

From the President

Thank you for the honor to serve as your President of the Board of Directors for this nonprofit organization called the Hillcrest Manor Homeowners Association. I have many goals for this year, but they all boil down to one thing: How can we make this a better community? What do you think is a better community?

Having a better community, though, is a combined effort. All of us on the Board are excited about finding ways to help, but such an undertaking needs more than just a few dedicated neighbors – it takes all of us. What do you think we can do to improve our community? We would like to know. Feel free to email me at hillcrestmanorpres@gmail.com with your suggestions. Or come to a Board Meeting!

Dick Tobey

Next Meeting

Will be on the second Thursday of the month, which will be April 11th at 7:00pm at Dick Tobey's, 13941 Joyce Drive. Our Board Meetings are open to any property owner in Hillcrest Manor. You can attend in person (let Dick know in advance as seating is limited) or via zoom.

\$\$ Dues \$\$

Please remember to pay your dues if you've not done so already. You can send us a check to PO Box 64, Indian Rocks Beach, FL 33785. Please be sure to include your Hillcrest Manor address on the check. Although dues are voluntary, your contribution helps to show your interest in our neighborhood, and it will help us **pay** for items approved in the budget at the last annual meeting. As we grow the paid membership our goal is to reduce the yearly amount and to fund community events like BBQ's and best lawn contests.

As you may or may not know, being a board member is a 100% voluntary position. Our number 1 priority is maintaining a vibrant, happy and prosperous community. In order for our community to be all these things it is paramount that we all work together to abide by our deed restrictions. If everyone followed our deed restrictions, then there would be nothing to enforce! We trust that when there's a violation, it is more likely that the person didn't know it was wrong, so we want to do our best to improve communication and education of these restrictions, So you know, the deed restrictions can be easily downloaded from our website hillcrestmanorhoa.org. For most of us our home is our number one financial asset. Keeping our community and homes in good condition will ensure our homes continue to increase in value.

Things to Be Aware Of.

Here are a few restrictions that often get overlooked that really hurt our home values and give our community a negative perception.

Poor landscaping and unkept yards (Deed Restriction 13)

Leaving trash receptacles on driveways or in front of their garage doors (Deed Restriction 18: "The driveway [...] shall not be used as a staging area between trash service days.")

Parking in the grass median instead of in the street (Deed Restriction 23)

Inoperable vehicles, including boats and cars, and unregistered cars cannot be parked in the street or driveway (County Enforcement Code Sec 58-270)

Parking of commercial vehicles 1-ton or more cannot be in driveways or street regardless of writing on the Vehicle (County Enforcement Code Sec 122-37).

FACEBOOK

Several neighbors have started a Facebook Page - HILLCREST MANOR NEIGHBORS. You can visit this page and request to join!



Of Interest

- Are you having problems with the old and deteriorating cast iron pipes for your plumbing? If so, what did you do about it? Please let us know at hillcrestmanorpres@gmail.com, especially if you had your pipes lined.
- Remember that the 1-day per week watering restrictions by Pinellas County have been extended until July.

Party!! Come Out and Meet the Neighbors

A community 'Mixer' is planned for Saturday, March 23 from 5:30-7:30pm, using the sidewalks on Carla Drive. Ted Couperus at 11141 Carla Dr, has graciously invited us to set up in his driveway. This will be just a small plate event with snacks and a chance to meet each other. Bring your own drink and a chair plus a dessert or appetizer for 6 people. Although this is not an official HOA event, we are inviting the Board to introduce themselves and mingle as well as collect dues from anyone who might want to become a member.

Meet the Board

President: Dick Tobey. My wife, Jean, and I moved here in September 2021. We both served in the Navy and moved around a lot (about 15 times since married!). Jean enjoys crafting and cooking, and I spend many hours at Zephyrhills Correctional Institution performing prison ministry.

Vice President: Tom Berning. We are brand new Hillcrest residents as of 11/23! We are very happy to be here in this great community. We look forward to meeting everyone and being great stewards of the Hillcrest community!

Treasurer: Justin Michalczek. My wife and I joined the Hillcrest Manor community in August of 2015, and our son was born shortly after. We also have a two-year-old yellow Lab. We moved here for the beautiful community, good schools, and proximity to the beach. I am also the Architectural Committee Chairman.

Secretary: Harriette Weller. I have served on the BOD two previous times. Once as a director and then as the Treasurer. I love this area of Pinellas County and lived on Oakhurst Road across the street from the Yunker Family who owned the grove which is now Hillcrest Manor. I look forward to serving on the BOD.

Board Member: Margaret Lepore. I became a resident of Florida in 1997 with my husband Frank. We are blessed to have many family members in the area. I have served on the board for 5 years with 3 different presidents. I will continue to help Hillcrest Manor as best I can.

Board Member: Tricia Lester. I am also the Committee Chair for the Social Committee. We would love to plan for more frequent neighborhood events. We are open to suggestions! My family moved here in 1992 and raised our four children in this neighborhood.

Board Member: Sandy Tarrant. I moved to Hillcrest Manor in 2015 with my husband John. I served on the Board and also served two terms as president. I enjoy gardening, volunteering with my church and am an activist for peace and justice in Palestine. I am very excited to once again serve with a new amazing board!

Board Member: Frank Johnson. My wife Terri and I moved here in June of 2023. I am also retired from the Navy and we moved here to be close to our daughter, son-in-law and grandsons. I am looking forward to serving as the chair of the "New Residents Committee" and working toward growing the membership in Hillcrest Manor Homeowners Association, Inc.