



ORCHARD HILL HOA

November 17, 2023

Dear Homeowner,

As always, the Orchard Hill HOA is dedicated to ensuring the beauty, safety, and stability of the community. This past year we listened closely to your feedback and have taken important steps to address many of the concerns that have been shared.

In 2023, we made significant investments in beautifying our community ponds which included cutting down and cleaning up the buffers, tree removal, and plantings. The front entrances were transformed by removing the dying juniper bushes. Our volunteer beautification committee planted spring flowers in the beds which provided a welcoming pop of color! Lighting at the main entrance, a concern from residents the last few years, was addressed with a staged plan for 2023/2024. Phase 1 of correcting the electrical was completed in November 2023, with Phase 2 expected to kick off in the first quarter of 2024. The lighting project should be finished by June 2024 and the community will once again enjoy lights at the front entrance.

In August, we held our first community movie night with 75+ residents in attendance. It was a great way to meet and connect with our neighbors. Families of all ages enjoyed popcorn, snacks, and a movie in our circle. We hope to be able to do something similar next year with even more community members in attendance!

As the HOA looks to the future needs of our community, and to help offset growing costs from current inflation, **a modest increase of \$18 in your HOA dues will take place in 2024.** All HOA dues (\$198.00) should be paid by January 1, 2024. In addition to the dues increase, the HOA Board is aggressively looking for expense controls and will be evaluating all contracts. We are also looking to put together a strategic plan to ensure that we are keeping our community in tip-top shape.

As the Board continues their work, we ask that you play your part in maintaining your property to the standards set forth in the community by-laws (found on our website www.orchardhillhoa.org). Our community is deed restricted, which means that improvements made to the outside of your home must be approved by the HOA architectural committee. Deed restrictions help ensure our neighborhood has a consistent look which contributes to general curb appeal and improves property values. Violations are costly, time consuming for the board to address, and frustrating for your neighbors. Simple things like power washing your home, maintaining the landscaping, and having all improvements approved through the architectural process, save time and money for you and the community. We thank you in advance for making this a priority in 2024!

We hope that you and your family have a wonderful holiday season, and we can't wait to see you at our annual community meeting in April.

Sincerely,

The Orchard Hill HOA Board



ORCHARD HILL 2024 ASSESSMENT

2024 ANNUAL HOA ASSESSMENT FEE: \$198

DUE: January 1, 2024

LATE PAYMENTS: Payments are considered late if postmarked after January 31, 2024 and will be assessed a late fee of \$19 for each month the payment is past due.

Checks should be mailed to:

Orchard Hill HOA
PO Box 353
Milford, DE 19963

****Please include the section below with your payment if the printed address on your check is different from your Orchard Hill Address.**

Questions? Contact: treasurer@orchardhillhoa.org

Name:

Orchard Hill Address:

Phone Number:

Email Address: