

# Arlington Hills

## Homeowners' Association

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Dear Association Owners and Residents,

It's hard to believe 2015 is almost gone! A lot has happened this year and we are excited with the outcomes!

The construction of the pavilion was completed allowing us to have our association picnic in a downpour. This wasn't the intention, but it worked out well!

We also contracted out to an independent third party to perform the annual inspections. The results of the inspections were thoroughly documented both with text and pictures. The feedback received on the overall process this year was quite positive. It has been a pleasure to watch the improvement projects this fall, and we are excited to see the results of the projects that are slated to occur in the spring.

Thank you for your help and cooperation this year. We hope to see you all at the December meeting as we plan for 2016.

Respectfully,  
The Association Officers

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### December Association Meeting

Our next association meeting will be held on Wednesday, December 9<sup>th</sup> at 7:00 PM. We will be planning maintenance and improvements for 2016, reviewing the budget and expenditures, and discussing other items as they arise.

If you have an idea or project you would like to see implemented in Arlington Hills, please contact Brenda Leininger ([bleininger@upperallenfire.com](mailto:bleininger@upperallenfire.com)) by Wednesday, December 2nd to get the item on the agenda.

### Property Management

We have been informed that as of January 1<sup>st</sup>, 2016, Coldwell Banker will no longer be providing property management services. The board will be presenting the available options at the December meeting.

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### Upcoming Events

#### December 9

Association Meeting - 7pm  
Upper Allen Fire Hall

#### September 10

Association Picnic  
Rain Date: September 17

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### Officers

**President: Brenda Leininger**  
[bleininger@upperallenfire.com](mailto:bleininger@upperallenfire.com)

**Vice President: Patricia Peske**  
[vicepresident@arlingtonhills.net](mailto:vicepresident@arlingtonhills.net)

**Secretary: Dan Reist**  
[secretary@arlingtonhills.net](mailto:secretary@arlingtonhills.net)

**Treasurer: Jon Foster**  
[ahhatreasurer@aol.com](mailto:ahhatreasurer@aol.com)

**Property Manager: Sue Baney**  
Coldwell Banker  
Office: (717) 612-5171  
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## Exterior Improvements

As a reminder, all changes to the exterior of a property must be approved by the association prior to the work being performed. This applies only to color, structural, or overall appearance changes. This does NOT apply to repairs of existing items.

The exterior modification application can be found on the website (<http://www.arlingtonhills.net/>) under the “Owners and Renters Information” menu.

## Snow Removal

Yes, it’s getting to that time again. As a reminder, all vehicles must be removed from the street two hours after the start of continuous snow (Upper Allen Township Code, Chapter 233, Paragraph 16).

Arlington Hills has contracted with a snow removal company who will remove the snow in the development when total accumulation is greater than three inches.

## Pavilion Rental

The pavilion in the common area is available for reservations by members and tenants. The pavilion amenities are:

- 4 Picnic Tables
- 2 Charcoal Grills
- Playground
- Basketball Court

A security deposit of \$25 is required for all reservations. The security deposit will be returned after the event completion. Visit the website (<http://www.arlingtonhills.net/>) for more information.



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### Website

<http://www.arlingtonhills.net/>

### Facebook

<https://www.facebook.com/ArlingtonHillsHOA>