



Hillcrest Manor Homeowners Association



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

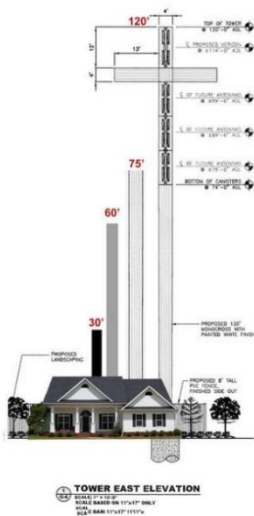
General information, contact information, Deed Restrictions, as well as the latest meeting dates and time are just some of the information you will find in this central location.

-- There was a meeting about the proposed cell phone tower at "Christ the King Lutheran Church" on Oakhurst on May 31st at 9AM. Unfortunately, the vote at the meeting was in favor of the Church moving forward with the installation of the tower.

The surrounding neighbors have put together a Facebook page with more detail and the latest updates. If you interested, please visit the site:

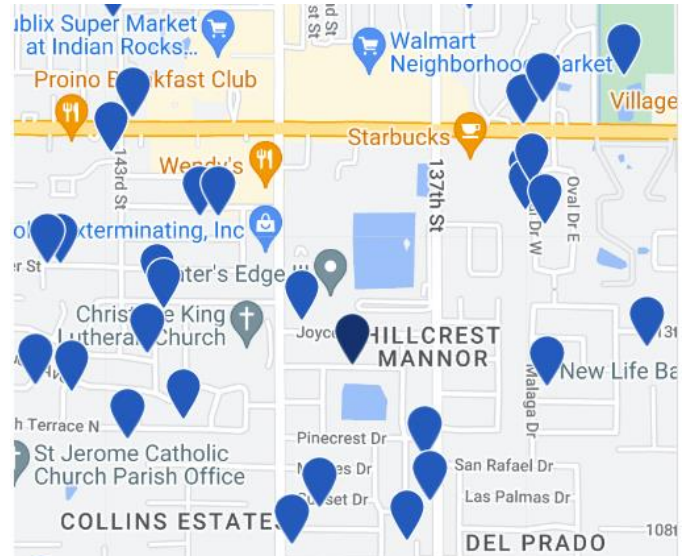
<https://www.facebook.com/groups/631535151993719/>

**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 proportion for comparison.

-- The proliferation of "Short-term Rental homes" available on multiple websites in our area is something to note. This is a map of the neighborhoods around Hillcrest Manor. The **Blue** indicators are houses listed on VRBO.com (a short-term rental website).



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.



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 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.



Hillcrest Manor Homeowners Association



Messages from the Board



-- The Board wants to thank Bart Roberts and his family (on Hammock Dr.) for their hospitality and hard work to host a barbeque back in early April. "Thank You!"

-- If you have a neighbor, neighborhood news or a neighborhood event that you would like to call out to our Community, please send an email to the Board and we will work to get it into the next newsletter.

-- 2023 Membership Drive – Our Membership drive 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. Also, please consider donating to the Legal Expense

-- HOA Membership payments and Donations to the Legal Expense Fund can be sent in the following manners:

By mail:

Hillcrest Manor HOA
P.O. Box 64
Indian Rocks Beach, FL 33785-0064

By Zelle:

hillcrestmanorpres@gmail.com



-- Thank you to all our dog owner residents who walk their dogs and pick up their "deposits". It helps keep our neighborhood clean, safe and it is the neighborly thing to do. "Thank You!"



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.

-- As always, 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.