

# PLEASANT HILLS

## HOMEOWNERS ASSOCIATION

### 2022 Annual Budget

*approved by Governing Council on 3/9/2022*

#### DISBURSEMENTS

Insurance Premiums (Liability, Property, Directors & Officers, Crime)	\$1,825.00
Legal Fees	\$1,000.00
Lawn Care	\$6,500.00
Electric - Maintenance & Utilities	\$600.00
Office Supplies & Copying	\$200.00
Postage & PO Box Rental	\$350.00
Secretary/Treasurer Stipend	\$1,500.00
Development Fixes	\$1,000.00
Playground Expenses	\$3,000.00
Entrance Expenses	\$700.00
Annual Meeting Expenses	\$100.00
Miscellaneous	\$200.00
Taxes	\$200.00
Debt Service	\$3,811.80
Snow Removal	\$1,000.00
<b>Total</b>	<b>\$21,986.80</b>

<b>INCOME</b>	<b>\$85/yr dues</b>
Dues (and late fees)	\$16,830.00
Apartment Dues	\$3,400.00
Resale Certificates	\$50.00
<b>Total</b>	<b>\$20,280.00</b>

**QUESTIONS? CONCERNS?**  
**CONTACT YOUR**  
**PHHA Governing Council:**  
**contact@phha.info**

**PHHA Website**

<https://phha.info>

### Annual Dues Reminder:

**Annual dues of \$85**

are due by

**March 31st of every year.**

Dues postmarked after March 31st are subject to late and credit reporting fees. Unpaid dues are subject to legal action. Difficulties paying? Email us.

**Dues should be mailed to:**

**PHHA**

**PO BOX 5244**

**Pleasant Gap, PA 16823-5244**

### Credit Reporting

The association may now report your payment status to credit bureaus. Pay your dues on-time and get a credit score boost! Each month you delay without a plan you will face a \$10 late fee, a \$25 credit reporting fee, and a hit to your credit score. Pay on-time or make a payment plan!

### About Covenants

Most of the covenants that were originally in place are already covered by Spring Twp Ordinances. They were not renewed by the homeowners. Questions about code compliance?

↳ Spring Township Code Enforcement Officer.

### About Leaves

The stormwater retention basins exist downstream of our gutters, please do not sweep/blow/wash leaves into the street. This stresses the basins and increases our cost in maintaining them. Gather your leaves & dispose with your trash hauler or in the township dump.

PHHA; PO Box 5244; Pleasant Gap, PA 16823-5244  
[contact@phha.info](mailto:contact@phha.info)

# PLEASANT HILLS

## HOMEOWNERS ASSOCIATION

### PHHA Serving You:

#### ✓ Completed Projects

In addition to normal operations, 2022 saw several projects for the Pleasant Hills Homeowners Association governing council.

Your governing council:

- Maintained the park, gazebo and stormwater drainage basins
- Began investigation of other improvements:  
(let us know if you have ideas!)

These projects represent *dozens of hours of service* to our community by our governing council to keep our community one of the most sought after places to live for young families in Centre County.

#### Events

**Spring Brush Collection:** Week of April 11th, 7am  
**Community Yard Sale:** Friday, May 27th-May 29th

#### Regular Operations

A community with properly maintained community areas has been shown in numerous studies to increase property values. We see this in our community with rising property values and very short times between listing and first offers (~30 days to sell compared to 90 days for 16823). Plus, simply put, having a well-maintained community increases the sense of pride that each of us have in the development in which we live. In the normal operations of the Pleasant Hills Homeowners Association, we are the stewards of over 10 acres of community land maintained for the benefit of our community. In addition to hazard insurance for these properties, we also coordinate the regular maintenance of the common properties with mowing, snow removal, equipment repair and replacement, and beautification projects.

### 2022 Governing Council Members (The Board)

**President** Joshua Reese  
**Vice President** Michele Aukerman  
**Secretary-Treasurer** Andrew Gearhart  
**Member** Linn Ripka  
**Member** Shawn Lehman

**Governing Council meetings:**  
2nd Wednesday of each month @ 6:30 PM  
(via Zoom)

**We would love to see you there!**

#### Important Note about Lamp Posts

Each house in the neighborhood is required by Spring Twp to have a working front yard lamp post that operates from dusk to dawn. If too many of the lamp posts in the neighborhood are not working (or output too little light), the township may construct public street lights. This would result in the township imposing a street light tax on each house in the neighborhood. Make sure your lamp posts are bright!

#### Spring Township Corner

##### Board of Supervisors

- 1st Monday of the Month @ 7:00pm

##### Spring Township Website:

- <https://www.springtownship.org/>

##### Code Enforcement:

- <https://www.springtownship.org/code.html>

#### Engage your Neighbors!

**Like us on Facebook:** <http://bit.ly/phhoa-facebook>

**Website:** <http://phha.info>

**Chat via Slack:** <https://bit.ly/2020-phha-slack-invite>