

November
2015



HILLS HIGHLANDS MASTER ASSOCIATION

HHMA NEWSLETTER

A Year in Review

Administration

Welcome to all our new neighbors in Hills Highlands. More than 135 new families and/or individuals have moved into our neighborhoods since November 2014. Thank you for choosing our great community and we hope you will take advantage of our wonderful amenities.

We have had several Administrative Process improvements brought forth by homeowners, the Board of Trustees and the Management Office.

- ◆ We had a great turnout at the 2015 Community Day. Lots of food, fun and prizes. **Save the date for next year: July 23, 2016.**
- ◆ We launched a new website to ensure information is available to all residents with a click of a button. Check the website for required forms, room rental applications, and a calendar of daily events. www.hillshighlands.com
- ◆ We adopted a New Social Club Resolution that allows a group of interested individuals to form a club and utilize the amenities for their meetings and activities.
- ◆ We continue to perform cost benefit analysis on expenses and contracts to ensure cost savings whenever possible.
- ◆ The Alternative Dispute Resolution (ADR) and the Architectural Controls Resolution were revised. We will continue to update/revise Resolutions to adjust to the needs of the communities.
- ◆ The newly renovated Signal Point Clubhouse was completed and opened on July 3, 2015.

Finance Committee Report as of 9/30/15

Reserve Account	\$1,829,141.91
Capital Improvement	\$41,138.95
Year to Date Income	\$907,790.30
Year to Date Expenses	\$932,684.00
Delinquencies	\$14,416.38
Signal Point Renovation	\$783,680.08

After careful consideration and review of continued expenses for our aging amenities there will be an increase of \$2.00 per month to your maintenances fees. Your HHMA monthly fee is now \$35.00. Please contact your bank or Credit Union to change the amount if you currently are enrolled in an automatic payment plan with them. The effective date of the change to \$35.00 is December 1, 2015. Please call the office if you have any questions.

The Board of Trustees have approved creating a Deferred Maintenance account for repairs items that are not covered in the HHMA Reserve Study. The funding for 2016 will be \$15,000 per year.

Landscape Committee Report

In 2015, the Landscape Committee, in accordance with its remit, has assisted the HHMA Board:

- To oversee the maintenance and improvements of the common areas 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.

This year we welcomed 3 new volunteers, Valentin Bukki, Johnathan Cloud & Joseph Speeney

Prepared the 2016 Landscaping Budget

Worked with the AMP Committee and High Tech Landscape to complete the landscaping at Signal Point. A drip irrigation system, retention wall extension, and plants were installed.

Draft planting plans for the two remaining single family home entrances at Beacon Crest I and II were presented by High Tech. The Landscaping Committee hopes to complete these final entrances in 2016. This completes the 4 year project to revamp all nine single family home entrances.

Reviewed and have begun to prioritize the list of outstanding project for action in 2016/2017.

Agreed to explore the possibility of moving to an organic lawn fertilization and pest control program to further reduce the use of chemical fertilizers and pesticides.

Gym Committee Report

Chairperson: Robert Sariego

Members: Jeff Balog
Margo Eig
Anukool Rege
Waymann Chu

The HHMA Gym Committee is happy to report that our fitness center is fully operational. 'We believe our fitness center serves as a "center-piece" of our communities amenities'. With over forty three (43) pieces of equipment and support products, residents should find it relatively easy to accommodate their fitness desires.



We've been averaging over 5,000 fitness center entries per month. Some notables are: Our water fountain that refills bottles with filtered water, wall mounted equipment manuals, strong WiFi signal system, individual equipment televisions, heavy bag, a plyobox set, full complement of exercise balls, magazine rack, suggestion box, direct access telephones for mgt. office and police, jump ropes, and more.

Some of the Fitness Equipment:

- 6 -Life Fitness Treadmills
- 3 -Life Fitness Elliptical Trainers
- 4 -Different style stationary bikes
- 1 -Jungle Gym
- 1- Abdominal crunch machine
- 1 -Leg press
- 1 -Smith Machine
- 1 -Complete dumbbell system
- Bosu Ball, Weight Balls, mats, etc

DID YOU KNOW????

Single Family Home Residents can sign up for Direct Deposit rather than mail payments? Call the Office for Information.

Lockbox address:

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

Did you know that all modifications and changes to the exterior of your single family home require review by the Architectural Committees set up for the individual communities? Check the website for more information and the Architectural Variance Request form.

Did you know that single family homeowners are required to clear the snow from the sidewalks within your front property lines?

Did you know that pet owners must pick up after their pets? Cleaning up after your pet is one of Hills Highlands rules and the law in Bernards Township.

2015 SUSTAINABILITY EFFORTS

HHMA is attempting to go "GREEN." We want to communicate via email blasts and the website. If you have not provided your email address, please submit your contact information to the Management Office.

HHMA is going LED wherever possible to ensure high efficiency and lower costs for our electric bills.



HHMA installed a new drip irrigation system at Signal Point to conserve water.

During the Signal Point Construction, a tankless hot water system was installed.

EMERGENCY HOTLINE

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

1 855 227 1157



© Cnr Black Photo - Jag1752919



2016 Board of Trustees
Open Meeting Schedule

Hansom Road
Clubhouse at 7:00 PM

January 12, 2016
March 8, 2016
May 10, 2016
July 12, 2016
September 13, 2016*
October 11, 2016*

*TENTATIVE

CONGRATULATIONS!!

New Executive Committee
Members

President—Michael Tocci
Vice President—Bob Martin
Treasurer—Eileen Scott
Secretary—Helene Pliner
At Large—Donna Mascia
At Large—Joe Filep

2015-2016 Hills Highlands Board of Trustees

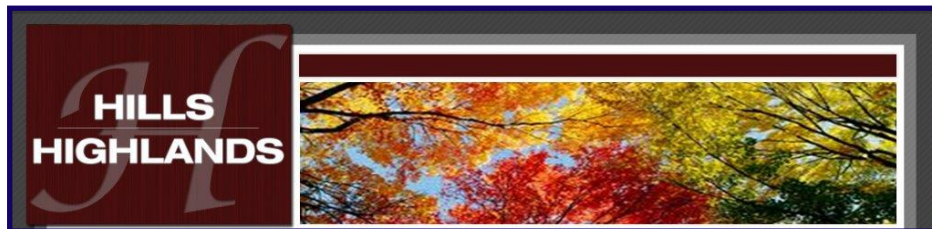
Community Representatives

AMHERST MEWS:	Carolyn Moretti	Vacant
AUTUMN RIDGE:	Bernie Pane	Nick Strakhov
BEACON CREST:	Paul Tackowiak	Daniel Vande Velde
BEACON MANOR:	Asha James	Thomas Connor
CARLISLE:	Donna Mascia *	Bill Loeser
CREST. HIGHLANDS:	Robert Martin*	Vacant
GATEHOUSE:	John Hyland	Victoria Lincoln
GATEHOUSE II:	Marianne Klein	Michael Tocci*
GOVERNORS WATCH:	Vacant	Vacant
HAMILTON WOODS:	Albert Reid	James Murphy
HAMILTON CREST:	Virginia Fahrman	Titus George
HAMILTON RIDGE:	Bob Sariego	Noreen Verbrugge
HIGHLAND GREEN:	Vacant	
LAFAYETTE WATCH:	Eileen Scott*	Karl Kraus
LIBERTY RIDGE:	Jonathan Cloud	Vacant
INDEPENDENCE HILL:	Jack Brull	David Wain
PARKSIDE:	Courtney Slack	Vacant
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:	Charles Hoitsma	Vacant
ST. ANDREWS:	Michael Rosenberg	

*Denotes members of the Executive Committee

Please contact the Management Office to bring forth any issue or concerns to the Board of Trustees or use the "Address the Board" link on the HHMA website

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 Management Office.



INFORMATION AT YOUR FINGERTIPSVISIT THE HHMA WEBSITE

www.hillshighlands.com

HHMA 2015-2016 BUDGET

Hills Highland Master Association FISCAL YEAR 2015- 2016 APPROVED 9/16/2015			
\$35.00 Monthly Fee		2014 -2015 Approved Budget	2015 - 2016 APPROVED Budget
INCOME:			
04000-000	Maintenance Fees-Master	1,051,380	1,115,100
03025-000	Working Capital Contribution		17,000
04006-000	Legal Fee Reimbursement	650	650
04080-000	Pool Badge Income	5,000	5,000
04090-000	Gym Pass Income	5,000	5,000
04100-000	Facilities Rental	15,000	15,000
04500-000	Interest Income - Reserve	10,000	10,000
04505-000	Interest Income - Operating	1,000	1,000
04700-000	Insurance Reimbursements		
	Subtotal Income	1,088,030	1,168,750
EXPENSES			
General & Administrative			
05010-000	Management Fees	162,720	162,720
05020-000	Audit Fees	5,000	5,100
05030-000	Legal Fees - General	6,000	15,770
05034-000	Legal Fees - Collections	2,000	2,000
05033-000	Legal Retainer	6,000	6,000
05041-000	Engineering Fees	2,000	2,500
05101-000	Office Expense	15,000	20,000
05102-000	Communications-Print,Postg,Website	12,800	12,800
05105-000	Meetings	2,500	8,500
05106-000	CAI Membership	500	0
05108-000	Administrative Rebates	14,500	14,500
05300-000	Bank Fees	5,000	5,000
	General & Administrative	234,020	254,890
Insurance			
06000-000	Insurance	35,000	35,000
	Insurance	35,000	35,000
Utilities			
06100-000	Electric & Gas	35,000	30,000
06200-000	Water	20,000	15,000
06400-000	Fire Protection	2,000	2,000
06500-000	Trash Removal	2,000	2,000
	Utilities	59,000	49,000
Landscape			
07000-000	Landscape Maintenance Contract	140,000	150,000
07001-000	Landscape Improvements	25,660	41,100
07005-000	Trees & Shrubs	2,000	2,000
07002-000	Storm Trees	0	0
07100-000	Pest Control	900	900
07400-000	Irrigation Contact & Repairs	6,000	6,000
07500-000	Contracted Snow Service	30,000	35,000
	Landscape	204,560	235,000
Buildings & Grounds			
08000-000	Building and Grounds Contract	50,000	46,335
08001-000	Building and Grounds - Other	18,000	19,065
08010-000	HVAC Contract	2,000	2,000
08701-000	Clubhouse Supplies	11,450	7,000
08703-000	Clubhouse Cleaning Services	54,000	50,000
	Buildings & Grounds	135,450	124,400
Pool & Recreation			
08500-000	Pool Management Contract	175,000	185,000
08501-000	Pool Licenses & Permits	1,500	2,000
08502-000	Pool Repairs & Maintenance	11,000	20,000
08505-000	Pool Administration	8,000	8,000
08700-000	Exercise Room Equip & Service	23,800	20,000
08708-000	Pool/Clubhouse Telephones	1,000	1,000
08800-000	Security System Monitoring & Repairs	2,100	1,000
08900-000	Social Activities	7,500	7,500
	Pool & Recreation	229,900	244,500
Other Expenses			
09000-000	Federal Income Tax	4,000	4,000
09100-000	Registration, Fees & Charities	100	100
09500-000	Reserves	151,000	165,000
09501-000	Operating Surplus	25,000	0
09600-000	Deferred Maintenance	0	15,000
09550-000	Reserve Interest Allocation	10,000	10,000
09700-000	Operating Contingency	0	31,860
08910-000	AMP Project	0	0
	Other Expenses	190,100	225,960
	TOTAL EXPENSES	1,088,303	1,168,750

A larger version of this Budget can be accessed on the HHMA website:

www.hillshighlands.com