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December 2016:

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DECEMBER EVENTS

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COMMUNITY DOCUMENTS

- [November 7th HOA Minutes \(new\)](#)
- [Insurance Letter](#)

The Arbours at Eagle Pointe

Good Afternoon,

I hope this email finds you well. By way of introduction, my name is Bill Huyler. I am your property manager for the Arbours at Eagle Pointe. I have had the pleasure of meeting or speaking with most of you. I believe that the best way to deliver the exceptional customer service you deserve is through communication. As such, we try to put out monthly newsletter/e-blast to all of the residents. I like to cover what is new in the neighborhood, reminders of the rules and regulations, best practices and tips for living in the neighborhood, and general information about your home, neighborhood, and community. I want to be your property manager for the next 20 years plus, and we exist to serve you so we welcome feedback. In addition, if there is something that you would like to add, to the announcements section, please feel free to email me and we will be glad to add it.

IMPORTANT REMINDERS

Holiday Wishes!

The AEPCA Board and East Hill Property Management wish all the

- **Insurance Certificate**
- **Service Requests**
- **Important Phone Numbers**
- **Clubhouse Rental Agreement**
- **Architectural Requests**

OTHER USEFUL LINKS

- **Read East Hill's Blog**
- **Pay Your Dues On-line**
- **Philadelphia Weather**

EMERGENCY CONTACTS

Dial 911 The emergency number for police, fire and rescue.

"Solving an emergency is as easy as (extension) 123." For **24/7 Community Emergency Response** call **(267) 571-9418 x 123**. This call will be forwarded to the on-call property manager.

residents and their families the best and happiest of holidays and a healthy and prosperous New Year!

Nutritionist Lecture- 12/13 @ 11:00 am

A professional Nutritionist (courtesy of Giant Supermarkets) will be onsite Tuesday, 12/13 @ 11am in the Great Room of the Clubhouse to speak to all interested residents regarding "balanced and healthy eating" and to answer any of our concerns or questions. We invite any and all residents to attend.

Holiday Decorations

The Community Rules & Regulations specify the following guidelines for holiday lighting and decorations:

Decorations that prove to be a nuisance produce excessive glare or noise or endanger the health and welfare of the Community, visitors or residents are not permitted. Outdoor holiday lights associated with Christmas, Hanukah, etc. shall not be installed and illuminated before Thanksgiving and must be turned off completely and removed by January 15th.

Preparing for Winter

All residents are advised to remove their outside garden hoses from the faucets/bibs.

Additionally, refer to your Home Owner's Manual that was provided at your pre-settlement for other winterization tips.

Tai Chi Class Extended 10 Weeks

The Tai Chi class at the Clubhouse will be continued for another 10 weeks. The cost is \$5 per person, per lesson. The class meets on Tuesdays at 10 am.

Clubhouse Staff - Office Hours

Hassan Young is our onsite Community Manager. He will be on site three days a week. The schedule is also listed in the community clubhouse and in the monthly calendar. Drop by and say hello!

Mondays 10 am - 2 pm
Wednesdays 2 pm - 6 pm
Fridays 10 am - 2 pm

CALENDAR OF EVENTS & ACTIVITIES

December Events

Monday, Dec. 5th	7:00 pm	Book Club "Gray Mountain"
Tuesday, Dec. 6th	10:00 am	Lancaster Theater Trip
Tuesday, Dec. 6th	7:00 pm	RCO/HOA Residents' Meeting
Sunday, Dec. 11th	10:15 am	Breakfast Club @ Michael's
Tuesday, Dec. 13th	11:00 am	Nutritionist Speaker @Clubhouse
Tuesday, Dec. 13th	7:00 pm	Somerton Civic Assoc. Meeting @Walker Lodge
Saturday, Dec. 17th	10:30 am	Coffee @Clubhouse
Saturday, Dec. 17th	2 - 6:00 pm	PRIVATE PARTY. Clubhouse 1st floor Closed
Sunday, Dec. 18th	1 - 5:00 pm	PRIVATE PARTY. Clubhouse 1st floor Closed

Wednesday Dec. 21st	12:00 pm	2nd Annual Snowball Luncheon LaStrada in Newtown
Wednesday, Dec. 21st	7:00 pm	Bingo
Friday, Dec. 30th	6 - 11:00 pm	PRIVATE PARTY. Clubhouse 1st floor Closed
Saturday, Dec. 31st	7:00 pm	New Year's Eve Informal Gathering

Event Advanced Payment Due Dates

Saturday, January 21st	\$15 / person	Elvis at the Arbours
TBD	\$15 / person	Oldies Dance

Upcoming Events

Tuesday, Jan. 21st, 2017	7:00 pm	Horse Race
Sunday, February 5th, 2017	3:00 pm	Elvis at the Arbours
Saturday April 22nd	6:00 pm	Oldies Dance

Regular Monthly Games & Activities

Mondays	7:00 pm	Rummikub
Mondays	7:00 pm	Pinochle/Poker
Tuesdays	10:00 am	Tai Chi (\$5/person per lesson)
Tuesdays	7:00 pm	Darts
Wednesdays	11 am	Mahjong
Wednesdays	11 am	Chickenfoot
Thursdays	10:00 am	Tai Chi (\$5/person per lesson)
Thursdays	2:00 pm	Darts
Thursdays	2:00 pm	Wii Bowling
Thursdays	7:00 pm	RummiKub
Fridays	7:00 pm	Board Games/Cards
Sundays	6:00 pm	Board Games/Cards

Book Club

December 5th	<u>Gray Mountain</u>	by John Grisham
January 9th	<u>Whitehorn Woods</u>	by Maeve Binchey
February 6th	<u>The Heist</u>	by Janet Evanovich
March 6th	<u>Remember Me Like This</u>	by Brett Johnston
April 3rd	<u>Walking Drum</u>	by Louis L'Amour

*Book Club discussions begin at **7 pm** unless otherwise noted.*

Men's Pinochle

Any men who would like to play pinochle, please contact Lou or Rudy .

NEWS UPDATES

Architectural Review Process

Please remember that before making alterations or improvements to the exterior areas of your house you will need Association approval in accordance with the Bylaws.

This is done by submitting the proper application forms and related materials to the Property Manager, East Hill for review and approval. When a Contractor is engaged they must be licensed and insured with proof provided with the application. Incomplete submissions will delay the review process.

If you have questions as to what is pre-approved or may need Board approval, please contact the Property Manager for what is required.

Somerton Civic Association

The Annual Somerton Civic Association Membership renewal drive is underway. All residents are encouraged to join to protect our interests in this community. The cost is \$5.00 per household. Forms are available at the clubhouse and on line at the below link.

Annual membership fee is \$5 per family. Welcome aboard! Be sure to join us on our FaceBook page at: <http://www.facebook.com/groups/179907275401345/>

To signup on-line, click here.

Satellite Dish Installation

Any roof leaks resulting from Satellite Dish installation will be the owner's responsibility for repair costs. Anyone with dishes who failed to submit the forms may do so now, and if a leak occurs without the form being filed, the repair costs of roof leaks and related damages will be still the resident's responsibility.

Clubhouse Rentals

The Clubhouse is available for rental events. Please check with Fran Prendergast for availability of desired date.

Dryer Duct Cleaning

Dryer ducts, over time, accumulate lint and other matter which can pose a fire hazard. Please make sure that your vents are cleaned once a year.

Entertainment Committee: Suggestions Wanted!

The Entertainment Committee is asking for ideas to enhance living at Arbours. Any and all suggestions **and volunteers** are welcome. See Posters for details.

ARIA Health Seminars

ARIA Health conducts seminars and "Wellness Socials" at its various campuses. Specific information and directions to each campus can be found at www.ariahealth.org.

Important Information on our Community Policies

1. Temporary "No Parking" Signs: If you should need to obtain a temporary "No Parking" sign from the City of Philadelphia, you can do so at the following web address: www.secure.phila.gov/streets/tnp.

2. Trash Pick-up: Trash MUST be put out AFTER 5 pm in the Fall by City ordinance. Violators are subject to fines.

3. Parking: Some of your neighbors may have mobility issues. Please avoid parking in front of their houses forcing them to travel further from their front door to vehicle. Ask your guests to park in front of your home, and not your neighbors when possible. Your neighbors will appreciate this courtesy.

4. Curb Your Dog: Please do not let your pets run loose in the community, and always clean-up any little "messes" they might leave behind. Under no circumstances should your pets ever run on your neighbors' property. This courtesy is greatly appreciated by everyone, and makes for a pet-friendly community.

5. Exercise Room for Residents Only: The exercise room equipment is strictly for residents' use only. No guests are allowed. This violates our insurance coverage and can lead to significant problems. Your cooperation is greatly appreciated.

6. Dues Payment: It is everyone's responsibility to make sure that their account is up to date. If you think your account is in arrears or have questions about your account, it is your responsibility to call. Late fees have started so make sure your account is up to date.

7. Clubhouse Safety: Please make sure that the fireplace, music, and TV are turned off if you are the last person in the clubhouse. A few times in the past, the fireplace and TV were left on until the next morning. If you don't know how to turn it off, please contact Bill Huyler and he will walk you through how to do it.

8. Clubhouse: The clubhouse hours are 5:45 to 12am. Anyone who is in the clubhouse after those hours will set off the alarm and will be subject to fines.

- a. In the past early entrants to the clubhouse have triggered alarms which might have summoned the police.
- b. When leaving the Clubhouse, please double check that you have fully engaged the locked door. There have been several instances of the door being left slightly ajar in the past.

9. Safety tip: Please double check your dryer vents. These need to be cleaned at least every year. I would recommend that a group of homeowners would like to get together to try and get a discounted rate for dryer vents.

10. Committees: Participation in all of our committees is highly encouraged. Please contact me if you are interested in volunteering to help serve.

11. HOA Paperwork: Owners who have not received a copy of the condo documents or any documents for the neighborhood should contact me directly for a copy. I am happy to provide it to any neighbor who does not have one. This will be an ongoing reminder for everyone. If people do not have a copy of the association documents, they need to reach out to me to get a copy. The board does not view ignorance of the rules as an acceptable excuse.

I am thrilled to be your property manager in the Arbours at Eagle Pointe. I look forward to working closely with each and every one of you in the future. If you have questions, comments, and/or concerns, please let me know. My role is to serve you and the best way that I know how is through communication. I hope you have a wonderful afternoon.

***CLICK HERE
to REPORT
an ISSUE***

Warm Regards, Bill Huyler
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