



## Hillcrest Manor & area News



-- The Official Hillcrest Manor HOA website is a great place to find the latest news and information. Please be sure to check it out at:

[www.hillcrestmanorhoa.org](http://www.hillcrestmanorhoa.org)

General information, contact information, Deed Restrictions, as well as the latest meeting dates and time are just some of the information you will find in this central location.

-- The proliferation of Air BnB and similar sites in our area is something to note. This is a map of the neighborhood behind the Christ the King church on Oakhurst. The **red** writing are houses listed as Air BnBs.



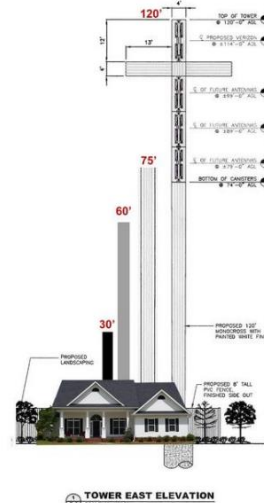
Airbnb Neighborhood Support Team - (855) 635-7754, Press #1  
fill a complaint, report noise or parked cars. Have address of house when you call. Note times of problems. Keep track of issues.  
This map might not be accurate.  
Please review and leave with Terry (641883@opm.com) to update neighborhood list.

Hillcrest Manor has a proud group of homeowners and landlords with long term leases. A sense of community comes with knowing you are surrounded with long term residents. Along with that sense of community, you have a sense of safety and care knowing your neighbors and their desire to live in a quiet and beautiful neighborhood. That sense of community is lost with short-term rentals. Many residents agree and voted to not allow short-term rentals.

-- Our neighbors at "Christ the King Lutheran Church" on Oakhurst are working on a proposed 120 foot tall 5G Cell Phone tower. The surrounding neighbors have put together a Facebook page with more detail and the latest updates. If you interested, please visit the site:

<https://www.facebook.com/groups/631535151993719/>

**Get the "CELL" out of our Neighborhood!  
Would YOU want this in your back yard?**



This is the drawing of the 120' proposed height of the cell tower provided by Vertex sealed plans. Heights and home added in preparation for comparison.



## Hillcrest Manor Information



-- Trash and Recycling bins – With the many refuse and recycling companies operating in our neighborhood, the collection schedules vary widely. Please ensure that you do not place your bins outside prior to 5PM the day before your scheduled collection date.

-- As a courtesy to all, please ensure you bag any Dog droppings immediately when you are walking your dog.

-- As a reminder, Storm Shutters should be raised at all times. After the storm has passed, any temporary panels should be removed and shutters raised within 10 days.



## Meet the Board of Directors

-- **Marcia Morgan – President** – “Hi! I moved to Hillcrest Manor 32 years ago because it was a beautiful, well-kept, deed restricted community. I have been a member of the HOA since then and have never missed an annual meeting.”

-- **Kate Riggs – Vice President** – “We moved to Florida and into our current home in July of 1997. We have been extremely happy living here in Hillcrest Manor. I have served as Director and accepted the position of Vice President in 2021. My husband, Paul, has also served several years as Director.”

-- **Mark Hurst – Treasurer** – “I have been a resident of Hillcrest Manor since 1997. My wife and I moved to this area to take advantage of the superior local schools and to live in a deed restricted community. I am an ardent follower of the Rays, the Lightning and the Bucs.”

-- **Jacob Henson – Director** – “I’m Jacob Henson. My wife Maryana and I moved to Hillcrest Manor to start our family in 2012 after finishing college. We now have 3 children and look forward to watching them grow here in Hillcrest Manor.”

-- **Margaret Lepore – Director** – “My husband and I decided to settle in Florida in 1997. We found “paradise” in Hillcrest Manor in 2005. I appreciate my good neighbors and I am blessed with family in the immediate area. I became a Director in the HOA in 2020.”

-- **Anna Colton Vowell – Director** – “I have lived in Hillcrest Manor for 4 years and love the community. For the last 30 years I have lived within 2 miles of this community and have always loved how well the properties are maintained. I hope to be an asset to the board with my legal and accounting background.”

-- **Michael Nolan – Director** – “I have lived in Hillcrest Manor since 2019. I made my decision after looking at more than 10 houses in the area. My current house was the 2<sup>nd</sup> house I looked at, and nothing else compared to it. The beautiful, well-kept lawns and obvious care of the properties in this Deed Restricted neighborhood sealed my decision to live here. I believe my Management experience will be an asset to the BOD.”

## Additional HOA Info to know!

-- HOA Financials – Did you know that the HOA has 3 different financial accounts? Here’s the breakdown of each and their use:

1.) HOA Regular Account – This account is funded by HOA member dues. Money in this account is used solely for regular HOA business expenses and cannot be used for any other purposes.

2.) Lake Account – This account is funded ONLY by the residents whose property abuts the lake. Money in this account is used solely for the purpose of Lake related maintenance and upkeep. These funds cannot be used for any other purpose.

3.) Legal Expense Account – This account is a donation only account. The purpose of this account is to raise money to execute the legal action necessary to enforce violations of our Deed Restrictions. Enforcing our Deed Restrictions keeps Hillcrest Manor the beautiful neighborhood we all love.

-- Legal Expense donations – Donations to the Legal Expense Account are voluntary, can be anonymous and do not expose any doner to any legal jeopardy.

-- 2023 Membership Drive – Our Membership continues. If you love living in our beautiful community (and we assume you do!), please become a member of HOA. Your dues go to all the legwork involved in keeping our beloved community beautiful.

Lastly, a big “Thank You” from the Board to all our residents. We are here to support our common goal of keeping Hillcrest Manor a desirable and beautiful community to live in. Your support helps us meet these goals for all our residents.