

Newsletter

January - February 2012

Recent Break-In on East Court

At the request and with the permission of the affected Unit Owner, we recently alerted our residents via email and Facebook that there was a break-in on East Court over the week of Christmas. The burglar(s) broke in through one of the basement windows and primarily searched for jewelry, medication, and sports equipment.

We encourage all Unit Owners to be extra vigilant and to watch out for both your own property and your neighbors'. If you see or hear anything unusual, call 911 and report it immediately.

Snow Removal Stakes MUST Be Left In Place

The orange stakes recently installed around our parking areas and along Overlook drive were put in place by our snow removal company to ensure that there is no damage to the curbs over the winter. The community paid an extra fee for their installation as part of our snow removal contract.

Since their installation, several of the stakes have been tampered with—either moved to new locations or removed completely. Please advise all members of your household—especially children—that those stakes should not be moved or touched in any way. They were carefully placed to signal to the snow removal company where the curbs and hydrants are located; moving them may not only confuse the crews removing the snow but may also result in additional damage to our property.

Our snow removal contractor will be returning over the next week to replace any missing stakes and to reinstall any stakes that have been moved. Once replaced, please help us ensure they are left alone throughout the winter.



Facebook Notices

As a reminder, important notices are being posted to Facebook in addition to the header of our Neighborhood Link site. In the event of a snow emergency, change in the trash schedule due to snowfall, or other urgent notification (such as the recent break in noted above), Facebook posting is the easiest way to spread the word.

If you haven't already done so, please "Like" us on Facebook by visiting our page at <http://www.facebook.com/BHTC19810>. Once you do, our notices will appear in your newsfeed, making communication of important information that much easier.

Reminder: Note that this is an official page for BHTC business, and while comments and feedback are welcome, any misuse including but not limited to commercial solicitations, spam, or personal attacks will result in users being banned from the Facebook page.



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New Rules and Regulations

Work continues on a comprehensive new rules and regulations document for the community. Flo Hill, Unit 122, has agreed to act as the new chairperson of our Rules and Regulations Committee and to spearhead the revisions. Council reviewed a new version of the proposed rules and regulations document at the Council meeting on December 27, and a new version of the proposed rules will be available upon request from Aspen Property Management in early January. To receive a copy of the newest proposed version, simply email afenwick@aspenpropertymgmt.com today.

2012 Annual Plan and Budget

At the Council meeting on November 29, Council approved the 2012 Annual Plan and Budget as distributed prior to the October Annual Unit Owner Meeting. Monthly assessments will increase to \$195 per month beginning in January, and all unit owners should have received notices accordingly in the beginning of December.

As a reminder, the following initiatives are key parts of the 2012 Annual Plan:

- Replacement of 17 roofs in 2012, as part of the three year roof replacement plan;
- Additional seeding and landscaping to improve the overall appearance of the community;
- Asphalt patching & repairs to extend the useful life of our parking lots;
- Curb repairs and painting to improve the overall appearance of the community; and,
- Fence/Deck renovations as required by Delmarva, related to the transformers in the community.

Unit owners impacted by the transformer project should have received notices in December advising them of the issue and asking for a preferred meeting date in 2012 to meet with Council. Similarly, unit owners will be notified before any roof repairs are begun in 2012, and unit owners will be advised of any curb/asphalt repairs/painting where cars will need to be removed from the parking areas.

If you would like to review the annual plan in full it is available on the Beacon Hill website at http://www.neighborhoodlink.com/Beacon_Hill_Condo. Note that you must be logged in as an approved community member to view more sensitive items like the annual budget or monthly financial statements.

Changes Expand Community Recycling Program

The Delaware Solid Waste Authority recently announced changes to the universal recycling program, allowing more types of materials to be placed into our recycling containers.

In addition to the materials previously allowed, any recycling materials with the below symbols are now acceptable within the blue recycling containers, with the exception of motor oil and anti-freeze containers. As a reminder, Styrofoam (#6) is NOT recyclable within the Delaware program at this



time. For more information visit DSWA's website at http://www.dswa.com/programs_universal.asp.

Community Contacts

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Trash and Recycling

Trash pick-up occurs each Tuesday morning and Recycling pick-up occurs each Friday morning. Our Christmas Tree pickup is scheduled for Friday, January 20.

Yard waste pickups in 2012 are scheduled as follows:

April 30	July 6	October 12
May 11	August 3	November 9
June 8	September 14	December 7

Scheduled Meeting Dates

Council meetings are generally held at 6:30pm on the last Tuesday of the month. Agendas, including discussion items and location, will be distributed/mailed no less than 14 days prior to the meeting date each month. Scheduled meeting dates appear on the monthly calendars on page 4.

Unit owners are encouraged to attend our Council meetings. You are also welcome to submit agenda items to the Council for consideration.

Help Us Protect Our Planet

If you would like to opt-in to receive your meeting announcements and newsletters via e-mail instead of receiving a paper version, please e-mail your request (from the e-mail account you would like used as your contact point) to our Secretary Virginia Mas at vmass.bhtc@gmail.com.

Community Calendars

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January	1 New Year's Day	2	3 Trash Day	4	5	6 Recycling Day	7
	8	9	10 Trash Day	11	12	13 Recycling Day	14
	15	16 Martin Luther King Day	17 Trash Day	18	19	20 Recycling Day & Christmas Tree Pickup	21
	22	23 Chinese New Year	24 Trash Day	25	26	27 Recycling Day	28
	29	30	31 BHTC Council Meeting* Trash Day				

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
February				1	2	3 Recycling Day	4
	5	6	7 Trash Day	8	9	10 Recycling Day	11
	12	13	14 Valentine's Day Trash Day	15	16	17 Recycling Day	18
	19	20 Presidents' Day	21 Mardi Gras Trash Day	22	23	24 Recycling Day	25
	26	27	28 BHTC Council Meeting* Trash Day	29	29	30 Recycling Day	31

* Council meeting dates are tentative and subject to change. See distributed agendas for actual dates/times.

Visit our Website!

http://www.neighborhoodlink.com/Beacon_Hill_Condo

Find us on Facebook!

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What do you think of our new newsletter format? Let us know at bhtcfeedback@gmail.com!