



Association Newsletter

Fall 2008

Letter from the Board

Greetings!

The HOA has been busy this past summer and fall working with Pulte through the Punch List sign off process. The board has met with Pulte on several occasions over the last few months as they presented Punch List items to the builder. Thanks to the *Design & Review Committee* (headed up by Phil Partin) Hilltop presented a very detailed Punch List to Pulte last April. Most items have been completed, and we are currently awaiting for a few final projects to be completed before beginning the official sign-off process. Specifically, as many homeowners are aware, the walking trails have been in need of repair; that is one of the major items awaiting Pulte's attention.

Additionally, we are in continual communication with the landscaper. We were pleased that at the beginning of the season, mulch was spread at Hilltop in a timely manner, and the neighborhood looked very nice this summer. Another item currently being discussed by the board is the condition of the lawn

(front yard, backyard and common areas). We are aware that some areas are lacking healthy fertile soil and are considering several options to correct this situation.

The next board project is the execution and approval of the 2009 budget. This process will be run with oversight from the *Finance Committee* (headed by Paresch Patel). Please check your mailboxes in December for 2009 Condominium payment coupons.

As always, the board continues to work with homeowners as they submit Formal Requests to the board. Any change to one's unit that deviates from the *Hilltop Farms Rules & Regulations* must be submitted to the board for formal approval. This includes satellite dish installation, interior renovations, and the placement of decorations on the outside of the unit. Some items, such as satellite dishes

and garden lights, will be automatically approved as long as certain guidelines are adhered to, but a formal request must be submitted to the board prior to installation. There are a number of other requests that have come to the board; these are dealt with on a case by case basis, and we do our best to grant homeowners their wishes while keeping in mind the interests of all homeowners.

If you have any questions or concerns, please feel free to email the Board at board@hilltopfarmshoa.com or call Jeff Robinson at 508-898-3431. Finally, please check our website regularly for updates from the Board, the community, and to join our online forums: www.hilltopfarmshoa.com.

Regards,
The Hilltop Farms Board

The website is up and running at hilltopfarmshoa.com

Thanks for checking it out!

HOT TOPICS IN THE FORUMS

- Radon Testing
- Gutter Installation
- Visitor Parking
- Verizon FIOS TV

Join the discussion!
www.hilltopfarmshoa.com/vforums to sign up for an account.

THE HOLIDAYS ARE COMING! By Keith Dipolito

Some places around Grafton to pick up a tree:

Pell Farms: Soap Hill Road, Grafton - trees, wreaths, kissing balls and ropes. www.pell-farms.com

Sleighbell Christmas Tree Farm and Gift Barn: 130 Whiting Road, Sutton - trees, wreaths, kissing balls, ropes, gifts and much more. www.sleighbelltreefarm.com

The Farmers Daughters: 153 Millbury Street, Auburn - trees, roping, wreaths, holiday accessories.

Wolf Hill Farm: 30 Jericho Hill Road, Southborough - trees

Arrowhead Acres: 92 Aldrich Street, Uxbridge - trees. www.arrowheadacres.com

Important Dehumidifier Advice

Turn off your dehumidifier in the winter to prevent freezing. When your basement is below 65 degrees the unit will ice up and freeze. This puts a huge strain on the refrigeration system and will lead to early failure. When buying a new dehumidifier, look for a unit that operates at low temperatures and has freeze detection.

Save Paper!

Sign up on the website to receive the newsletters electronically. Just put your email address into the newsletter box and hit submit.

HOW TO

Clean-up a Broken Compact Fluorescent Light Bulb

snopes.com/medical/toxins/cfl.asp

This procedure applies to the new (spiral) fluorescent bulbs. The whole process is fairly complicated, but you can create your own clean-up procedure list from this article. Steps include:

Ventilating the room

Carefully scooping up fragments

Clean the area

Dispose of clean-up materials

Wash your hands

Check the Massachusetts rules for disposal

CFLs contain mercury so it is important to dispose of the bulb remnants properly. This is especially important for those with children around.

Al Sanborn

WATER CONCERNS By Al Sanborn

Everyone here at Hilltop Farms has received notices from the South Grafton Water District, which holds meetings from time to time. Their notices have dealt with the **water quality**, as well as citing some serious problems with water impurities.

What you may not be aware of is that **we do not get our water from the South Grafton Water District**. Our water comes from the Grafton Water District. You can verify this by calling the South Grafton Water District at 508-839-0512. They told me they have to send their notices to everyone in the South Grafton ZIP Code, 01560.

WHAT TO DO IN/AROUND GRAFTON By Joan Kimball

Clinton is one of my favorite destinations when entertaining weekend guests or for a day out with friends. My first stop is *The Museum of Russian Icons*, at 203 Union Street. This museum houses the personal collection of Gordon Lankton, a local business owner. Mr Lankton is at the museum most mornings and is gracious enough to give personal tours and answer questions. If he's not around, you'll hear him on the audioguide! Expanded this year, the museum is truly world class! The architectural design of the space alone is worth the trip. For more info: museumofrussianicons.org.

After a morning at the museum I like to walk over to Church Street and have a light lunch at *The Colonial Tea House*. This charming storefront restaurant serves light fare and a wide variety of teas - with no two teacups alike, of course! To round out the excursion, I travel over to Sterling Street to check out *Gallery 56* (56 Sterling Street), a consignment shop for furniture, decorative art and jewelry. If consignment shopping is not your thing, Clinton offers a wide range of shops that the Tea Shop ladies will tell you about.

While the Clinton trip is not for children, a visit to *Sweet William Farm* on North Street

could be what you're looking for. The farm includes a country store (with ice cream) and some animals as well as lots of open space and spectacular views. A pow-wow was held there in September and there will be other events this Fall. Check out their website for details: sweetwilliamfarm.org.

If these ideas aren't quite what you're looking for check out blackstonedaily.com for a listing of events in and around the Blackstone.

Have fun!

ALL-TERRAIN-VEHICLES (ATVS) by Al Sanborn

Because there have been a number of ATV violations, the following reminders are provided to avoid further questions about the laws, rules and regulations that apply to use of the ATVs in Hilltop Farms.

ATVs are strictly forbidden on any property belonging to the Condominium. The Condominium is comprised of all of the land, streets, lawns, woods and driveways.

In the Rules and Regulations, which were provided to all homeowners upon move-in (or can be obtained from the Trustees of the Condominium), Rule Number 1 states: "No unit owner shall permit anything to be done ... which shall be in violation of any law."

Rule Number 13 states: "All vehicles within the confines of the Condominium ... must have current license plates ... Under no circumstances are vehicles permitted on other than designated paved areas of the Condominium."

Rule Number 14 says: "No owner may use or maintain his or her Unit or the common areas ... for any purpose or in any manner which is contrary to any applicable law, rule, regulation or requirement of any government authority..."

Operation of an ATV within the Hilltop Farms Condominium is not permitted by state or Condominium laws and regulations.

Violators will be subject to fines in accordance with the schedule published in the Hilltop Farms HOA website, in the "Documents" section. Look for the *HOA Unit Owner Guidelines*, as well as the *Rules and Regulations*.

If you see a violation, please report it to Jeff Robinson at 508-898-3431. If you can, provide the address where the ATV is kept and the name of the operator. *The HOA will appreciate your cooperation.*