ To maintain and improve the beauty of our community,
- ◆ Enhance our quality of life, the reputation of our community and the value of our collective properties.

Many of the Single Family Home Neighborhood entrances along Allen Rd are more than 15 years old and in desperate need of refreshing. This past year the Landscape Committee completed

the refurbishing of the entrances to the Gatehouse and Patriot Ridge Communities and oversaw the design and approval of plans to revamp the Beacon Manor and Lafayette Watch neighborhood entrances. These last two entrances were completed Fall 2014. By the end of this year we will begin planning for the next two entrances in this multiphase project, with the goal of completing the overhaul to these two entrances by spring 2015. The Landscape Committee also worked with High Tech Landscaping and the AMP committee, to design and gain approval of a planting plan for the newly renovated Signal Point Clubhouse, which is scheduled for completion in Spring, 2015. In addition to these major projects the Committee has addressed numerous landscape issues

pertaining the removal of dead trees and stumps, repair of damaged areas, athletic field maintenance and general maintenance of the site throughout the year. All of the aforementioned were accomplished within budget. Finally, the Committee on behalf of the Board and the Executive Committee, has begun the process of renewing our landscaping and snow removal contracts. We have improved our landscape specification requirements, solicited contractor bids and interviewed contractors to recommend finalists for Board approval.

Chair—Michael Tocci

Finance Committee as of 9/30/14

Reserve Account	\$1,945,831.90
Capital Improvement Account	\$235,000.78
Year to Date Income	\$927,882.78
Year to Date Expenses	\$948,839.10
Delinquencies	\$11,853.18
Signal Point Renovation	\$165,819.00

Finance Committee cont'

Chair—Bernie Pane

The Finance Committee is happy to announce that the monthly maintenance fee of \$33.00 per month will remain in place for 2015. Many thanks to the Board of Trustees and Management for ensuring that we vet our contractors and our expenditures to receive optimum value of services at a fair and reasonable cost to the Association.

We will continue to carefully monitor the Signal Point Renovation expenses as not to exceed the approved budget that was set for the project.

AMP Committee

Chair— Robert Sariego

The Architectural Master Plan (“AMP”) Committee is pleased to announce that after delays associated with the Bernards Township Planning board hearing schedule, additional township requirements and general contractor selection, the Signal Point Facility renovations have begun.

The Signal Point Facility will be converted from a seasonal building to a year round recreation center. The building will feature a new nearly 2,000 sq. ft. Fitness Ctr., a 215 sq. ft. Multipurpose room, Life Guards room, fully enclosed rest rooms, and a family changing area.



General Time Line:

10/14/14	Demolition began
4/22/15	Estimated completion
4/25/15	Grand Opening of facility

Pool Committee

Chair—Marianne Klein

We had another successful Community Day at the Hansom Road Pool on July 26th of this year. Games and Food...how could we go wrong?! Many thanks to Country Picnic of Bedminster that provided us with delectable food choices and the American Pool staff that kept the children and adults engaged with the games.

We were able to absorb the overflow from the Signal Point pool without any issues this year. The Signal Point Pool will open for the 2015 Pool Season. Thank you for your patience as we prepared for the demolition and construction of the new year-round facility.

Anyone wishing to volunteers for the Committee should reach out to the management office for more information.

Gym Committee

Chair—Tom Ng

The HHMA Gym Committee has spent most of this year maintaining existing equipment and developing comprehensive equipment needs reports for the new fitness center. This year we experimented with a new audio/visual systems to introduce in the new gym.

We've averaged over 3,500 fitness center entries per month during the first nine months of 2014. Motion sensor lights and fan systems help conserve energy. Equipment down time is kept to a minimum thanks to responsive management intervention and an active committee overseeing use.

Fitness Equipment:

- 4 -Life Fitness Treadmills**
- 2 -Life Fitness Elliptical Trainers**
- 3 -Different style stationary bikes**
- 1 -Jungle Gym**
- 1 - Smith Machine**
- 1 -Complete dumbbell system**
- Bosu Balls, Weight Balls, mats, etc.**

DID YOU KNOW????

We continue to receive payments at our Capital One account for the Association. The Lock Box address for monthly maintenance payments was changed 01/01/2014.

Please ensure that you use or update your bank or financial institution with the following address for payments:

**HHMA
C/O Access Property Management
P O Box 24001
Newark, NJ 07101—0406**

All changes to the exterior of your home require review by the Architectural Committees set up for the individual communities.

Please ensure that you fill out the proper forms and provide all required documents to the office for processing before any work begins at your home. Forms are on the website www.hillshighlands.com under “Architectural Guidelines”

HHMA is attempting to go “GREEN.” We want to communicate via email blasts and the website. If you have not provided your email address to get notices via email, please submit your contact information to the office.

SAVE THE DATE

Grand Opening Event at Signal Point, Spring 2015

Kids Triathlon—June 14, 2015

Community Day, July 25, 2015

Annual Meeting, September 8, 2015



EMERGENCY HOTLINE

In the event of an emergency related to the common areas for Hills Highlands, please call:

877 891 8674.



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**2015 Board of Trustees
Open Meeting Schedule**

Hills Highlands Board of Trustees Listing 2014 - 2015

**Hansom Road
Clubhouse at 7:00 PM**

**January 13, 2015
March 10, 2015
May 12, 2015
July 14, 2015
September 8, 2015
November 10, 2015**

CONGRATULATIONS!!

[Annual Meeting Drawing Winners](#)

1st Prize Apple iPad
Marion Hagovsky
2nd Prize Apple iTouch
Angelique Carbo
3rd Prize
2 Pool Guest Pass Booklets
Dennis Pawlowski

AMHERST MEWS:	Joe Gottfid	Carolyn Moretti
AUTUMN RIDGE:	Bernie Pane	Nick Strakhov
BEACON CREST:	Paul Tackowiak	Daniel Vande Velde
BEACON MANOR:	Asha James	Thomas Connor
CARLISLE:	Donna Mascia	Denise Williams
CREST. HIGHLANDS:	Robert Martin*	
GATEHOUSE:	Vacant	Vacant
GATEHOUSE II:	Marianne Klein	Michael Tocci*
GOVERNORS WATCH:	Vacant	Vacant
HAMILTON WOODS:	Valentin Bukki	James Murphy
HAMILTON CREST:	Virginia Fahrman	Titus George
HAMILTON RIDGE:	Bob Sariego*	Noreen Verbrugge
HIGHLAND GREEN:	Vacant	
LAFAYETTE WATCH:	Eileen Scott*	Donna DeLuca-Whitsitt
LIBERTY RIDGE:	Jonathan Cloud	Vacant
INDEPENDENCE HILL:	Paul Ruskowski	Vacant
PARKSIDE:	Elizabeth Savage	Courtney Slack
PATRIOT RIDGE:	Debbie Breslow	James "Gang" Xie
PATRIOT MEWS:	Marilyn Ostermiller	Vacant
PATRIOT HILL:	Joe Filep*	David Raphaels
REVERE HILL:	Juanita Hawkins	Helene Pliner*
SIGNAL POINT:	Vacant	Vacant
ST. ANDREWS:	Myrna Weber	

**Denotes members of the Executive Committee*

Please contact the management office to bring forth any issue or concerns to the Board of Trustees.

We always encourage residents to become involved with the committees that support the Board of Trustees. If you are interested in joining any of the committees, please call the office.

COMING SOON - NEW WEBSITE FORMAT

****NEW OFFICE EMAIL ADDRESSES****

hhma@hillshighlands.com

arch_hhma@hillshighlands.com