

FALL/WINTER 2020



## ORCHARD HILLS HOA NEWSLETTER

Black Bear Lawn Care will be handling snow removal duties again this winter. Please review the Winter Parking Rules on page 6 of the Rules & Regulations. In addition to the 2" snow accumulation guideline, we would also like to mention that you should follow the cleanup schedule if we have an ice accumulation of 1" or more. As always, please clear the snow off your car in the parking lot prior to moving it, not on the freshly plowed roadway.



Orchard Hills is a very difficult development to plow so it is critical everyone cooperate during and after any storm. We don't like to tow vehicles but when it impacts the safety of our residents and visitors we have no choice.

The long term parking lot is provided as a courtesy to our residents to use if they plan to be away for an extended period of time. Availability is on a first come-first serve basis and only one car per unit is allowed to use the lot at a time. Please be sure to inform Maine Real Estate Management prior to parking in the long term parking lot-failure to do so could result in your car being towed.

### IMPORTANT REMINDERS!

- Please be sure your pets are on a leash at all times when outside your unit. Also be sure to pick up their waste as a courtesy to other residents and try to prevent your pets from peeing on the plants in the garden beds. The landscape committee and crews work hard to keep them looking nice!
- Please make sure Maine Real Estate Management has a copy of your current homeowner's insurance policy on file. If you rent out your unit be sure to provide the required Tenant Info Sheet and copy of your lease as well.
- Do not leave any trash or large items next to the dumpsters. The drivers do not get out of their trucks to pick anything up. When something is left out the association must pay someone else to pick up and dispose of these items.
- Please be sure you and your visitors observe the posted speed limit of **15 mph** when traveling within Orchard Hills. This has become a serious issue recently, and you may have noticed the speed detectors on the Parkway this summer in an attempt to deter speeding. For the safety of your friends and neighbors, please be vigilant!

### PLEASE BE A GOOD NEIGHBOR!

With so many people at home these days we have noticed a significant increase in the volume of trash and cardboard boxes being thrown away. Unfortunately, the cardboard boxes are often put in the dumpster without being broken down, which limits the space inside the can. Please make sure you flatten your cardboard boxes before placing them in the recycling dumpster.



## MAINTENANCE

The front roofs of units 2, 3, 4, 9, 10, 49, 50, 51, 85 and 86 were replaced this year. We also replaced the back roofs of units 13, 19, 60, 61, 62, 66, 67, 69 and 72 this year.

We will be completing many exterior repairs this Fall, including fence repair/replacement and gutter cleaning.

## LANDSCAPING

Our landscape committee worked hard again this year to beautify our grounds. They installed several new plants and shrubs, in addition to the planters they routinely maintain throughout Orchard Hills. We thank them for all of their hard work and dedication to keeping Orchard Hills so lovely all year long! If you are interested in joining the landscape committee, please contact Maine Real Estate Management or the committee chairperson for further information.

## 2021 HOA FEE

There will be a small increase in the monthly fee for 2021. The official fee increase notice is included with this newsletter. Owners who pay a full year in advance are eligible for a \$25/yr discount if dues are received in full by January 31, 2021.

Listed below are the names, positions and phone numbers of the current Board of Directors:

<b>Christine Bouchard, President</b>	<b>745-0454</b>
<b>Kay Whitney, Vice-President</b>	<b>478-3365</b>
<b>Ruth Pierson, Secretary/Treasurer</b>	<b>949-6089</b>
<b>Bonnie Caswell, Member-at-Large</b>	<b>249-4529</b>
<b>Jani Shuman, Member-at-Large</b>	<b>947-1790</b>
<b>David Fitzgerald, Member-at-Large</b>	<b>274-4010</b>
<b>Ken D'Errico, Member-at-Large</b>	<b>735-7910</b>

And the committee chairpersons:

**Ruth Pierson**, Architectural Committee Chair  
**Bonnie Caswell**, Landscape Committee Chair

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Please visit [www.orchardhillsbangor.com](http://www.orchardhillsbangor.com) for all of the HOA documentation that is so frequently requested by homeowners. Architectural forms, the latest Rules & Regulations and more are available at your fingertips.