

The Hilltopper

Vol. XII, No. 12

An Occasional Publication of The Hilltop Place Community Association

August, 1996

HPCA Board Chooses New Officers

The HPCA Board of Directors met immediately following the close of the Annual Meeting on Tuesday, July 30. The two new directors and the four reelected directors elected at the Annual Meeting met with the six directors whose terms carry over to the new fiscal year. (See related story in next column.)

The newly reconstituted Board chose the officers for the year just beginning. The new officers are:

William C. Byrne	President
Betsy Lee	Vice-President
Jürgen Michaelis	Treasurer
Linda Downes	Clerk
Beatrice Dingman	Auditor

The new officers will serve until the Annual Meeting in 1997.

The Board also appointed heads of three HPCA committees. They are:

Claire Bennett	House Committee
Philip Hall	Garden Committee
Dale Garvey	Hilltopper

House Committee Seeks Suggestions

The HPCA House Committee thanks everyone who has sent in their annual contribution. Without that generosity they say "the wonderful parties would be impossible."

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"STOP" Means STOP, Not SLOW!

Some Hilltoppers have expressed concern because some drivers refuse to STOP at STOP SIGNS. Teenagers are not the only careless drivers. Please extend to other drivers the same courtesy you expect. Please STOP at all stop signs.

Remember! The same traffic rules apply both in New London and at Hilltop Place!

HPCA Annual Meeting Has Big Turnout

According to the memories of several persons (and some of the memories cover a fairly long time) the attendance at the HPCA Annual Meeting, July 30, was the largest assemblage of owners for such a meeting. According to the clerk of the Board, Linda Downes, 79 units were represented at the meeting in person and 35 by proxy, for a total of 77.55% of the voting power of the owners. Many of the owners were present as couples, so the total number of persons present was more than the list of owners suggests. There were also two non-owners present.

HPCA President, George Dorr, welcomed the owners and announced that a quorum was present. He then introduced those owners who have moved to Hilltop Place in the last year. He next asked HPCA Treasurer, Jürgen Michaelis, to present the HPCA financial report for the fiscal year which ended on May 31, 1996.

The principal feature of the report was that HPCA realized a surplus of almost \$20,000 for the fiscal year. The Board of Directors had voted to recommend to the owners that the surplus be transferred to reserve accounts for future capital expenditures. Those purchases scheduled for the 1996-1997 Fiscal Year include the replacement of some large pieces of equipment. The HPCA Board maintains a schedule of planned replacement of major equipment items, such as tractor mowers, and similar equipment in order to avoid high-cost repairs and the associated lost use of the equipment during repair.

HPCA Manager, Robin Cook, presented the Manager's Report. She expressed appreciation to the HPCA staff and to the Board of Directors for the support she has received.

George Dorr expressed thanks for the service of two members who retired from the Board at the close of the meeting, Phil Hall, Cluster Three, and Dale Garvey, Cluster Six.

Ellie Norris, No. 132, asked that the appreciation of the owners be expressed to the staff for their fine work. ■

Keep Gardening Urge Under Control

Both newcomers and old-timers frequently forget that they **do not own** the lawn and garden areas near their unit. Those areas are owned by **EACH** owner of the cluster. The amount each owns is expressed as a percentage of the Undivided Interest and is stated in Appendix B of the Cluster Declaration.

Gardens are lovely and brighten the landscape. However, residents and gardens, unfortunately, grow old. When residents can no longer care for the garden, the garden becomes overgrown. The appearance becomes an eyesore. When that happens, more work is caused for the HPCA grounds crew, and the overall appearance of Hilltop Place suffers.

If you have a garden, tenderly care for it. When you no longer care to, or cannot care for your garden, replant it with grass. Then, if you want some color around your unit, put some flowers in pots or planters. When the blooms fade, the pots and old foliage can easily be discarded. And the grounds are neat and tidy! ■

New Arrivals

Nancy Bishop and Bill Hoople are new residents of No. 137. (Tel: 526-7253) Bill hails from Westfield, NJ, and Nancy comes from Florida and Connecticut. They plan to winter in Estero, FL. Hobbies include bridge, walking, skiing and tennis.

Welcome! ■

What Should HPCA Do Now?

HPCA is in its 25th year. Photographs taken during the first few years show an open vista for most locations. Harry Hall, a former president of HPCA presented "before" and "after" pictures to demonstrate the changes in the growth of trees and shrubs. To many Hilltop residents, the trees and shrubs have become overgrown and obscure what once were attractive, open views.

Trees and shrubs age, just as does the human population of Hilltop Place. They should be replaced before they can cause damage to structures if they are damaged during windstorms.

The HPCA grounds crew has been doing a fine job of attempting to keep the growth under control by aggressive pruning. But that effort alone is not sufficient. From the porch of this writer, one once could see open areas, with glowing colors in the Fall.

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The committee works to keep Hilltop House as a place of which all Hilltoppers can be proud and enjoy. The Committee welcomes ideas and suggestions. Speak to any committee member or leave a message in Box 118.

The upcoming September party is scheduled for Saturday, the 14th. **Sign up early!** Will anyone supply flowers from a garden? If so, please contact any committee member. Members of the Committee are:

Olive Dorr	Betsy Lee
Ruth Deangelis	Betsy Grimes
Peg Faulkner	Betty Reid
Peg Hurley	Claire Bennett (Chair)

Overgrowth (Continued from Col. 1)

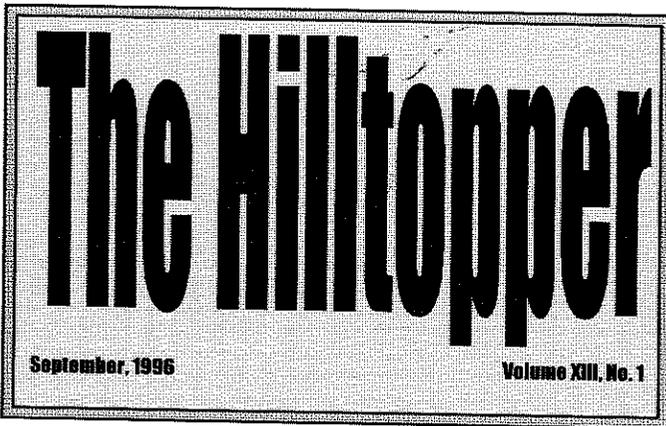
Now, the same view is blocked at no more than 20-30 feet by trees, trees which do not display Fall colors.

Should HPCA develop a relatively long-term plan to ensure that trees and shrubs are replaced to assure there is a constant renewal of good foliage? For example, the tall pines at Hilltop House have sustained some wind and ice damage in years past. Should HPCA plant replacement trees so they can grow before the pines must be removed? At Harrisville, NH, a new variety of elm tree has been developed which is resistant to Dutch elm disease. Would it be desirable to plant some of those trees to give them time to grow before the pines are removed? Wouldn't some towering elm trees be a great sight a few years from now?

It is impossible for a person or an organization to stand still! Either it is preparing for the future, or it is letting the present pass by with no plan for the future. That leads to slow deterioration.

HPCA is about to finish its first complete cycle of maintenance of buildings (new roofs, replace some siding, etc.), and repaving roads, walks and driveways. It is time to give serious thought to maintaining the beauty of Hilltop Place to renew its trees and shrubs, and to reopen some of the views that have become obscured. ■

In Memoriam
McKenzie Hume
No. 67
August 2, 1996



“... grills of any variety may not be used on balconies . . .”

Safety Precautions Always In Order

Most of us need a reminder from time-to-time of things we should, or should not, do but in the rush of daily duties we sometimes forget. Safety practices are one of the types of activities which many of us forget.

Particularly in a community such as Hilltop Place, fire is an ever-present threat. A moment's inattention and a pan on a kitchen range becomes a dangerous fire. Such fires threaten not only the home in which the fire begins, but can easily spread to homes which are attached to the one where the fire started.

That is the reason for the HPCA regulation which **bans** any grill on any balcony. The regulation also requires that any grill in operation, must be at least 10 ft. away from any building.

A fire extinguisher rated for use on “combustibles, flammable liquids, or electrical equipment” should be readily available at all times.

An additional requirement is that **gas** grills should not be stored in direct sunlight, and should be covered when not in use.

Fire extinguishers should be stored **away** from likely locations where fires might start. For example, don't store the fire extinguisher over the kitchen range, but at some place where a fire would not be likely to block access to the extinguisher when it is needed.

And always remember, the **FIRST THING** to do when a fire starts is **CALL 911** and report the fire! Have someone call the fire department, or if you are alone, call the fire department first.

It takes much less work to prevent a fire than it takes to fight one!!!

Who Is Going To Look After YOU?

An elderly lady (or gentleman) is released after a hospital stay. A son or a daughter brings the recent patient back home, and as he or she leaves, asks a neighbor to “look in on Mother and be sure she is alright.”

Does that sound familiar? It happens more that many Hilltoppers suspect. Is it a **reasonable** thing for the son or daughter to do? Is it **wise** for the neighbor to agree to do as asked?

What are the **pros** and **cons** of a person living alone at Hilltop Place if that person is not fully capable of living without assistance?

Contrary to the opinion held by some persons, neither HPCA nor any of the clusters has **any** responsibility to provide care, affection, or assistance to any resident. Each of the seven corporations (HPCA and the six clusters) are legally required to provide appropriate care for the buildings, the roads driveways and walks, the lawns, trees and shrubs, and the sewer. None of the corporations has any legal basis for caring for owners or residents.

In fact, if a person living in a Hilltop unit is considered by neighbors to be dangerous because of the possibility of setting fire within the unit, for example, neither HPCA nor the respective cluster has any legal basis upon which

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AEROBICS CLASS
Penny Latva will offer her popular aerobics class at 10:00 a.m. each M-W-F, beginning Monday, Sept 23. Group meets at Hilltop Barn. Men and women welcome.

This is a new layout for The Hilltopper, made possible by a new computer program. Over the next few issues we will experiment with a variety of layouts. If you would like to choose a favorite or lodge an anti-opinion, please feel free to do so.

Be Cautious About Trash And About Feeding Birds

With the approach of Fall, many Hilltoppers may be planning to provide feeding stations for birds. Give the thought a little longer to mature.

Unless you intend to keep the feeding station supplied during the entire Winter, you may teach birds to rely on the feed you provide and then — during a vacation, perhaps — they find no feed available and their lives are at risk.

If you plan to feed birds, you should also plan to provide water at the feeding station. For much of the Winter, a water heater will be necessary to ensure that birds have a continuous supply of fresh water.

If you must provide feed for the birds, consider taking the feeder inside each night to keep it from attracting bears. Bears have destroyed birdfeeders and broken windows at Hilltop Place. They should not be encouraged to visit by leaving bird feed or garbage available where they can easily reach it.

Hilltoppers are requested to remember that trash and garbage should always be kept indoors in a place where raccoons, skunks, and dogs cannot reach it. Trash should NEVER be placed out overnight for the grounds crew to collect the next morning. If left outside in plastic bags, for example, wild animals and dogs are attracted and at the least may scatter the trash around the area. But the danger lies in attracting wild life. Rabies is present in New Hampshire raccoons, skunks, and foxes.

Rabies is a dangerous disease. All dogs and cats should have rabies inoculations. Pet food and water bowls should not be left where rabid wild animals may have access to them. And never, never pet a strange dog or try to attract a wild animal.

Looking After You? *(Continued from Page 1)*

to require that the person move or that a caregiver be required to stay with the person considered to pose some danger.

Viewed from a different perspective, what are the liabilities which a neighbor might acquire if the neighbor agrees to the request of the son or daughter to "look after Mother?"

Each of us is more than willing to perform occasional services for a neighbor. When we do so, we do them as a favor, as a gift of our time and effort. But to accept the responsibility to "look after" a neighbor may be unwise for both the neighbor giving assistance and for the neighbor requiring help.

PARKING COURTESY
Parking space is one commodity that is very limited at Hilltop Place. When you — and your guests and employees -- park please park so that other drivers may also use available space.

Too often, drivers park in a space that would accommodate two cars, but park so that only the one car occupies two spaces.

What Do You Get For Your Monthly Assessment?

Have you ever wondered what you receive in return for paying your monthly assessment? Your assessment is composed of two parts. One is the amount that you pay to your cluster to maintain the buildings, roads and walks, and insure those buildings. The other portion, this year it is \$248, is paid to HPCA to provide the labor and the equipment to care for the lawns and gardens, the common garden, snow removal (including overtime and extra labor) and maintain Hilltop House and Barn, the sewer system, streetlights, and care or replacement of shrubs and trees (other than those planted next to your home) and your cable TV.

All of the costs for your TV are included in your assessment. When you arrived here, you did not have to pay the \$42 hookup charge. The portion of the assessment providing TV cable service is much less than the basic charge of \$18.95 each month which most New Londoners pay.

Low cost cable TV service is just one of the benefits that each of us receives from our monthly assessment.

New Arrival At Hilltop

Natalie, or Nat, Field is a new addition to Hilltop Place. She is in No. 78, just for the months of October and November.

Natalie is a graduate of Center College for Women, of the Univ. of Kentucky, and of Ridley Secretarial College. She was employed by United Airlines.

Her interests include walking, biking, needle point, and knitting. Make her feel welcome!

Goings On At Hilltop Place

Several activities are in various stages of progress as Hilltop Place prepares for the coming of winter. One of the activities is an effort by Phil Hall, Howard Baxter, and Reade Williams to refurbish the greenhouse at Hilltop Barn for use year-round. They have collected funds from interested persons and placed them in a bank account.

The work to date has been directed to repairing the ventilators. A used overhead blower type gas heater will be installed to maintain sufficient heat to prevent freezing. Water has been piped in from the Barn.

Planting For Spring Flowers

Another group of volunteers, with Betsey Hall providing leadership, planted bulbs for Spring flowers. The workers were Betsy Lee, Dot Byrne, Charlie Fletcher, Peg Faulkner, Ginnie Williams, and Ruth Deangelis. The garden area in the center of the circle drive at Hilltop House should be a beautiful sight next Spring with crocus, jonquils, grape hyacinths, and tulips. **Thanks to all of you!**

Review Of Streetlights

The Planning & Building Committee (Curt Chapman, Bob Campbell, Dick Ellis, and Dale Garvey) are hoping to conduct a test of different types of lamp posts and of light bulbs in an effort to reduce cost. Three kinds of

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posts and two different types of bulbs are to be tested. The normal incandescent bulb now used requires too much current for the present wiring to permit putting brighter bulbs in the streetlights. To attempt to provide additional light from the streetlights and hopefully avoid the need to bury all new wiring for the streetlights, the Committee wants to test the use of a fluorescent compact bulb that provides about the same amount of illumination as a 100-watt incandescent bulb but uses only about 1/3rd of the amount of electricity.

If fluorescent bulbs (1) provide sufficient illumination, and (2) will function satisfactorily at below zero winter temperatures, the Committee hopes that there would be no need to rewire the buried streetlight circuits.

The Committee has recommended to the Executive Committee that the streetlight at the end of the walk leading to Hilltop House be used for testing the different bulbs and also to test the light post. A different type of fixture will be used for part of the test, although that fixture probably would not be one selected if streetlight fixtures at Hilltop needed to be changed. There is some concern that light fixtures like the present streetlights may not be available in the future.

Newcomers To Hilltop Place

The Hilltopper learned that some new Hilltoppers are joining us.

Dr. John and Marie Walsh are moving into No. 82. They come from Seaman's Road, in New London.

June Boisvert, a niece of the late Mary Anagno, will be in No. 33 for the winter months. She is expected to be moved in by mid-November. She comes to Hilltop from Gilford.

New Home Development Proposed Near Hilltop Place

Betsey Hall, HPCA Community Contact representative, has notified The Hilltopper that the InterTown News Service reports that a proposal is to be presented to the New London Planning Board for the development of a housing complex. Eventually the plan is reported to consist of 22 single-family condominium homes, and a 24-unit multi-family building to be added later.

The location of the proposed development is reported to be a 25-acre site off Newport Road. It is assumed that the site is to the west of the Post Office on the same side of Newport Road.

Betsey Hall will maintain contact with Town agencies as the proposal is developed, ensuring that the HPCA Board and officers are aware of aspects of the proposal which might affect Hilltop Place.

A Few Thoughts About Committees And How They Function

This seems like a good time to think a bit about committees, about how they function — or don't function — and about the persons who give of their time and talents to help make some committees produce worthwhile results.

The impetus for the Hilltoppers who worked on the greenhouse project and those who planated bulbs in circle drive at Hilltop House, came from an effort by Kate Dutton to reinvigorate some Hilltop volunteer efforts.

Hilltoppers owe Kate for initiating such volunteer efforts. Those efforts are the kind for which HPCA cannot afford to provide funds or labor, but which are important to the appearance of Hilltop Place.

The Hilltopper

Vol. XII, No. 11

An Occasional Publication of the Hilltop Place Community Association

July, 1996

HPCA Annual Meeting

The HPCA Annual Meeting has been set for 2:00 p.m., July 30, in Hilltop Barn. All owners are encouraged to attend. Those who will be unable to attend are urged to sign proxy statements. Proxies may be notarized by Linda Downes, HPCA Clerk of the Board, and left with her.

The meeting will provide a review of the year which ended on May 31. Also, a new class of directors will be elected. Each year each cluster nominates one of its residents to be a member of the HPCA Board of Directors. Those nominations are then considered by the HPCA Annual Meeting, which elects the members of the Board. Directors are elected to fill a two-year term.

Those residents nominated for terms which will end in 1998 are: (Nominees indicated by an asterisk are currently members of the Board)

Beatrice Dingman*	Cluster One
George Dorr*	Cluster Two
Verne Edmunds	Cluster Three
Richard Ellis*	Cluster Four
Frank Dowd*	Cluster Five
Don Sisson	Cluster Six

At the annual meeting of each of the six clusters, officers were elected or reelected. The current officers serving each cluster are:

Cluster One:	Betty Reid	Chairperson
	Alice Robart	Secretary
Cluster Two:	Robert Campbell	Chairman & Treasurer
	Pat Miller	Secretary
Cluster Three:	Verne Edmunds	Chairman
Cluster Four:	Richard Ellis	Chairman
	Max Egelman	Treasurer
	Margaret Fable	Secretary
Cluster Five:	Jürgen Michaelis	Chairman

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REMEMBER TO RECYCLE

It's a good time to remind all of us Hilltoppers that recycling is a major undertaking at Hilltop Place. Recycling need not be restricted to separating waste products to be taken to the town Transfer Station. Recycling can also include clothing you no longer need (if you haven't worn it for a year, you **really** no longer need it!) and items such as lamps, dishes, or books for which you no longer have space.

Recycling waste items are collected by the HPCA crew if they are separated and bundled. Place newspapers in a paper grocery bag, and put them in your trash closet for collection on the next Thursday. Separate "tin" cans and aluminum cans and place them in the trash closet. Cardboard (the kind with the interior layer corrugated) should be flattened and tied in bundles. If you have lost the RECYCLING GUIDELINES issued by HPCA, ask the Secretary, Linda Downes, for another copy. Plastic milk bottles and soda bottles should be rinsed, but the caps should be thrown in the trash.

Remember to wipe greasy pans, etc., with newspaper before washing them. Throw the greasy paper in the trash. If you have a quantity of grease, collect it in an empty can and place it in your regular household trash. NEVER, NEVER put grease down the kitchen drain! It makes it difficult to keep the sewer pumps clean. And HPCA owners pay for the upkeep and the operation of its sewer system.

Clothing and household items can be taken to the New London Hospital, or to various churches which collect such items for fund raisers. And of course, a yard sale is always possible. (HPCA policy permits yard sales on Hilltop Place only at the parking area behind Hilltop Barn. See Page 4 of HPCA Notebook For Residents.)

Books will be accepted by Tracy Memorial Library, the New London Hospital Auxiliary, or the First Baptist Church, and possibly by other organizations.

Somebody is looking for whatever it is you no longer longer need. □

(Continued from Page 1, Col. 1)

	Harry Weber	Treasurer
	Sis Lewis	Secretary
Cluster Six:	Don Sisson	President
	Bill Bryant	Vice President

The newly elected members of the **HPCA** Board of Directors will meet immediately after the **HPCA** Annual Meeting with the members whose terms continue until 1997. The Board at that time will elect new officers for the current year which began on June 1 and will end on May 31, 1997.

The Annual Meeting is scheduled after the end of the fiscal year to enable the Board to receive the financial report for the entire year, and to prepare it for presentation to the owners.

Reminders For Hilltoppers

All of us at times need reminders about some things that we should, or should not, do. Hilltop residents are no different. And there is an easy source to which to refer when you need guidance. And it wouldn't be a bad idea to reread that information to assure yourself that you are still abiding by the **HPCA** regulations.

Upon arrival, each new resident is provided a sheet of paper which contains a brief statement of Hilltop's requirements. It reminds residents that life in a condominium is not exactly the same as when one lives in one's own, free-standing house.

The brief welcome message is supported by a loose-leaf three-ring binder, on the cover of which is printed "Hilltop Place Community Association." That binder also includes the condominium declaration for the particular cluster in which you live, and the declaration for the **HPCA** and the By-laws.

If you haven't read your declaration and by-laws recently, now is a good time to do so. If you have questions for which you would like answers, bring your questions to the **HPCA** Annual Meeting on July 30.

Some questions are not answered in the declarations either of **HPCA** or of your cluster. One question which may be of interest to new residents is why Hilltop Place has seven corporations, one for each of the six clusters and a seventh, **HPCA**, which is the operating corporation.

The answer is in the construction and development of Hilltop Place. As a group of units was

completed, it was incorporated and ownership was transferred to the buyers of each unit. It is understood that the original intent was to combine the six cluster corporations into one, **HPCA**. However, in the process of construction some changes in the national economy, such as the 1974 oil crisis caused a change in management, and the goal became just to complete the project.

Consequently, the consolidation of the clusters never occurred. In the late 1980's, a movement was begun to overcome the disadvantages of seven different corporations, each responsible for limited functions. But because all real estate titles were referenced to the cluster declarations, and some owners were uneasy about losing their cluster identity, among several other reasons, a reorganization was achieved which provided some continuing control by each cluster, but with delegation to **HPCA** of almost all of the cluster functions. The delegation was made for a three year period to provide a period for testing the concept of the reorganization.

That test period has now been passed. The centralized operation and control has effectively demonstrated that central operations are more effective as well as enabling savings to be achieved in some operating costs. Long range planning, such as projecting maintenance projects for resurfacing of roads and walkways, replacing roofs, and similar projects can be performed more effectively.

For good fiscal management, **HPCA** is required to project its long range maintenance twenty years into the future. Such foresight would be essentially impossible if seven corporations needed to agree upon timing, how costs of the various projects should be shared, and similar roadblocks to forward planning.

Long range planning is essential if the investment of Hilltop Place owners is to be protected and the value of that investment enhanced.

Mark Your Calendar!

Remember to mark your Calendar —

July 30 2:00 p.m. **HPCA** Annual Meeting

August 1-3, New London Hospital Days

We'll See You There!!!

The Hilltopper

Vol. XII, No. 10

An Occasional Publication of the Hilltop Place Community Association

June, 1996

Don't Throw Away Good Money!

Hilltop personnel collecting trash have discovered that some residents are putting into their trash the white three-ring binder with the HPCA logo on the front cover and the title "Hilltop Place Community Association." The binder contains copies of HPCA regulations, the HPCA Declaration, and the declaration for the appropriate cluster.

The binders and their contents were prepared to give owners and residents a copy of the documents which provide answers to many of the questions that Hilltoppers ask. **The binders should be passed on to new owners when a unit is sold.**

The binders are expensive. Replacement copies cost \$40 each. Please preserve your copy, and also please ensure that when your unit passes to another owner that the binder is transferred to the new owner.

Daily-Contact Group Forming

If there is a need, there is always a helpful volunteer to fill that need. Characteristically, Betsy Grimes is ramrodding an effort to ensure that Hilltoppers who live alone will have someone who will contact them daily by telephone to ensure that the individuals are well.

Betsy is asking Hilltoppers to call at 526-2614 for information concerning a Telephone Reassurance Group. Please call Betsy after 4:30 p.m.

The purpose of the new group is to attempt to provide assurance that if a Hilltopper living alone has an accident or needs assistance but is unable to call for help, that person will receive a telephone call at least once every twenty-four hours. If the telephone call is not answered, the caller would ensure that someone is asked to check to determine whether the person needed assistance.

Memorial Service For Gerry Hughes

A memorial service will be held at 10:00 a.m., July 6, at the cemetery on Old Main Street.

There will be a reception following the service, at Hilltop House.

Scheduled Maintenance Projects

Robin Cook, HPCA Manager, has announced the schedule for major maintenance projects to be completed this summer. The projects include paving, painting, and new roofing.

- ♣ Cluster One: Pave the parking area behind Units 12 and 13. Week of June 10.
- ♣ Cluster Two: Paint Units 34 to 51, to start in July. Pave driveways in Lower Cluster Two in late August. (These projects are dependent upon Cluster approval of the expenditures.)
- ♣ Cluster Three: Paint the trim on all units, beginning June 10, if weather permits. Depending upon cluster approval, paving of all driveways and walkways. Work would be scheduled for late August.
- ♣ Cluster Four: New roofs for Units 88, 89, 82, and 84 (in that order) in early June
- ♣ Cluster Five: Pave the driveways and roads that were not paved in 1995. Work to be done in early June.
- ♣ Cluster Six: Paint Units 125-127 and 134-139, scheduled to begin in July. Pave driveways, walkways, and roads. The cluster owners approved the project at the annual meeting. Work will be done in late August.

Nearly all of the structures at Hilltop Place have reached their anticipated life-expectancy. Major maintenance is necessary to prolong the life of the structures, and thereby assure protection of each owner's equity.

HPCA and each cluster have designed tentative schedules for major maintenance projects to be performed each year through Fiscal Year 2004/2005, and the amounts recommended to be included in the respective budget for the appropriate years. Such detailed planning is essential to assure that Hilltop Place will continue to present an attractive appearance to owners and visitors.

Good Advice!

When you come to a fork in the road, take it!

Anonymous

New Streetlights To Be Installed

Completing a program begun during the Summer of 1995, a contractor has begun to install the remaining streetlights called for in the planning program. All materials have been received and only weather and the need to locate all underground cables and utilities delay excavations to accept the electrical connections and the bases for the light posts.

All existing streetlights will be replaced by the new, taller light posts. The new lights will illuminate a larger area than the old-style lights, and will consume approximately one-third as much energy. In addition, the new lights are fluorescent instead of incandescent, and the life of the bulbs is several times that of the incandescent bulbs. This also reduces the operating cost because of greatly reduced labor costs associated with the need to change burned out bulbs.

Some streetlights will be installed at locations which have not previously been served, in order to provide better illumination in dark locations.

As an added cost-saver, most of the lights will be connected to the electric meters of nearby homes, permitting HPCA to cease paying approximately \$1,000 per year for meter charges currently paid to PSNH. The homeowners to whose meters the lights are connected will be compensated by HPCA for the small added cost of electricity used by the streetlights.

Please Check Your Box At Hilltop House

Hilltop residents who receive their mail at the Post Office, are requested to check the distribution box at Hilltop House to receive announcements and notices from HPCA. These are the pigeonhole boxes located in the lobby just outside the closet which contains the mail boxes.

Remember The Hilltop Party!

Hilltoppers are reminded to sign up for the first party of the summer, to be at Hilltop House on Saturday, June 29, at 5:30 p.m.

As usual, partygoers are asked to bring canapés and of course, **B.Y.O.B.**

Come visit with your friends who have just returned from the southland!

A Friend is a Friend is a Friend

A Comment

If you are unable to drive **around** the circle drive at Hilltop House without driving **over** part of the garden area, or park **between** the lines marking a parking place, perhaps you should not be driving. Please notice the tire tracks on the edge of the garden area.

New London Hospital Renovation To Be Discussed

On July 2, Alyson Rock Pitman, president of New London Hospital, will discuss the renovation project of the hospital at a meeting for Hilltoppers at Hilltop House. The presentation is scheduled for 2:00 p.m.

The talk will also provide information concerning the affiliation of the hospital with Capital Region Health Care and the impact which Managed Care may have upon persons seeking health care in New London. With the expected changes in how health care will be delivered in the future, these topics should be of particular interest to Hilltoppers.

Important Questionnaire For Hilltoppers

Each Hilltop Place owner should have received within the last week a questionnaire developed by the Town Planning Board. Its purpose is to provide property owners an opportunity to express their opinions concerning whether New London should have controlled growth in the future, or if the Town should not make any efforts to shape the kinds and locations of any development.

These questions should be important to each Hilltop Place owner. For example, what would be your opinion if there were a proposal to construct a service station just to the west of the Hilltop entrance on Newport Road?

The Planning Board requests that the completed questionnaire be returned within two weeks of its receipt.

DON'T MISS THIS OPPORTUNITY!

Publisher's Note

This issue of the Hilltopper is late again. This time, however, the reason has changed. The editor has a new, more powerful computer, and the changes which have been required, plus the "learning curve" have necessitated the delay.

We'll try harder next month!

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The Hilltopper

Vol. XII, No. 9

An Occasional Publication of the Hilltop Place Community Association

May, 1996

HPCA Budget Meeting Is May 21

At a meeting on May 21, the HPCA owners approved a proposed budget for the operation of Hilltop Place for 1996-1997. Owners acted during the annual budget meeting for HPCA.

The budget was based upon an initial recommendation of HPCA Manager, Robin Cook. The first draft was considered by the HPCA Executive Committee. When the amended draft was completed, that draft was discussed by the Board of Directors of HPCA. The budget approved by the Board of Directors was then presented to the HPCA owners.

The budget provides a minimal increase of \$1 per unit per month for 1996/1997. That is for the HPCA portion of each owner's assessment. In addition, each owner pays a monthly assessment which is determined by the respective cluster. That portion of each assessment is yet to be determined by the board of each cluster and approval by the respective owners.

There was little discussion or questioning of the proposed budget, which suggested that owners are generally satisfied with the operation of Hilltop Place.

Owners Urged To Study Both HPCA And Cluster Declarations.

The HPCA Board of Directors urges owners to study the Declaration of HPCA and also of the cluster in which the owner's unit is located.

When each owner or resident moved to Hilltop Place, a copy of each of the two declarations was provided, and since 1995, each newcomer has also been given a one-page memorandum which condenses important information. A careful reading of the three documents can be of great benefit to owners. Failure to read the documents may also lead to unfortunate and expensive mistakes which can be costly to the owner.

For one example, owners may **NOT** plant shrubs, trees, or flowers without first obtaining the permission of HPCA. And once a tree or shrub is planted by an owner, that tree or shrub instantly becomes the property of the cluster in which the unit is located.

See **Declarations** (Continued on page 2)

Let Hilltoppers Be Good Neighbors

From time-to-time residents learn of other residents who live alone and who have fallen or have been unable to call for assistance. **At the very minimum, each resident who lives alone should arrange to exchange a telephone call each day** to provide limited assurance that a person who falls or needs assistance will not be alone for more than 24 hours.

A better arrangement for securing assistance is for residents to secure a **MEDI-MATE®** from New London Hospital. With a **MEDI-MATE®**, assistance can be obtained 24 hours each day at just the touch of a button. For information, call 526-5257.

Please remember, neither HPCA nor a cluster has any responsibility for providing any care for residents. Any assistance provided by HPCA, a cluster officer, or by neighbors, is provided only as the service of a friend, and is **NOT** provided as an obligation of the organization.

Work Of Grounds Crew Recognized

At the Annual Budget Meeting on May 21, the owners expressed their appreciation for the work of the Grounds Crew. Special note was made of the dedication which the Crew displayed during snow season.

The Crew is currently working to remove the debris of winter and restoring the traditional well-groomed appearance of Hilltop Place after suffering the ravages of a particularly harsh winter.

Thank You, Hilltoppers, For Keeping Plumbing Drains Clean

HPCA Manager, Robin Cook, expressed appreciation for the care Hilltoppers have displayed by keeping grease and other items out of the sanitary sewer. For newcomers, HPCA must operate its own sewer system until the waste reaches the town sewer.

A recent need to excavate one sewer line revealed that the underground sewer lines are generally remarkably clean. According to Robin, without help from

See **Sewer** (Continued on page 2)

(Continued from page 1) **Declarations**

If you make changes to the interior of your unit, such as replacing kitchen cabinets, you are responsible for ensuring that all plans are reported to HPCA before any construction begins. All permanently installed carpets and appliances are covered by insurance purchased by the cluster. Therefore the cost of new furnishings must be reported so that they are covered at their correct value by the cluster insurance.

If owners have not recently reviewed their homeowners policy, it is advisable that they obtain details of the insurance coverage by HPCA and by the cluster and check with their insurance agent to determine whether they have adequate coverage, or perhaps they may have more coverage that is necessary.

For Continuous Bloom Use Pots, Not Plots

To enjoy continuous blooming flowers in the lawn areas, along walkways, and near foundations, Hilltoppers are encouraged to use potted plants. As the bloom fades, the pots can be replaced with pots containing other plants which are ready to bloom, thus providing continuous blooms without leaving old foliage such as is left from tulips, irises and similar plants.

If you request and receive permission to place a shrub or tree near your unit, please remember that shrubs and trees grow. They usually grow much more rapidly than expected. If they grow to touch the siding of your unit, damage to the structure can result. Keep all growth pruned sufficiently to prevent contact with the structure.

Nanci Godfrey Moves

One of Hilltop's original residents moved this month. Nanci Godfrey, with her late husband, Gordon, were original owners of Unit No. 134.

Nanci's and Gordon's children, came to help Nanci vacate her home and to move to a new home in Concord. Her daughter, Nancy, came from San Francisco, a son, Jonathan, came from Australia, and son Peter, from Massachusetts.

Nanci's new address is

Mrs. Gordon Godfrey
33 Christian Ave 140
Concord, NH 03301
TELE: 225-1006

Nanci's many friends wish her all good fortune.

**Hilltop Office Issues New Guide
For Recycling Materials**

HPCA recently issued an updated version of a guide to recycling. The one-page sheet of instructions answers most questions Hilltoppers ask concerning how to recycle paper, glass, plastic and metals.

If householders separate the recyclable materials and place them in bundles or containers, the HPCA crew will take most recyclables to the Transfer Station.

Recycling saves not only materials which can be reused, it saves energy which would be needed for the production of new materials. It also produces a significant amount of revenue for the Town of New London.

A related topic (See item on Page 1) concerns how to dispose of grease, a normal product of cooking. Put grease in containers which should then be placed in household waste. Grease is not currently recyclable in new London. After pans, etc. have been emptied of grease, please wipe the container with a sheet of newspaper or paper towel, and place that sheet in the household waste. This disposal of grease helps prevent the accumulation of grease-masses in the HPCA sewer lines and pumps.

Sewer *(Continued from page 1)*

Hilltoppers the sewer lines could not have been as clear.

Sometimes sewer lines become clogged near the point at which house drains enter the sanitary sewer. To help clear those lines (and to avoid costly repair for the unit owner) unit owners may want to use an enzyme sold for that purpose by hardware stores. Your local merchant can recommend a product.

Safety First, Last, And Always!

With the advent of Summer, there are many more cars on the roads. Parking lots have more car and pedestrian traffic. A moment of careless inattention can lead to disaster.

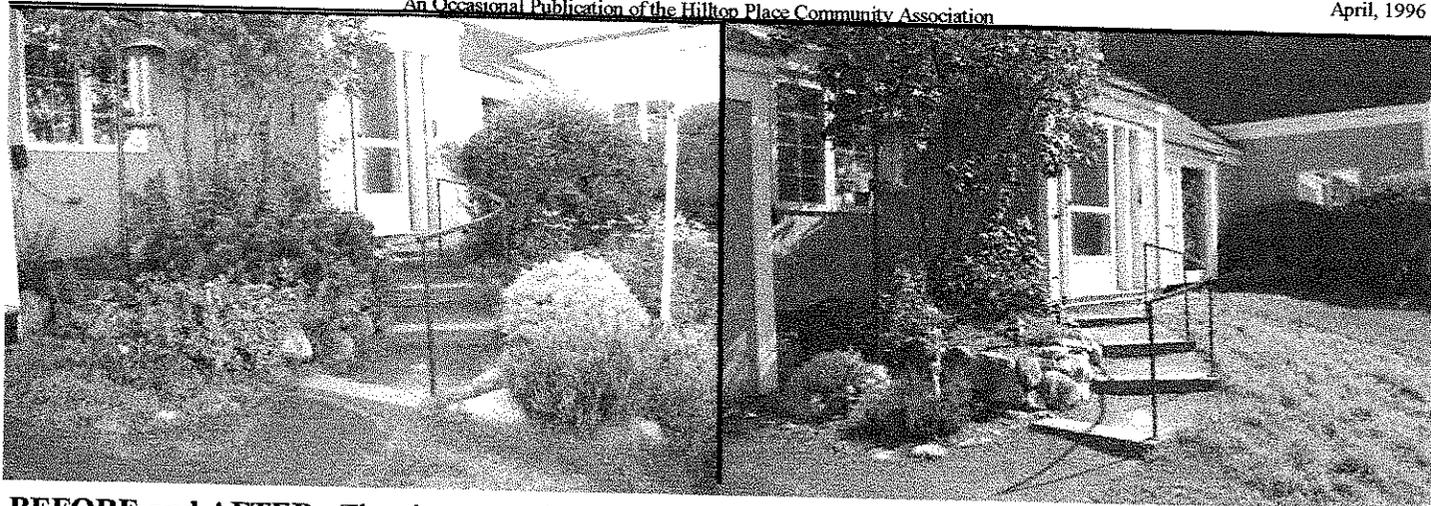
The exit from Hilltop Place to Newport Road, across from the Cricenti parking lot, can be a very dangerous place for both pedestrians and for cars. Use great care when entering Newport Road. If you intend to cross from Hilltop to Cricenti's parking lot, give some thought to using the County Road exit and enter the Newport Road traffic by making a right turn at the traffic blinker instead of crossing two lanes of traffic at the Newport Road exit.

The Hilltopper

Vol. XII, No. 8

An Occasional Publication of the Hilltop Place Community Association

April, 1996



BEFORE and AFTER. The picture on the left shows the overgrowth that surrounded the entrance to No. 133 before Mark Kozikowski and Jim Anderson removed the plants which had overgrown their locations. The picture on the right shows the same entrance with the growth removed and the reclaimed area planted to grass. In the spring, pots of blooming flowers can be set out to add color but with a minimum amount of care.

Hilltopper Resumes Publication

The Hilltopper resumes publication after an interlude of several months. The initial cause of the stoppage was the result of a computer failure. You probably have heard of Windows 95, supposedly a major advance over previous operating systems for computers. Instead, for this computer, it was an unmitigated disaster.

An operating system is a very sophisticated and complicated set of directions which inform a computer how to perform the tasks that computers perform. The operating system translates the software instructions given by word processors, etc., into "language" that the computer can understand.

The effort to install Windows 95 on this computer caused a total collapse and an expensive and time consuming series of steps to correct the collapse. Thus, there was no Hilltopper. But now we are back and hopefully, we can prepare a Hilltopper on a reasonably punctual schedule.

Preparing For Spring

Mudseason is here. Spring will soon follow. Gardeners and "wannabe" gardeners will feel an urge to plant seeds and to set out seedlings. For the benefit of newcomers and as a reminder to old-timers, the lawns, flower gardens, trees, and shrubs surrounding your home are not the property of the home owner.

See **SPRING** (Continued on page 2)

Hail and Farewell

There have been numerous goings and comings of Hilltop personnel since the last issue of The Hilltopper. This issue will attempt to list the changes which have occurred. If there are omissions in our list, we apologize.

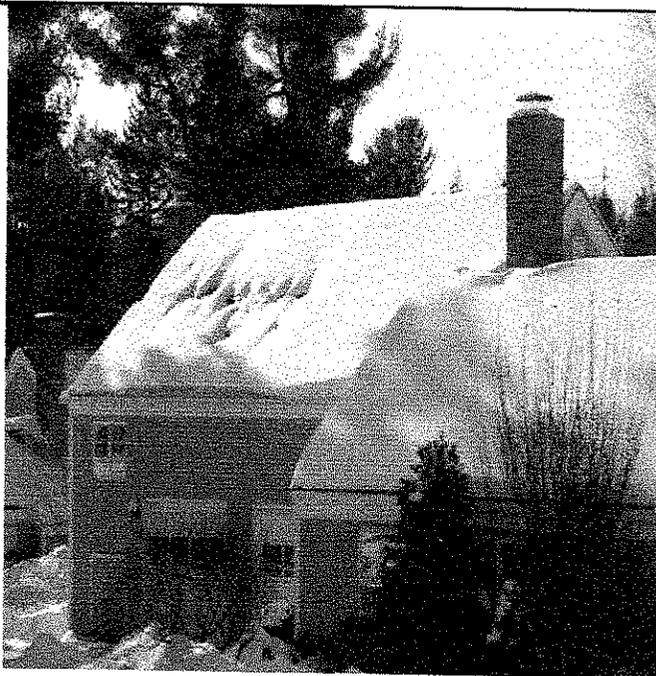
Anita Guyton departed for a new home in Connecticut. We'll miss her friendly smile. Her new address is

Mrs. Kenneth Guyton
80 Loeffler Road GO3
Bloomfield, CT 06002

A new resident is Rhoda Bellows. She lives in No. 20, Telephone No. 526-2152. Rhoda comes to Hilltop from Ivoryton, CT. She will be a year-round resident.

Thomas J. and Eleanor Flynn are new residents in No. 10 (Tele: 526-4914). They have previously lived on Cape Cod, in Florida, and Wellesley, MA. Tom is a graduate of the University of Notre Dame, and has had a career in government service and insurance. Eleanor is a graduate of Trinity College, Washington, DC. They intend to live at Hilltop Place year-round.

Bill and Barbara Spink now live in No. 55 (Tele: 526-6174), having moved here from Santa Fe, NM. They have moved to New England to be nearer their three children. They expect to locate permanently in the New London area. Barbara enjoys bridge.



Pictures Demonstrate Heat Loss

Winter is rapidly giving way to Spring, and then Summer will arrive. That observation is not the point of this message. But the pictures above demonstrate a loss of heat during the cold winter, and Spring and Summer are the logical time to correct any deficiencies in the insulation of your home.

The picture at the top of this column indicates that there is heat loss in the room above the garage at the left. The snow on that roof almost always demonstrates the melted areas that show clearly in that picture.

The bottom picture demonstrates that the garage on the right apparently loses much more heat than does the garage on the left.

Heat loss can be very expensive. The cost of additional insulation can be recovered in relatively short periods. If your primary heat is electricity, you

Racquetball, Anyone?

Anyone interested in some friendly games of racquetball (or squash) at the Hogan Center? Mary Eysenbach is looking for fellow players. Leave your name with her (526-9255 or Box 31) or with Linda at 526-4244 or Hilltop Office.

Welcome

Please welcome Marvin and Tillin LeBon, new arrivals at Hilltop Place. They are in Unit No. 113, moving here from Sun City Center, at Tampa Bay, FL.

They plan to remain year round in New London. Marvin is a Mason and a Shriner. He is a native of New Jersey, and Tillin was born in Philadelphia.

HEAT LOSS (Continued from previous page)

probably could obtain free advice from PSNH concerning a possible correction of the problem.

SPRING (Continued from page 1)

They belong to all of the owners of the cluster. If a home owner wants to plant a new tree or some new shrubs, or start a new flower garden or enlarge an existing garden, those changes must first be presented to the Manager of HPCA, and approval received before any changes have been made.

These restrictions are not just bureaucratic red tape. A new tree may be proposed for a location that would block a view prized by a neighbor. Shrubs and trees that are planted too close to the building may grow and cause damage to the siding if insufficient clearance is not planned. If damage occurs, the costs are paid by all owners of the cluster, not just the home owner who planted the shrubs. New or enlarged flower plots may cause additional cleaning and edging for the grounds crew. Therefore, any new planting or enlargement must first be presented to the Manager for approval.

And don't forget that it is easy to start but more tiring to continue. What appeared to be an easy task when viewed with the flush of energy in Spring may become a tiresome duty in the heat of August. Don't start more than can easily be finished. Overgrown flower beds and weed growth do not present a sight enjoyed by very many persons.

When planning for the coming Spring, consider having your flowers in large pots or half-tubs. These may be placed for view during the blooming period, and then removed when they have lost their blooms.

All regulations are made in response to behavior that somebody found to be undesirable. Just don't be the cause for new regulations.

The Hilltopper

Vol. XII, No. 6

An Occasional Publication of the Hilltop Place Community Association

May-June, 1995

GLORY BE! SOMEBODY RESPONDS TO QUERY

The Hilltopper experienced overwhelming support for the two-column format vs. a three-column page. The vote was unanimous, with each of the two voters supporting the same choice.

This issue provoked such strong discussion that the Hilltopper may seek reader-input on other issues in the future. . . and maybe not.

RECORD SET AT HPCA BUDGET MEETING

Approximately 90 owners, (including those present by proxy) established a record for brief meetings for HPCA. From the call-to-order by President George Dorr, through the presentation of the proposed budget by Bill Byrne, to the acceptance of the motion to adjourn, required only **eight** minutes.

Owners approved a budget for 1995-1996 which provides that each owner will pay a monthly assessment of \$247. In addition to that assessment, each cluster will set its budget and the assessment which owners will pay.

The annual meeting of HPCA is scheduled for July 25. The meeting will be in Hilltop Barn, at 2:00 p.m. The final financial report for 1994-1995 will be presented at that meeting.

INFLATION AFFECTS US ALL

In the process of drafting the HPCA budget, Robin Cook, HPCA Manager, wanted to learn what have been the effects of inflation on Hilltop Place operating costs.

Depending upon which data are used, inflation since 1980 to 1994 has been from 185% to 195%. Expressed another way, what could have been purchased for \$100 in 1980 would today cost somewhere between \$185 and \$195.

Costs of operating Hilltop Place have risen steadily since the first buildings were constructed. Those costs which we must meet today are also going to continue to increase.

You should have confidence that your HPCA Board of Directors does everything that it can reasonably do to hold costs at a minimum. After all, they pay the same monthly assessments and special assessments as you do.

IS THERE ANY NEED OR DESIRE FOR COOKBOOK OR MAGAZINE EXCHANGE?

In a recent Hilltopper there was a suggestion that a cookbook exchange might be an activity that some Hilltoppers would like to try. There was little support indicated. Howard Baxter proposes that a magazine exchange might be useful. If you would like to try such an exchange, please indicate your interests.

One requirement must be fully understood before any exchanges are established. HPCA cannot have employees who can accept the additional work required to establish additional programs. If Hilltoppers want to add services such as magazine exchanges, etc., volunteers to perform the necessary services must be named before the service is authorized.

There is work at the Hilltop House library which could be useful. Some volunteer work is already provided, but additional work would be useful. A cookbook exchange and a magazine exchange sound like they would be useful additions to the library.

All volunteers take one step forward!

Hail And Farewell

Again for this issue, there are departures and arrivals to report. Josephine Bragner, formerly living at No. 113, has offered her unit for sale, and she is moving to

141 Main Street
Woodcrest
New London, NH 03257

And Mrs. Marion R. K. Heath is moving to

Heath Village
Apt. #68 Route 24
Schooley's Mtn. Road
Hackettstown, NJ 07840

(Continued on P. 2)

(Continued from P. 1)

Hilltoppers offer Jo and Marion the best of luck in their new homes.

And to welcome this time are two couples who come to Hilltop from New London and from Springfield. One would think that a Green Revolution is brewing.

From 30 Pleasant St., in New London, come Jim and Kathy Green. They will take possession of No. 139 (formerly the home of Doris Traver) on June 30. They plan to be year-round residents at Hilltop. Their interests include wildflowers, tennis, walking, gardening, woodcraft, and needle crafts.

George and Elizabeth Green have moved into No. 26 (the recent home of Bill Dodge). They come to Hilltop from TLV-West, Springfield, NH. They plan to spend their winters in Lady Lake, FL.

George is an avid golfer, and Elizabeth enjoys reading. They report they are world travelers, and that both of them will "sing at the drop of a pitch pipe."

Hilltoppers welcome all four Greens, and hope their stay at Hilltop Place is long and pleasant.

Report of Community Contact Committee

One of the better-kept secrets of Hilltop Place is the committee which keeps Hilltop officers and manager informed of activities in the town which might have an effect upon Hilltop Place. That committee is currently composed of Betsey Hall and Don Sisson.

Their most recent report included the information that they had attended a meeting of the Zoning Board to be sure that Tomie De Paola's swimming pool and related buildings were sufficiently set back from County Road to avoid inconvenience to residents of Cluster One.

They also attended a meeting of the Planning Board which considered the Fernwood Development off Newport Road, just to the west of the Post Office. Their principal concern was the protection of the Philbrick-Cricenti Bog. They report that the New London Conservation Commission appears to have that topic well in hand.

To the Hilltopper, the addition of an entrance-exit to Fernwood to the two existing entries-exits to Cricenti's parking lot, and one each to the Gallery, to Hilltop Place, and to the Post Office, appears to pose only more confusion and added danger to an area that already has had severe accidents.

Betsey and Don are maintaining contact with the New London-Springfield Water Precinct as the conversion to the new wells advances.

An interesting comment was added to the last report of the Committee, concerning planned expansion of health and senior citizen care facilities in the community. New London Hospital has plans for a construction program, and also for linkage with either Concord or Hitchcock Hospitals. The Lake Sunapee Visiting Nurse association may integrate with the New London Hospital, and 24 additional units are to be added to Woodcrest, which will eventually provide three levels of care

Interim Report On Streetlight Plans

Hilltoppers will soon see a new streetlight in front of Hilltop House. It is the new post and globe that is being considered for adoption for eventual replacement for all Hilltop streetlights.

The post is 10' tall. It has a base which is mounted on a concrete foundation, and can be repaired, if necessary, without excavating as is required with the present streetlights. The mounting gives ready access to the electrical wiring.

The added height and the larger globe provide better illumination than do the present fixtures. The globe will accommodate a compact florescent bulb, which draws only about one-third as much electrical current as do the incandescent bulbs now used. That reduction in electrical current is a major money-saver for Hilltop Place. Not only do the fluorescent bulbs reduce the the cost of electrical current consumed by about two-thirds, but the use of the fluorescent bulbs will make it unnecessary to install new electrical lines to the streetlights. The reduction of electrical costs and the continued use of the present electric lines represents a potential saving of several thousand dollars.

An additional saving is to be achieved by eliminating all but one of the nine electric meters which record the electricity used by the streetlights. Each separate circuit of streetlights (usually from two to five lights) will be connected to the meter serving a nearby home. The owner of the unit to which the streetlight circuit is attached will be compensated for the few dollars of added electrical use during a year. This change will make it possible to operate the streetlights at the less expensive residential rate than the commercial rate which HPCA now has to pay.

By reducing the amount of electricity used, the rate charged for that use, removal of the commercial charge for each electric meter, and using the present wiring, several thousand dollars can be saved over the next few years, and the streetlights will provide more light.

The Hilltopper

Vol XII No 5

March-April, 1995

A NEW FORMAT FOR THE HILLTOPPER

For this month's issue, The Hilltopper is trying a new format; two columns instead of three. As in the past, The Hilltopper invites reactions from its readers. However, The Hilltopper anticipates that the present will be a mirror of the past; there will be no response from readers. Perhaps — awful thought — there are no readers!

AS LINDA SAYS, "BEWARE! THE BEAR!"

HPCA notified all residents to be certain that all food, including bird feed, be kept indoors where bears cannot reach it. Bears are wild animals, and food which attracts them, also attracts skunks and raccoons.

Skunks and raccoons can carry rabies. It is assumed that bears could also carry rabies. Anything which attracts any animals could be a danger to pets. Any skunks or raccoons should be assumed to be rabid unless there is proof to the contrary.

DO NOT place garbage and trash outside to be picked up the next day. Keep all trash and garbage inside where animals cannot rummage in it. Do NOT let pets run loose where they may come into contact with any animals which might be carriers of rabies.

New Date For HPCA Budget Meeting

Manager Robin Cook has announced that there is a change in the date of the HPCA meeting of owners to consider the Hilltop Place operating budget for 1995-1996. The new date is a week later than the original date. The later date should be more convenient for Hilltoppers who are returning from winters in the South.

The new date is **May 23, at 2:00 p.m.** The place of the meeting is not changed, and will be in Hilltop Barn.

In Memoriam

Mrs. John R. (Louise) Simpson

No. 126

March 12, 1995

Colonel Percy Lash

No. 100

WHAT ARE OUR OBLIGATIONS?

Let's play "Pretend" for a few moments, much like we did when we were children. Let's pretend that we are new employees of a firm in which many of the employees we join have been with the same firm for several years. The employees who have been long-term employees have devised an excellent Retirement Plan for their retirement, and the same Plan is supposedly designed to provide for each of us new employees.

The problem, however, we soon discover, is that the so-called Retirement Plan is not funded. The Plan is excellent, but the previous employees have made no provision for the financial portion of the Retirement Plan.

The scenario outlined above means that the new employees must provide the necessary funding for the Retirement Plan when the older employees retire, and the newer employees must also provide for financing the part of the Retirement Plan which will enable them to retire when their retirement age is reached. Obviously, the newer employees have not been treated fairly.

The same situation prevails when a condominium makes little or no provision for the repairs that are needed as buildings, roads, utility lines, and equipment reach the end of their life expectancy and replacements or renovations are required. All structures, all equipment, even trees and shrubs, have a limited life expectancy. For buildings such as those at Hilltop Place, it is usually considered that roofs, siding, roads, and similar structures have a useful life expectancy of about 20 years. Having been constructed between 1971 and 1978, it is obvious that some structures have reached the age and need renovation. Other structures are fast approaching the 20-year age.

Some clusters have provided modest amounts of money in their reserve funds. Some clusters have provided little or no reserve funds. It is not the time to assess responsibility for the fact that there are inadequate reserves for some clusters. It is the time to plan to establish the reserves that are essential for ensuring that Hilltop Place continues to be an attractive place in which to live and that the value of each unit is not only maintained but is enhanced.

Major renovations will be necessary in the next few years.

(Continued on page 2)

(Continued from page 1)

Roofs must be reshingled. Roads, walks, and driveways must be repaired. Panels of siding need to be replaced. HPCA has provided adequate reserve funds for maintenance and repair of Hilltop House, Hilltop Barn, the maintenance shed, and the equipment needed for building and grounds maintenance and for the administration of Hilltop Place. But each cluster will need to examine the requirements of the individual cluster and determine the amount of reserves needed.

CAUTIONS FOR NEW (AND LONG-TIME) RESIDENTS

With the arrival of several new residents, it is worthwhile repeating some do's and don'ts of condominium living. And the repetition may be equally useful to long-time residents. Living in a condominium is not like living in your own free-standing house. In a condominium, you own **ONLY** the interior of the unit. You own the paint or wallpaper on the exterior walls of your units, but you do not own the walls. It is a good idea to read the declarations which are the governing documents — in effect, the constitutions — of HPCA and of the cluster in which your unit is located.

You may not change the exterior walls without prior permission of all other owners in your cluster, nor may you change any load-bearing wall in the interior of the unit. You may not change the exterior paint (really the stain) color of your unit nor of the exterior doors. Nor may you install an air conditioner without first obtaining the authority to do so.

You may not plant trees, shrubs, or flowers unless you first secure the approval of the HPCA Supervisor of Buildings and Grounds, Mark Kozikowski. Likewise, you may not remove trees or shrubs unless prior authorization is granted.

Please keep all trash and garbage in the closed closets provided. Putting trash and garbage where raccoons, skunks, and bears can rummage in it not only attracts those animals but encourages them to remain close to Hilltop Place. As skunks and raccoons can be carriers of rabies, their presence can endanger your pets as well as you.

A common vegetable garden is provided, and each resident will soon be asked to indicate if they want a plot in the vegetable garden, and the size they would like to have. There is also some limited space available in the greenhouse. If you want to grow seedlings in the greenhouse for later transplanting, see Phil Hall (526-4838).

Before making any changes in your unit, it is a good idea to talk with Robin Cook, the HPCA Manager. The restrictions are not arbitrary, nor are they adopted to make your life difficult. They are designed to protect you from actions by other persons, which might affect your property, and to protect other persons from your actions.

HAIL AND FAREWELL!

Several changes have to be reported for Hilltop Place residents. Some are new arrivals and some of departures. Gen Martin, formerly of No. 142 has moved to

Genevieve Martin
New Pond Village #363
170 Main Street
Walpole, MA 02081

Tele: 1-508-660-9145

New arrivals Millard and Ellie Sessions are moving into Gen's former home. The Sessions come here from Hanover.

Another departure of long-time residents Fletch and Peg Thornton also took place recently. Fletch and Peg, No. 91, moved to

Riverwoods C-234
Exeter, NH 03833-4373

Clara Foote of No. 7, moved to

Aynsley Place
80 Lake Street
Nashua, NH 03060

Tele: (603) 595-6216

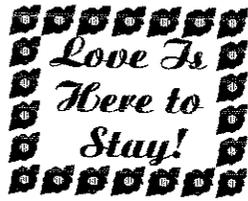
Verne C. and Maidee Edmunds have moved into No. 68. They come from Concord. Maidee was an interior decorator and realtor. Verne was Dean of Students and fund raiser for Andover Newton Theological School. Their interests include walking and gardening, canoeing and trailer camping. They plan to spend winters traveling in the south as well as doing some traveling in the summertime. Their telephone is 526-5885.

Hilltoppers wish departees a *bon voyage and bon chance*. Arrivals are welcomed and we hope your stay here fully justifies your selection of Hilltop Place as a home.

SPRING CLEANUP

The Grounds crew has been doing cleanup work to remove winter's debris. They have also cleaned the underbrush and dead material from the wooded area between Nos. 100 and 101 and the road leading to Cluster Three. Underbrush can become a fire hazard in dry seasons, and must be removed.

Winter sand has been swept from roads and driveways. Snow fences have been removed as have the boundary stakes indicating to snow removal crews the edges of roads and driveways. Maybe Spring really will arrive!



The Hilltopper



Vol. XIII, No. 4

A Publication of The Hilltop Place Community Association

February 1995

Fire Destroys Auto And Threatens Building

On Sunday, January 29, Nedine Cowles, No. 83, discovered that her stationwagon, parked in her garage, was burning. The fire departments of New London and of Sunapee both responded and brought the blaze under control in a short time.

The car was a total loss. However, the fire was restricted to the garage, and other than some smoke and some water damage, the damage was confined to the garage.

The cause of the fire is unknown. Apparently the fire started in some manner related to the car. It is believed that the incident was the first fire at Hilltop Place since construction began.

Both fire departments acted with speed and expertise. When the departments next seek community support for their departmental needs, Hilltop residents and owners should remember this incident and its relatively happy ending.

Each resident should check that a smoke detector is properly installed in the home, and that the battery is strong. Each resident should make a plan for a way to escape from their home in the event of fire. Make two or three plans, with each plan assuming that a fire occurs in a different part of the home. How would you manage to escape if the fire were between you and the front door of your unit? Is there any other escape route from your home? How would you escape if snow blocked the exits?

Welcome Newcomers

Two newcomers are listed this month as recent arrivals at Hilltop Place. **Juanita McKain** is the new resident at No. 143. Her telephone number is 526-2785.

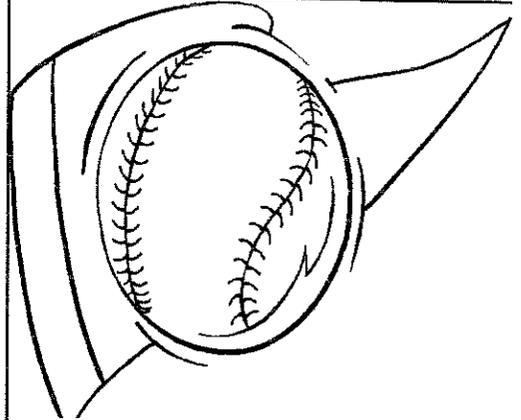
Mrs. McKain came to Hilltop Place from Highland Ridge. Her plans include spending the time from mid-October to mid-April in Stuart, FL (34997) at the Miles Grant Country Club.

Juanita served as a claims adjudicator for the Social Security Administration, and she was also a Chief Yeoman in the U. S. Coast Guard during World War II. She currently serves on several boards, including that of The Medical College of Pennsylvania.

Her interests include bridge, arts, and crafts.

This month The Hilltopper again presents **Natalie (Nat) Field**, but this time as a new owner. She purchased No. 78, telephone number 526-6248.

Mrs. Field comes to Hilltop from Jamesburg, NJ. She has attended Centre College for Women, the University of Kentucky, and Ridley Secretarial College. Her work experience includes employment by United Airlines.



Baseball, Anyone? How many Hilltoppers wintering in Florida are doing tryouts for major league teams?

Greenhouse Renovation Completed

The Hilltop greenhouse is in operation and is ready for those Hilltoppers who want to start their seedling flats. Phil Hall reports that Reade Williams has completed the electronics that operate the automatic vent control. Howard Baxter installed the electric motor and reduction bearings that push the vents open and closed. They have installed a gas-fired unit heater that is capable of doing its job of maintaining a reasonable temperature in the greenhouse. All of this was accomplished for about \$1,500, according to Phil Hall. That sum was donated by 32 interested Hilltoppers, for which Phil and his crew are thankful.

Phil states that if it had been necessary to obtain professional greenhouse installers the job could have cost \$5,000+, considering the design and machining work necessary to do the

In Memoriam

**Mrs. Stanley F. (Dorothy)
Teele
No. 120 Hilltop Place**

(Continued on page 2)

(Continued from page 1)

job.

According to Phil Hall, it is now time to start tomatoes, cucumbers, melons, peppers, and flowering plants.

If any Hilltopper wants space or information about using the greenhouse, call Phil or Betsey Hall at 526-4838.

Farewell, Gen

Moving vans spent February 23 loading household goods from No. 142, as **Gen Martin** prepared to leave Hilltop Place.

Gen's new address is
New Pond Village #363
170 Main Street
Walpole, MA 03081
Tele: 1-508-660-9145

A Second Welcome

Ken and Mary Wachter were recently welcomed in The Hilltopper as being temporary residents of No. 2. Now the Wachters are again welcomed, this time as the new owners of No. 123.

Ken and Mary previously lived on Forest Acres Road in New London. For the immediate future they will continue to reside in No. 2, until they move to their new property sometime in April.

Art Display

Ginny Williams, No. 16, invited the aerobics class of Penny Latva to visit the third floor of The Barn and see some of the art work she has done.

Ginny reports that about 20 persons attended.

Dates For Your Calendar

Spring thaws bring many things to New Hampshire. Maple syrup. Mud. Town Meetings.

- **School District Meeting**
- Sat., March 11 9:00 a.m.
- **New London Town Meeting**
- March 14 7:00 p.m.

⇒ **HPCA Budget Meeting**

⇒ May 16 2:00 p.m.

⇒ **HPCA Annual Meeting**

⇒ July 11 2:00 p.m.

There are some major questions to be voted on, especially in the School Meeting. Plan to attend to ensure the outcomes benefit from your attention.

Need To Refurbish Hilltop Place

When one lives in a house or an apartment for which the resident has little or no responsibility for exterior maintenance, it is easy to forget that structures age, just as humans do. Renovations are needed regularly to ensure that the value of the structure is maintained. One bit of evidence that the structures of Hilltop Place have been well maintained is that the units which have sold in recent years have tended to retain their values, as indicated by the fact that sale prices of units have usually been close to the appraised valuations made when New London last reappraised real estate.

It is easy to forget that other parts of Hilltop Place also require continuing maintenance. Hilltop Place consists not only of buildings which contain our homes. There are roads and driveways, walks, streetlights, a sewer system, structures which house the administrative and the building and grounds support functions.

Hilltop Place began as a legal entity on May 19, 1971. Most of the construction at Hilltop Place has a useful life of approximately 20 years, which means that as the 20-year point is reached, buildings need to be inspected and if necessary, repairs are made to prevent further deterioration of the structures.

The first clusters have already begun to renew the roofs of the structures and to replace worn or weakened parts. The clusters which were constructed last — Clusters Five and

Six — are approaching the 20th year of their existence and are already planning to perform the maintenance which will be needed.

It is difficult sometimes to think of the trees and shrubs as an important part of the Hilltop Place responsibility for maintenance. But trees and shrubs age just as do structures and persons. And the costs of such maintenance can be expensive.

The grounds crew, working under the direction of Mark Kozikowski and following a plan developed by Jim Anderson, is pruning old growth and dead portions of trees and shrubs. Much work has already been accomplished, but much more remains to be done.

For new arrivals at Hilltop Place, it is probably a good time to remind, or to inform them, that trees and shrubs near a unit in which a resident lives, are NOT the property of that resident. All land at Hilltop Place, all 56± acres of it, belongs to one of seven corporations. One corporation owns Hilltop House and Barn and some of the lawns, trees and shrubs. Separate corporations own the land and buildings within each of the six clusters. The corporations are owned by each of the owners of the units of the cluster. Each owner owns a percentage of the undivided interest of the structures and land of the cluster. That ownership within the cluster is usually about 5% of the total, but the specific percentage is listed in Appendix B of each Cluster's Declaration.

This long reference to divided ownership, and to trees and shrubs, is made to alert each owner and resident to the fact that he, she, they do **NOT OWN** the trees and shrubs near their unit. All owners own a portion of every tree or shrub in the cluster.

The point of these remarks is to remind each owner that budgets for next year are going to need to provide for replacing aging trees and shrubs.

The Hilltopper

XIII, No.3

A Publication of Hilltop Place Community Association

January, 1995

A Follow-up Report On Streetlights

In last month's Hilltopper, we reported that the Planning & Building Committee was investigating how to improve the streetlights at Hilltop Place. Among the options under study is to replace incandescent bulbs with compact fluorescent lights. The object of the change would be to reduce the amount of current needed for each light by up to two-thirds of the current presently used.

Robin Cook, HPCA Manager, has selected two small "strings" of streetlights in which to install the fluorescent lights. One string has two street lights and the other has three. Each string will have compact fluorescent lights, but one will burn day and night, while the other will be set to operate as all other streetlights do at present, that is, be turned on by the operation of a solenoid activated by the arrival of darkness or of daylight.

The electrical current used in each of the strings will be compared to the amount of current used during the same month in 1993, to determine whether the fluorescent lights save on the amount of current used.

The reason one string of streetlights will burn all day as well as all night is that lighting experts have cautioned that fluorescent bulbs may not function properly at temperatures well below zero. One string will be tested to function as all lights do now. The other will be tested to see if there is a saving in bulbs, etc., if the streetlights burn all the time during cold weather when below zero temperatures are expected.

The fluorescent bulb uses about one-third of the current used by incandescent bulbs. And the life of the fluores-

PLEASE MOVE CARS AND TRAILERS AFTER SNOW IS CLEARED

If you have a car or trailer parked near the Barn or in another parking area, please move the vehicle after the Grounds Crew has removed the nearby snow. This permits the snow removal equipment to clear the space occupied by your vehicle at the time of the snow storm.

Anyone For A Cookbook Exchange?

Two local ladies were talking recently, and the subject of disposing of some of the accumulation of years was broached. Next came the topic of cookbooks. The two topics seemed to call for some kind of response.

The two ladies began to wonder if Hilltop ladies would like to share their cookbooks, or exchange cookbooks, or do something else with cookbooks.

If you are interested, call Faith Williams (526-6874) or Sancha Garvey (526-2453) with your suggestions, offers, or whatever.

Welcome To The Wachters

Ken and Mary Wachter are new arrivals at Hilltop. After selling their New London home, they needed a place to live while they make decisions about their next home. They are renting the Barnes' unit, No. 2, while they examine their options. Welcome!

cent bulb is several times the life of an incandescent bulb. The savings should be well worthwhile.

==100==100==100==

Gerry Hughes Honored

Gerard (Gerry) Hughes, No. 73, reached the century mark on Sunday, January 15. With his wife, Charlotte, Gerry is one of the most beloved residents of Hilltop Place. They always have a pleasant word for everybody.

Gerry recently spent some time in the hospital as the result of a fall. He is now home.

Gerry was a pilot during World War I. His interest in aviation has remained strong.

Hilltoppers wish Gerry and Charlotte mountains of love.

Changes To HPCA By-Laws

At the Annual Meeting in July, 1994, the members approved the changes which were proposed to the HPCA By-Laws. For those changes to become final, however, it is necessary that at least 75% of Hilltop owners sign a form to register that approval.

Linda Downes, HPCA Secretary and Clerk of the Board, has the forms available in her office at Hilltop House.

If you have not yet signed, please do so as soon as possible.

Art Displays Are For Sale

The Hilltopper has been requested to remind Hilltoppers that the art works displayed in Hilltop House are items which the individual artists have placed there, and that the items are for sale. If you are interested in one of the items, call the artist whose name is on the item. HPCA has no responsibility for the display other than providing space.

Notify Hilltop House If You Are Ill Or Injured

Frequently, Hilltop residents are ill or injured and other Hilltoppers remark, "I didn't know anything about it." On occasion a Hilltop resident is moved to a location in another town or state, and friends at Hilltop are left to learn about the move, many times by a rumor which may or may not be factual.

No Hilltopper wants to invade the privacy of another resident. But most residents are concerned about the welfare of their friends, acquaintances, and neighbors. And rumors are not reliable sources of information.

If you become ill or are injured, call, or have someone call for you, and give Linda Downes (526-4244) the facts about your situation. Give your Hilltop friends the chance to hear the truth.

How Many Computers At Hilltop Place?

A bit of news for local computer hackers was provided this week by the local telephone office. Within a few short weeks, Colby-Sawyer College will have an access to the Internet. It is speculated that eventually local residents will be able to gain access to the Internet via the Colby-Sawyer connection.

There are other possibilities which are likely to be available in the not distant future. One likely change will offer an 800-number for local America Online members to reach that net, instead of paying long distance charges as they do now.

Do You Need Help With Your Living Will?

In an issue of The Hilltopper last year, the benefits of a Living Will and a durable Power of Attorney were

mentioned. It was also stated that if you need a form to guide your preparation of these forms, you could borrow a book to help you. The book is now at Hilltop House, in the office. You may check the book out for a period long enough for you to copy the appropriate forms.

You might want to arrange for organ or tissue donation while working on the living will. The Hilltopper has a telephone number to call for assistance. The number is 1-800-243-6667, for the United Network for Organ Sharing. Age is no hindrance for sharing some organs and tissue.

Prepare For More Winter To Come

With the unusual January thaw we now have, it would be a good time to prepare for more winter to come. Icy walkways are always a hazard, and all Hilltop residents should prepare for the worst. Undoubtedly we will have several more days of icy walks. While the temperatures are mild, why not get a plastic container (preferably one with a lid) and get a small amount of calcium chloride to scatter on your walkway? The small half-size drum in the entryway at Hilltop House is for scattering on the walk there, and residents can take small amounts from the drum for their walkways.

And when the crew removes snow at night, please turn on the light outside your garage door. It is a help for the crew to avoid damage to doors.

Another "Exchange" Suggestion

One indication that The Hilltopper is read may be deduced from the number of suggestions made for items which may be published in it. Another suggestion made recently was to arrange an exchange of video tapes among residents.

Unfortunately, the person who made the suggestion did not include his or her name.

If this is of interest to you, please call Linda Downes (526-4244) and leave your name. It will need a leader! Will you volunteer?

From Russia, With Love

Mark and Allison Kozikowski have a new baby. Not just any baby, but one for which they travelled to Moscow and back. It's a long journey, and the story is almost as long.

Mark and Allison decided they wanted to adopt a baby, and although they have two birth-children, since before their marriage they had planned to adopt a child so they could give it the love it might not otherwise receive.

Katya Kozikowski is the addition to Mark's and Allison's family circle.

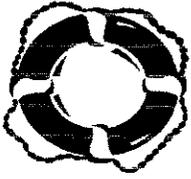
Wireless Cable TV Not For Hilltop Place

A handbill recently placed in the mail boxes of Hilltop residents announced a new "small dish" TV service available. The HPCA Board has adopted a policy that TV dish receivers and similar instruments may not be installed at Hilltop Place.

Count Your Blessings

Almost without fail, someone comments about the size of their water bill when the semi-annual statements are mailed to all Hilltop residents. But think of the benefits you enjoy, and which the residents of Sarajevo or of Grozny, Chechnya do not have. And only about 25¢ a day!

In Memoriam
Jane Wallace
No. 84



The Hilltopper



Vol. XIII, No. 2

A Publication of Hilltop Place Community Association

November, 1994

A Short Discussion Of The Care And Feeding Of Committees

America has a reputation among sociologists and similar social scientists. According to those who study society and its operations, only Americans have two sayings which seem to indicate that we believe we must be part of the Divine Law!

One comment which appears to be common among Americans is, "There ought to be a law!" Even though it is impossible to legislate against stupidity, Americans repeatedly seek to control behavior by "passing a law!"

Another comment frequently heard is, "There ought to be a committee." There appears to be little comprehension that no committee functions if the MEMBERS of that committee are not only lead by an interested leader, but they must be dedicated and willing to work to achieve the goals of the committee.

There is no purpose in having committees that are not chaired by energetic persons. There is no benefit if an organization like HPCA has a long list of committees if those committees do not FUNCTION.

The recent example of Betsey and Phil Hall getting a group of persons together to accomplish tasks that were important to them, is an excellent example of the power of good leadership. The recent demise of the Tuesday Group (the second time that group has disbanded in eight years) indicates

what happens when nobody wants to provide the leadership, and those who have been leading for a period of time become tired of making the continuing effort.

Thank Heaven for Volunteers! (and "for little girls!" with apologies to Maurice Chevalier.)

Welcome The Walshes

Dr. and Mrs. John P. Walsh, or Jack and Marie, are recent arrivals at Hilltop Place. They live in No. 82.

They are not new to New London, having come to Hilltop from Seamans Road. They are year-round residents.

Winter Is Here!

The first snow storm of the season should remind each of us that there are necessary changes in our patterns of living. Cars should be parked in a garage or in the parking lot at The Barn. Mats, rugs, etc., should be placed where they will not impede the clearing of snow from walks. Put bird food and water where birds can find it.

Bridge Group Meets

The Hilltop Bridge group held its second meeting on Nov. 8. Three tables played. Bill Bryant took high honors.

The group meets the first Tuesday of each month, at 1:00 p.m. in Hilltop House. Ladies, gentlemen and couples are welcome.

For more information, call Peg Thornton (526-6863) or Dot Byrne (526-2395) who are responsible for organizing the new activity.

Rabies Scare Hits Concord

Most Hilltoppers are probably aware that a rabies scare hit Concord in late October. About 600 persons took precautionary inoculations against the always fatal disease.

The scare was caused by a kitten that died, and its owner had the good sense to have it tested for rabies. It tested positive.

Rabies can be prevented. But it is essential to have household pets inoculated. It is equally necessary to keep pets and humans from contact with raccoons, skunks, and other carriers of the disease.

The kitten which died in Concord had the strain of the disease which is carried by raccoons.

This disease is just one of the reasons that residents are asked to leave their garbage in closed containers and where dogs and wild animals cannot reach the containers.

One newspaper article indicated that cats which are permitted to roam almost wild, or which have no owners, are one likely source of rabies.

WILDLIFE REVIEW

Many Hilltoppers are surprised occasionally at the varieties of wildlife that can be observed in the immediate vicinity. Jack Akin, whose unit fronts onto the pond in Cluster Five, reports that sightings this last year have included heron, ducks, mink, fox, doe, minnows, salamanders, kingfisher, flycatcher, swallows, a huge turtle, and a

(Continued on Page 2)

(Continued from page 1)

few cats.

The point of the report was in part to alert all Hilltoppers to the fact that the pond serves as a catch basin for runoff water from other areas of Hilltop Place, particularly in Clusters Six and Five. The eventual discharge of the runoff water is in Little Lake Sunapee. That lake will soon become the source of New London's drinking water.

The point of this item is that all Hilltoppers should ensure that no toxic materials are allowed to enter the storm drains. Some manholes cover entries into the HPCA sanitary sewer. Others provide access to the storm sewer, which carries off excess water that will eventually enter the lake. Jack states that Little Lake Sunapee is one of only three Class "A" bodies of water in New Hampshire, and all Hilltoppers should seek to preserve its water quality.

A Reminder On Recycling Services

All Hilltoppers probably need to be reminded again that HPCA operates a service which provides for the recycling of many materials. In general, any materials which are recycled make significant savings in the total costs of disposing of rubbish in New London.

HPCA recently published updated information concerning recyclable materials. There is also (on pp. 14-16) of the Notebook for Residents — the white three-ring binder which you were supposed to obtain from Hilltop Office) a set of instructions for disposing of recyclable and non-recyclable materials.

Please reread the instructions. Each Hilltopper can help to save funds used for trash disposal if residents use care in separating their trash.

One other caution which each Hilltopper should observe. Never, NEVER, put cooking grease or fats in

the drains in kitchen or bathrooms. Those drains enter the sanitary sewer, and greases cause maintenance problems in the two lift stations which HPCA operates to move our sewer wastes to the New London sewer.

When you have a greasy pan after cooking, wipe it as clean as possible with newspaper then put the newspaper into the trash. Do NOT put greasy pans in the dishwasher until they have been wiped as dry of grease as you can

Some Sayings For The Season

Some old-timers here will recall that from time-to-time the editor included some short comments on various views of life, and which had been furnished by an old friend of the editor.

That friend died last winter. But there are still the remarks which the friend furnished, like —

"Life is a continuing process — of remaking ourselves."

"Only as we give with no thought of getting do we really get."

"The bond that links your true family is not one of blood but of respect and joy in each other's life."

Friends may die, but friendships never!

Volunteer Activities Provide Help For Others And Good Medicine For Ourselves

Thanksgiving and the approaching holiday season provides each of us to reflect on our lives, our triumphs and our tragedies. Both triumphs and tragedies come in a large variety of sizes. Each can be borne better if we share the burden with a friend.

Some persons may have no friend with whom they can share. Others may be reluctant to open their emotions for others to see.

Most of us at Hilltop are the recipients of many blessings. And we can share some of those blessings with others. For one example, St. Andrews

Episcopal Church, with cooperation from other churches, delivered more than 100 baskets of food to families in the New London area who needed help to have a Thanksgiving. Are you surprised that there are so many needy families in New London?

Another opportunity for you to share is to send your check to Bill Byrne, HPCA Treasurer and Vice President, to say a hearty "THANK YOU" to the members of the HPCA staff who provide so many services for each of us Hilltoppers.

When you are warm in your bed and the first big snowfall arrives at 3:00 a.m., just think how good you will feel that (1) you can roll over and go back to sleep, and (2) that you gave generously to the staff who are out in the storm moving snow so you can move about with freedom.

Developments In New London

HPCA's Community Contact persons, Betsey Hall and Don Sisson, have reported that the residential development west of the Post Office is likely to be approved by the Planning Board. The plan has been reduced to 22 houses plus an apartment building. Steps have been taken to protect the Philbrick-Cricenti bog.

The Springfield-New London Water Precinct has completed two wells, and one more should be completed during December. The water holding tank is in place behind Twin Lake Villa and is ready to be sprayed with concrete. The construction of the pipeline will be the final phase. Completion of the project is scheduled for September 1995.

Betsey and Don report that the New London Conservation Commission is active in monitoring the planned project near the bog. A buffer zone of at least 200 ft. will protect the bog.

The Hilltop representatives have established good relationships with the New London Town offices,



The Hilltopper



Vol. XIII, No. 1

A Publication of Hilltop Place Community Assoc.

October, 1994

PLEASE READ SIGNS! THEY CARRY MESSAGES

Signs have a purpose. If someone has gone to the trouble to paint or print a sign, to build a structure upon which to display that sign, and then erect it in a place where people can see it, the chances are that the message on the sign has a purpose, and that persons — at least those who can read — are expected to comply with the message the sign conveys.

“STOP” signs are frequently read to mean “Go a little bit slower, or perhaps just give a quick glance to both sides.”

A sign posted at the entrance to the four parking places nearest Hilltop House bears the message, “15 Minutes Parking.” The intent should be obvious. The parking there is to be saved for persons who have to make short stops at Hilltop House, such as collecting the mail. It does NOT mean that it is all right to park there while you are in an exercise class, or attending a meeting. Please use the parking areas across the road from Hilltop Barn or the area in rear of the Barn.

Thank You, Betsey and Phil

The kitchen at Hilltop House is more convenient for those who want to warm a tray of hors d’oeuvres for a party, or a cup of coffee during a meeting.

Betsey and Phil Hall donated a microwave oven for Hilltop House kitchen. The Hilltopper expresses “Thank You” for all Hilltoppers.



Check Your Smoke Detector. Change The Batteries!

Grounds Crew Makes Improvements

The Hilltop Grounds Crew is continuing its program of improving the appearance of the grounds at Hilltop Place. Mark Kozikowski, Jim Anderson, and John Gregg began the reconstruction of the rock wall which lines the boundary between Cluster Two and the road running from the four-way stop to the entrance to Hilltop House. They are replacing rocks which have fallen from place on the wall, as well as adding additional rocks to rebuild portions of the wall.

Many rock walls at Hilltop need repair. But to contract the work is rather expensive. Many shrubs and trees are overgrown and need severe pruning. HPCA is fortunate to have a well-qualified staff as represented by Mark, Jim, and John.

FAMOUS QUOTATIONS

The Hilltopper is not widely known as a literary journal. In the past, it has never presented a book review. But a recently issued book, *How and Why We Age*, by Leonard Hayflick, published by Ballantine Books, may cause a policy reversal.

Each chapter is headed by a quotation. Many of them are worth sharing. Chapter 1 leads off with, “How old would you be if you didn’t know how old you was?” by Satchel Paige (One of the editor’s all-time favorite characters!)

“If fifty million people say a foolish thing, it is still a foolish thing.” Bertrand Russell

“It is now proved beyond doubt that [aging] is one of the leading causes of statistics.” (With apologies to Fletcher Knebel

“If I had known that I was going to live this long, I would have taken better care of myself.” Eubie Blake

“Avoid fried meats, which angry up the blood. If your stomach disputes you, lie down and pacify it with cool thoughts. Keep the juices flowing by jangling around gently as you move. Go very light on the vices, such as carrying on in society. Avoid running at all times.” Satchel Paige

The book isn’t a joke, although the above quotations make it appear to be. It is an interesting presentation of aging, which all of us experience. It is available at Tracy Memorial Library.

*You Can Say That Again!
What you do speaks so loud that
I cannot hear what you say.
Ralph Waldo Emerson*

New Arrival At Hilltop

Natalie, or Nat, Field is a new addition to Hilltop Place. She is in No. 78, just for the months of October and November.

Natalie is a graduate of Center College for Women, of the Univ. of Kentucky, and of Ridley Secretarial College. She was employed by United Airlines.

Her interests include walking, biking, needle point, and knitting. Make her feel welcome!

Goings On At Hilltop Place

Several activities are in various stages of progress as Hilltop Place prepares for the coming of winter. One of the activities is an effort by Phil Hall, Howard Baxter, and Reade Williams to refurbish the greenhouse at Hilltop Barn for use year-round. They have collected funds from interested persons and placed them in a bank account.

The work to date has been directed to repairing the ventilators. A used overhead blower type gas heater will be installed to maintain sufficient heat to prevent freezing. Water has been piped in from the Barn.

Planting For Spring Flowers

Another group of volunteers, with Betsey Hall providing leadership, planted bulbs for Spring flowers. The workers were Betsy Lee, Dot Byrne, Charlie Fletcher, Peg Faulkner, Ginnie Williams, and Ruth Deangelis. The garden area in the center of the circle drive at Hilltop House should be a beautiful sight next Spring with crocus, jonquils, grape hyacinths, and tulips. **Thanks to all of you!**

Review Of Streetlights

The Planning & Building Committee (Curt Chapman, Bob Campbell, Dick Ellis, and Dale Garvey) are hoping to conduct a test of different types of lamp posts and of light bulbs in an effort to reduce cost. Three kinds of

(Continued from Col. 1)

posts and two different types of bulbs are to be tested. The normal incandescent bulb now used requires too much current for the present wiring to permit putting brighter bulbs in the streetlights. To attempt to provide additional light from the streetlights and hopefully avoid the need to bury all new wiring for the streetlights, the Committee wants to test the use of a fluorescent compact bulb that provides about the same amount of illumination as a 100-watt incandescent bulb but uses only about 1/3rd of the amount of electricity.

If fluorescent bulbs (1) provide sufficient illumination, and (2) will function satisfactorily at below zero winter temperatures, the Committee hopes that there would be no need to rewire the buried streetlight circuits.

The Committee has recommended to the Executive Committee that the streetlight at the end of the walk leading to Hilltop House be used for testing the different bulbs and also to test the light post. A different type of fixture will be used for part of the test, although that fixture probably would not be one selected if streetlight fixtures at Hilltop needed to be changed. There is some concern that light fixtures like the present streetlights may not be available in the future.

Newcomers To Hilltop Place

The Hilltopper learned that some new Hilltoppers are joining us.

Dr. John and Marie Walsh are moving into No. 82. They come from Seaman's Road, in New London.

June Boisvert, a niece of the late Mary Anagno, will be in No. 33 for the winter months. She is expected to be moved in by mid-November. She comes to Hilltop from Gilford.

New Home Development Proposed Near Hilltop Place

Betsey Hall, HPCA Community Contact representative, has notified The Hilltopper that the InterTown News Service reports that a proposal is to be presented to the New London Planning Board for the development of a housing complex. Eventually the plan is reported to consist of 22 single-family condominium homes, and a 24-unit multi-family building to be added later.

The location of the proposed development is reported to be a 25-acre site off Newport Road. It is assumed that the site is to the west of the Post Office on the same side of Newport Road.

Betsey Hall will maintain contact with Town agencies as the proposal is developed, ensuring that the HPCA Board and officers are aware of aspects of the proposal which might affect Hilltop Place.

A Few Thoughts About Committees And How They Function

This seems like a good time to think a bit about committees, about how they function — or don't function — and about the persons who give of their time and talents to help make some committees produce worthwhile results.

The impetus for the Hilltoppers who worked on the greenhouse project and those who planted bulbs in circle drive at Hilltop House, came from an effort by Kate Dutton to reinvigorate some Hilltop volunteer efforts.

Hilltoppers owe Kate for initiating such volunteer efforts. Those efforts are the kind for which HPCA cannot afford to provide funds or labor, but which are important to the appearance of Hilltop Place.



The Hilltopper



Vol. XII, No. 11

September, 1994

MORE THOUGHT FOR THE FUTURE? IT'S ESSENTIAL

Last month, The Hilltopper asked you to think about change, and how change is an essential part of our lives. Nothing that is alive remains the same. In fact, most inanimate objects also change continuously, but that change frequently is so slow that one does not recognize it.

Change has occurred at Hilltop Place. It occurs every year. Some change is welcome. Some is not. Trees and shrubs grow and pruning is required to keep them in tune with their surroundings. Rock walls tumble down and require rebuilding. Buildings age and need to be repaired and stained. Change costs each of us. Change makes us pay in several difference currencies. It requires dollars for those new and changing fashions. It requires dollars to maintain our homes in good repair. It requires us to adjust to changing weather, to the changing status of our health, to changes in our relationships with other persons as friends leave, and as new arrivals take their place.

One of the blessings of being human is that sometimes we can influence some of the changes that confront us. I believe that is where Hilltoppers are today. We are at a point where we are going to need to agree about how some of the activities here are to be performed in the future.

At the HPCA budget meeting in May of last Spring, the owners voted approval of a budget which was recommended by the Board of Directors. It was explicitly stated that the budget - as proposed - did not include funds

for weeding flower plots during the summer just passing. Yet several Hilltoppers called Hilltop House and complained bitterly that their gardens were overgrown and needed to be weeded.

The decision which the Board of Directors asked owners to approve was based on the fact that one weeding in a summer is not satisfactory. In a few weeks, even a garden that has been carefully weeded will again be overgrown if some weeding is not performed on a regular basis.

Weeding is a high-cost operation. The Hilltopper has been told of one business firm which provides professional care of lawns and gardens. That the firm will provide all services required to care for those areas. That is, the firm will provide every service **EXCEPT** weeding of those areas. Weeding is costly. Few persons will weed for the minimum wage. Few persons are willing to work day-after-day for a minimum wage **and** pull weeds. And who can blame them?

Labor costs are by far the most costly expense in the operation of Hilltop Place. Approximately 65% of the roughly \$500,000 annual operating budget of HPCA is budgeted for labor costs. Obviously, if operating costs are to be reduced, the first place to seek to cut costs is in those activities for which the costs are primarily the costs of labor.

Given these facts, what solutions are available? Obviously, one possible solution is to spend more money to hire more labor to weed more. But that option is expensive, and it

(Continued on page 2)

IS IT THAT TIME ?

Yes, we have reached that time again. It is time to begin to think about putting away lawn furniture, gardens, and other things of summer. Some wag has said that in New Hampshire, the seasons consist of nine months of Winter and three months of getting ready for it.

Remember to remove any stakes you have left in the garden, and clear out debris that has accumulated. For newcomers, cars parked in a driveway cause the grounds crew to bypass that driveway when they are removing snow. So find a garage to rent, or park the second car in the parking lot near Hilltop Barn.

Remove all welcome mats and similar loose pieces that could become entangled in a snow blower. (Any damage caused to a snow blower by such items is charged to the resident responsible for the location.)

Dorothy Jeffery Passes

Mrs. Donald F. (Dot) Jeffery, of No. 38, died September 22, at Hitchcock Hospital. Private services are for family only.

The Rand-Wilson Funeral Home in Hanover is in charge of arrangements.

Marmie Hoyt Leaves

Marmie Hoyt, formerly of No. 31, moved in June to Connecticut. The Hilltopper offers a belated change of address.

10 Fox Run
Woodbury, CT 06798
Tele: (203) 263-4615

Ila MacFarlane Welcomed To Hilltop

Mrs. Bruce (Ila) MacFarlane has recently moved into No. 115. Her telephone number is 526-4720. She comes to Hilltop after 19 years residence in New London. Her former home was 9 Seamans Road.

Her daughter, Susan, is due to move from California to the Boston area.

Please Sign Changes To HPCA Declaration

At the Annual Meeting of HPCA in July, owners approved recommended changes to be made to the Declaration and the By-Laws of HPCA.

To become valid guides for HPCA, the changes must be signed by 75% of the owners. If there are co-owners, both must sign, or one of the signers must have a valid power of attorney for the other owner.

Please, if you have not already signed, stop into Linda Downes' office and sign the changes.

A Possible Solution To Lack Of Streetlights

Some Hilltoppers believe that there are not enough streetlights to provide sufficient light to make it safe to walk even short distances at night. Certainly in many locations that belief appears to be justified.

At the Annual Meeting in July, Hilltop owners approved setting aside a sum of \$12,860 unspent in 1993-1994, to be used to commence a program designed to replace streetlights and to seek to reduce the operating costs for lights.

Costs of such a program are gues-timated to be around \$50,000. Are there available solutions which might

(Continued on Col. 3)

(Continued from page 1)

is probable that HPCA could not hire enough persons to perform total and repeated weedings that would be required. It is highly unlikely that HPCA owners would (1) approve a budget that provided sufficient funds to hire enough workers, or (2) that all Hilltop owners will ever agree to perform a large part of the weeding of their plots.

Then how can this dilemma be solved? One possible solution is used by a number of condominiums. The foundation plantings of each building are restricted to shrubs. Each shrub is surrounded by a relatively small mulched area to reduce damage to the shrubs during mowing. The remainder of the area around each unit is planted to grass.

For those owners who want to have some flowers to provide some color, or to cut for bouquets, those condominium owners plant flowers in pots and set them on the stoop, or on a porch. Each owner plants and pots what he or she wants to plant. The plants are located in places where they do not cause lost time during mowing.

The change to this "pot-gardening" (no illegal growth intended) could be achieved over a period of years. It is the least expensive option available to Hilltop owners. It is time that all of us give some thought to how we are going to face the future. The years seem to make it increasingly difficult for some of us to care for gardens.

If Hilltoppers decided to adopt the "pot" option, it could be phased in over a period of several years. It could save money, and yet permit each

owner to choose to garden just a bit. Think about it!

There would be no necessity for all owners to choose to adopt the "pot option" at the same time. It would be impossible for the Grounds Crew to replant in one summer all of the flower areas which now exist.

If a few owners chose to make the conversion each year, the changes could be accomplished at minimum cost and minimum disruption to the appearance of the entire community.

But can you picture what an improvement there would be to all of Hilltop if those flower plots which are now hidden by high growth of weeds or unkempt "flowers" were covered instead by grass and a few well-kept shrubs?

(Continued from Col. 1)

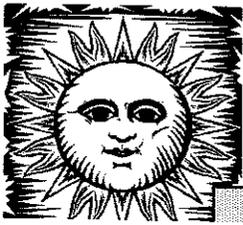
be satisfactory but would not necessitate replacing the streetlights?

One potential solution that might be worthy of consideration is to have residents turn on the garage door light or the front entry light (whichever gives the better illumination along the nearest road). If the light were adequate, selected lights could be placed on a timer to turn them on and off at selected times. Owners could be reimbursed for the amount of electrical current used by the light.

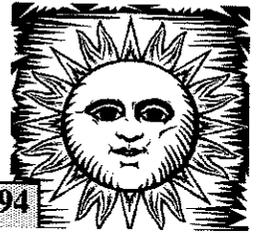
If any solution can be found which (1) will not require ditching and installing new electrical lines for the streetlights, and (2) does not require replacing the streetlight fixtures, the savings can be significant.

Committee Chairs Please Note

The chairman of each HPCA Committee is reminded that the members of the committee must be confirmed by the HPCA Board of Directors. When you have secured persons willing to serve on your committee, please give the list of names to Linda Downes, Clerk of the Board, at Hilltop House.



The Hilltopper



August, 1994

NOW IS THE TIME TO THINK ABOUT THE FUTURE

The new Planning/Building Committee which was created by the Board of Directors, is just beginning to plan for the first projects which it will recommend for the consideration of the Board. There are a few guidelines which the Committee will probably use as it prepares its studies.

First, each project which the Committee will recommend to the Board will likely be the option that involves the least labor costs for the accomplishment of that project. The cost of labor is currently the largest percentage of the Hilltop budget, and there is no likelihood that the costs of labor will become a lower percentage of total costs at anytime in the foreseeable future.

Secondly, it is likely that the Committee will attempt to retain the characteristics of Hilltop Place with as little change as can be managed. It is difficult for some persons to understand that such an attempt — i.e., to preserve the past — may in fact be the most costly solution to a problem.

Willem Lange, a columnist each Saturday for the Concord Monitor, wrote in the Monitor of August 13, 1994, "What we tend to forget is that [our memories] include discretionary civil rights, unrestrained degradation of the environment, Prohibition, second-class legal status for women . . . Not to mention features of society like dentistry without Novocaine, medicine without antibiotics . . ."

" . . . the present is [as] fleeting as flowers, and that hidden in the blossom of every situation lie the seeds of change.

"And how hard we try to keep them from growing! It's as if we felt that all worthwhile change occurred up to the time of our childhoods, and everything since has been on a downhill slide."

But retention of the familiar may not be the most cost-effective way of doing a project. Just as there is no necessary improvement accomplished by making changes, there is no necessary benefit by keeping and doing everything as it has been done most of our lives.

Twice I have encountered a buzz saw for attempting to make what I considered reasonable and cost effective use of a Hilltop feature that is not used, cannot be used, and is relatively expensive to maintain (because the cost of repairs do not support any use of the structure.) Yet some Hilltoppers are offended that any change be contemplated which would put the "greenhouse" to any use other than standing empty and alone on the side of Hilltop Barn.

If Hilltop Place is going to continue to flourish, to protect the investments of its owners, to be able to operate in a world in which there will inevitably be more restrictions and more controls for communities such as Hilltop Place, it is vital that we adapt to a future that will be different than our past. We must welcome change, not because it is 'good' but because selective change will preserve some of the best elements of a life style which we value.

Change is not necessarily

(Continued on p. 2)

REMINDER TO ALL OWNERS WHO RENT THEIR UNIT

Hilltop owners who rent their units are reminded that there is a Hilltop Place policy with which each rental or lease is expected to conform. The rental/lease policy is stated in the Hilltop Notebook For Residents, p. 4. (Which, if you do not have one yet, you should stop in Linda's office at Hilltop House and obtain one. They're FREE!)

The requirements are quite simple.

(1) Renters are to abide by the same regulations that govern all residents here, owners or non-owners. (Compliance is the responsibility of the owner.) (2) Normally, only one rental should be made during a calendar year and no rental should be for less than two months. No unit is to be used for transients, i.e., used as a motel for short periods of occupancy.

NOTICE FOR PARKING AT HILLTOP HOUSE

All Hilltoppers are requested to use discretion when parking in the limited parking area at Hilltop House. The five parking spaces are designed to permit Hilltoppers to stop long enough to collect their mail. If you are going to visit or do business at Hilltop, please use one of the spaces across the road from Hilltop Barn.

The five spaces at Hilltop House are intended for 15-minute parking and for residents with disabilities which require limited walking. Please think of other persons.

WELCOME NEWCOMERS TO HILLTOP PLACE

Jim and Susan Ford have joined Hilltoppers, coming here from South Woodstock, VT. They are located in Unit No. 63. Their plans include spending from mid-October to May each year at Yeamans Hall Club, in Charleston, SC.

Susan is a graduate of Chatham Hall School and of Sarah Lawrence College.

Jim is an alum of Hotchkiss School and Williams College ('41.) Susan and Jim enjoy golf and gardening.

Welcome to Hilltop Place!

Hazardous Waste Collection Day On August 27

Hilltoppers should make good use of the hazardous waste collection day slated for next Saturday. Such opportunities occur infrequently.

The list of what will be accepted and what will not, was in The Shopper, or you may call the Selectman's Office, 526-4821, if you have questions. You **MUST** be able to identify everything you take to the collection point at the Highway Garage on South Pleasant St.

Items such as acids, aerosols, herbicides, moth balls, oil based paints, oven cleaners, toilet bowl cleaners and varnishes are a few of the items which will be accepted.

ITEMS WHICH WILL NOT BE ACCEPTED include gas cylinders, latex paint, or dioxin contaminated pesticides.

The collection point will be open from 9:00 a.m., to 1:00 p.m.

As a reminder, Hilltoppers should know that such materials are **NOT** to be placed in household trash.

WHICH CAR COLOR PROVIDES BEST VISIBILITY?

The current issue of AIDE Magazine, issued by United Services Auto Assoc. (USAA) asked the question posed in the headline. The results may surprise you.

If you say "red," you are in for a surprise. Red is very difficult to see at twilight or in fog, as are other deep colors such as blacks, browns, grays, and dark blues.

White is the most easily seen color except during the winter in snow covered areas. Yellow and Light orange, gray, and blues are also safe vehicle colors.

ARE YOU UNDERINSURED?

You may know that one topic which occupied the Board of Directors during the Spring when working on the budget to recommend to the owners, was the question of how much insurance to carry and what types. The answer to those two questions is never simple.

It is easy to forget that the 1960 price of a treasured object might have been \$100 but that today the same object may easily be double or triple the original cost.

HPCA regularly increases the insurance it carries on buildings. The added cost is the amount which the insurance industry calculates is the difference in the cost to rebuild one year compared to the cost to rebuild the year before, etc. The same principal applies to insurance on furnishings and items of high value. If you have jewelry, for example, which you have not had appraised for several years, it might be worth the effort and cost to have an appraisal.

(Continued from p. 1, Col. 2)
good or bad. Change is a fact of life. As Hilltop Place moves toward the end of its first quarter century, change is likely to become more apparent in the way Hilltop Place and Hilltoppers respond to meet the inevitable.

A Living Will And A Durable Power Of Attorney

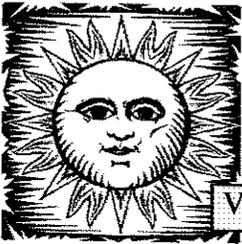
Many of us talk about making a Living Will and a Durable Power of Attorney For Health Care, but it is one of those things that frequently is delayed until a "more opportune time." Tasks such as these are easily postponed.

But delay may prevent us from making the arrangements that are important to us, and leave us unprotected when protection is most needed.

A book entitled The Complete Guide To Living Wills: How to Safeguard Your Treatment Choices, will soon be placed in the secretary's office in Hilltop House. The book may be borrowed for two weeks (which may be extended if nobody else is waiting for the book.)

The book provides information for each state which has legalized a living will. This ensures that the document that you prepare will be valid in the state in which you live. If you spend equal time in two states and have not selected one of them as a permanent residence, perhaps you should ask an attorney

Aerobics Starts Sept. 12
Penny Latva will begin the
Winter sessions of her aerobics
class on Sept. 12, in Hilltop Barn.
The fee remains six-weeks for \$40
or \$3 per session.



The Hilltopper



Vol. XII, No. 9

July, 1994

HPCA Annual Meeting OKs Start Of Reserve For New Streetlights

At the Annual Meeting of HPCA on July 19, the owners agreed to establish a reserve fund for eventual replacement of streetlights at Hilltop Place. Cost of new street lights is expected to be \$40,000-\$50,000.

The lights which were installed when Hilltop was originally constructed are plagued with poor wiring, are expensive and have now-irreplaceable globes. In addition, the streetlights are on seven separate circuits, each of which is separately metered. Meters alone cost approximately \$900 each year. New lights will be wired so they can be served by one meter.

The fund for the new reserve amounted to \$12,860. The money was available as a result of savings from 1993-1994 for which HPCA had budgeted but had not spent. The sum was not spent because HPCA used less overtime work during the last fiscal year than it had planned on, and two work positions were not occupied for part of the year, making a saving on wages paid.

Appreciation was expressed to Jurgen Michaelis for his service as Vice President (although he will remain on the Board of Directors) and to Marianne Daniels and Patty Bell who are leaving the Board. Bob Campbell retired as Treasurer.

Appreciation was also due to Betty McSwiney and Barbara Campbell for their work with the

Tuesday Group, to Ann Denny and Barbara Milo for their dedicated work as Co-chairs of the House committee. Betsy Grimes was Chair of the Welcoming Committee, which the Nominating Committee recommended be disbanded and each cluster be responsible for welcoming its newcomers.

Six directors were elected or re-elected to the Board (new directors are indicated by an asterisk):

Cluster One	Bea Dingman*
Cluster Two	George Dorr
Cluster Three	Philip Hall*
Cluster Four	Richard Ellis
Cluster Five	Charles Denny
Cluster Six	Dale Garvey

The new officers of the Board had been selected at a special morning meeting of the Board.

The new officers are:

President - George Dorr
 Vice Pres.-Treas - Bill Byrne
 Auditor - Frank Dowd

New heads of committees were also announced. Betsy Lee will chair the House Committee and Jack Akin becomes the Chair of the Insurance Committee,

The owners also authorized changes to the HPCA Declaration and By-Laws, made desirable by the change in the operations being performed by HPCA instead of the clusters.

Following the meeting, a social hours was held in Hilltop House.

Only 67% of all of the owners were present at the meeting in person or by proxy.

A HEARTFELT THANKYOU!

Those of you who were at the HPCA Annual Meeting on July 19 know that the Board of Directors, with Patty Bell speaking for them, gave to me a framed certificate which I will always cherish. Those persons could not have done anything which could have made me happier.

Then Robin Cook, our Manager, speaking for the HPCA staff, gave me a beautiful pictorial book of some of the Civil War battlefields. With the book was a card bearing a picture of the Mary Haddad band stand on the Town Common under moonlight and with snow. Inside was a touching message from the Staff.

The gifts were a total surprise to me. But the thoughts that accompanied them should include other persons. It is obvious that one person cannot do alone what Hilltop Place has done in the last five years. There are many persons who contributed to the reorganization of Hilltop Place, and I was surprised that anybody would consider my efforts toward that goal to be worthy of any special recognition.

It is especially rewarding to have one's co-workers recognize what one has done and to consider that work worthy of comment. But the efforts of others who made consolidation possible have not been publicly appreciated. They should be.

(Continued on Page 2)

(Continued from Page 1)

There are many persons whose contributions were essential to the reorganization. If I attempt to name all, I will inevitably omit some. So I will confine my thanks to all of those colleagues in general, and make specific comments about two persons without whose efforts I do not believe consolidation could have been achieved.

Robin Cook was essential to the adoption of the reorganization. Her easy manner, never-abrasive way of operating gave everybody a sense that HPCA would meet the needs of individual owners as well as the cluster boards of directors had been doing.

George Dorr's role in the process was also vital. Without his missionary work to each cluster to explain the goal and the reasons, I do not believe that each of the six clusters would have agreed to consolidate all operations with HPCA.

I am totally convinced that Hilltop Place is going to enjoy more effective and efficient operations as the decisions of one central manager replace the operational decisions of six separate clusters. Hopefully, the clusters will evolve into "neighborhoods," and will serve only to provide the legal basis for designation of real estate.

To all of the many Hilltoppers who contributed to the reorganization of Hilltop Place, and to those who have shared the responsibility of overseeing its day-to-day work, we owe thanks. For those persons who are not fully aware of the way that Hilltop Place is governed, remember that those Hilltoppers who work with HPCA receive no compensation except your "thank yous."

Dale Garvey

HOW MUCH DOES HILLTOP PLACE CONTRIBUTE TO NEW LONDON?

Have you ever given any thought to what Hilltop Place means to the New London area? Does New London benefit from the fact that Hilltop Place is located here, just as Hilltop Place benefits from its location in a lovely New England town?

Let's do some calculations. Hilltop Place represents a capital investment of more than \$25,000,000, based solely on its assessed valuation. If these 57± acres had been developed with single family dwellings, it is doubtful that the assessed valuation would have been any more than its present figure, and the Town of New London would have had to provide streets, street maintenance, snow removal, and street lights. It would have had to finance the sewer installation.

HPCA has an operating and reserve budget of more than \$500,000 annually. In addition, it is safe to assume that each household here spends an average of at least \$500 each month in the local area. That means that Hilltop Place brings approximately \$1,382,000 annually to the New London area. Using a multiplier that planners frequently use, the assumption that every dollar spent in a local economy generates at least two additional dollars, that suggests that Hilltop Place generates approximately \$4,146,000 each year.

One other benefit which new London receives. If single family houses had been built instead of Hilltop Place, how many additional children would New London have had to pay to educate,

instead of having 147 homes here and no children?

One other fact should be considered. That is the generosity of Hilltop residents. Look at the lists of financial supporters (very generous supporters) and many volunteer workers who help Tracy Memorial Library, the New London Historical Society, the Mary Haddad band stand, the Ausbon Sargent Land Preservation Trust, Habitat for Humanity, local churches, New London Outing Club, and the many other fine organizations which receive financial and volunteer assistance from Hilltop residents. Participation of Hilltoppers in local activities suggests very strongly that New London benefits from Hilltop Place being here.

INFORMATION ABOUT OTHER CONDOMINIUMS' ACTIVITIES AVAILABLE TO OWNERS

Most Hilltoppers probably are unaware that there is an association for condominiums (Americans have an "association" for everything!) and may not be able to care less. But there is good reading in the publications from time to time.

The current issue of the New Hampshire CAI (Community Associations Institute) chapter includes a report on New Hampshire laws which the New Hampshire chapter has attempted to influence, such as the preservation of the right of an association to prohibit posting "For Sale" signs on common property.

The magazines are available at Hilltop House. Of interest is that HPCA has either not experienced most of the problems or has solved them.

The Hilltopper

Volume XII No. 8

A Publication of the Hilltop Place Community Association

June, 1994

ANNUAL MEETING OF HPCA SET FOR JULY 19

The Annual Meeting of HPCA will be held in Hilltop Barn at 2:00 p.m. on July 19. The principal business will be the report of HPCA finances at the close of the 1993-1994 Fiscal Year, the election of directors, and consideration of proposed changes to the HPCA Declaration and By-Laws to conform to the needs of the reorganized operations of HPCA.

HPCA Committees will be asked to report about their activities for the year just past, and the names of newly elected officers and chairs of HPCA committees will be announced.

BOARD POLICIES EXPLAINED

At a recent meeting of Hilltop owners, one person commented that some of the activities approved by the Board of Directors were a surprise, and that the owners had not been notified before the activities occurred.

The Minutes of the meetings of the Board of Directors are published and distributed to each owner. Those Minutes report all decisions made by the Board of Directors. The Hilltopper also carries information concerning the actions taken by the Board. That also is distributed to each owner.

One comment seemed to indicate that the person speaking was under the impression that

decisions made by the Board required that they first be "cleared" with the owners. That assumption is not correct.

According to the HPCA Declaration, the Board of Directors has the sole responsibility for decisions affecting the management and operation of Hilltop Place. The Board does seek to keep owners informed, but it is the responsibility of the owners to read the Minutes issued by the Board.

On another note, a few owners have remarked about the domes which cover the filler connections of buried LP gas tanks. All tanks which need to be shielded by shrubbery have had the shrubbery planted at the expense of the owners who use the tank. As residents become accustomed to the domes, they will become as "invisible" as the telephone junction boxes, electrical transformers, and fire hydrants which have been visible since Hilltop Place was built.

Are You Observant?

Without going outside your home, can you describe the location of the telephone junction box, the fire hydrant, and the electrical transformer which are located nearest to your home?

*The Years teach much which
the days never know.*

ALL HILLTOP DRIVERS NEED CURRENT DRIVER'S LICENSE

Some Hilltop residents have asked if a person who does not have a valid driver's license is permitted to operate a vehicle on the roads of Hilltop Place. The answer is simple. The roads of Hilltop Place are subject to the same legal requirements as the roads of the Town of New London. Speed limits, stop signs, and all other rules of the road require the same attention and obedience as they do in the rest of the Town.

PLEASE TAKE ONLY YOUR NOTICES FROM HILLTOP BOXES

Sometimes there is some confusion concerning the location of notices distributed to Hilltoppers via the new distribution boxes located just outside the mail room at Hilltop House.

The numbers of the new boxes are **ABOVE** each box, just the same as the mail boxes. Please check when getting your HPCA distributions to ensure that you are getting only notices intended for you.

*I am fully aware my youth has been spent
That my get-up-and-go has got up and
went.*

But I really don't mind when I think with a

*grin
Of all the grand places my get-up has
been.*

Contributed by Jean Williamson
From . Wake Robin Fallum., Shelburne, VT.

OWNERS REMINDED OF RENTAL POLICY

Owners who rent their units, particularly for periods during the summer or the winter, are reminded that HPCA has published policy on rentals. The policy is contained in the Policy Guide For Residents, a loose-leaf publication recently made available to each owner.

The policy provides that owners may rent or lease their unit provided the renters or lessees occupy and use the premises in accordance with the requirements of the Declaration of the appropriate cluster.

Rentals should usually be made for a period of not less than two months, and normally only one rental or lease may be made for a twelve-month period.

Renters are held to the same standards as all residents in ensuring pets do not run free, and that their droppings are cleaned up. Any renter or lessee who becomes a problem is the responsibility of the owner who rented or leased the unit. HPCA will notify the owner to rectify any situation which causes problems to neighbors, etc.

Any owner who has not received the white three-ring binder with the new policy guide should obtain one from Linda Downes in Hilltop Office.

PLEASE DON'T FEED THE BEARS

Although not much has been heard of Hilltop's bear (or bears) in the last few days, it is still important to remind Hilltoppers PLEASE do not feed bears, raccoons, or other wildlife. Feeding wildlife makes the animals become dependent upon humans, and may well teach them they need not fear humans. Fear of hu-

mans is a natural defense for wildlife. Wildlife may be carriers of diseases which could be contracted by pets. Rabies is one such disease.

Attracting wildlife by feedings, etc., also may lead to broken trash bins, trash strewn around the yard, etc., as raccoons, skunks, etc., seek to gain access to garbage.

PSNH OFFERS REDUCED SERVICE PLAN

PSNH has announced a plan which provides that in return for interruptible service a reduced electrical rate is offered.

If you are interested in saving some of your electrical costs and do not care to install LP gas heat, for example, ask PSNH to explain the new service to you.

WALTER SNICKENBERGER IS NEWCOMER

Walter Snickenberger has recently moved to Hilltop Place. He is located in No. 17, and his telephone number is 526-4123.

Walt has come here from Elkins. He is a product of the Hanover, NH., public schools, Dartmouth College, Tuck School of Business, and spent 35 years divided between Cornell Univ. and Southern Methodist Univ, where he was an administrator. In addition, he also served in the U. S. Marine Corps during World War II and the Korean conflict.

His interests include golf, skiing, walking and tennis. He plans to spend most of his time at Hilltop Place, with a couple of months reserved for time on Cape Cod, in Florida or in North Carolina.

Welcome, Walt!

KEEP SHRUBS PRUNED AND MULCH AWAY FROM SIDING

One way to help save the siding of your unit is to ensure that shrubs and trees are pruned so that the wind does not cause them to rub against the siding. And if your flower or shrubbery beds are covered with mulch, keep the mulch from being in contact with the wooden portions of the unit.

THE FUTURE COST OF REPAIRS

Sometimes it seems that there is always a requirement for a special assessment to repair the roofs of a unit, or that the monthly assessment goes up more frequently and at a rate not matched by our income.

And the sad fact is that it does not look like the future will hold any hope of the costs becoming less demanding. The increases are caused not only by the increased cost of supplies and labor, but also by the necessity that HPCA do things that it was not previously required to do.

One example of increased costs is found in the way that the government requires chemicals to be stored. Some chemicals must not be stored near some other items which HPCA has customarily placed in the same storage area. That means that HPCA must find additional storage space. Such space is not easily found. All available space is already occupied. Perhaps it will be necessary to build a new storage facility.

Replacements of street lights is another expensive fact of life. The lights were chosen when Hilltop was being built. Now, 20+ years later, the light globes cost \$80 each. Should we keep the expensive ones, or should we find less costly ones?

The Hilltopper

Vol. XII, No. 7

May, 1994

Some Suggestions Received For Beautifying Hilltop

As Hilltoppers may have heard, there have been several comments concerning the appearance of Hilltop Place. One proposal is to have HPCA personnel plant more flowers in appropriate locations. Other suggestions have been made to replace the shiny metal chimneys which are on some of the structures of some clusters.

The principal cause of comment appears to be the question which has been included for discussion at the Budget Meeting at 2:00 p.m. on May 24, at Hilltop Barn.

That meeting is intended primarily to approve a budget for HPCA for fiscal year 1994-1995. But a discussion about the greenhouse was included to enable the Board of Directors to learn whether the owners are interested in investigating a use for the space now occupied by the greenhouse. The topic is for discussion only. No final decision will be made at the May 24 meeting.

The planting of more flowers is an attractive proposal. Almost all persons like to have flowers bloom in attractive beds. The problem is that

planting and caring for flower beds is a relatively high-cost activity. It is all done by manpower, with no mechanical aids.

One resident, Chris Duncan, has suggested that a Volunteer Beautification Commit-

“... we would need volunteers to do the weeding...” Chris Duncan

tee be formed to provide suggestions. She added that perhaps contributions could be made, and that in addition, volunteers would be needed to do the weeding, watering and see to the upkeep of the areas.

The suggestion which concerned the shiny metal chimneys on some buildings is a matter for each cluster to consider. The cluster buildings are the property of each cluster, and if changes are to be made to those structures, they would be made by, and paid for by the owners of each cluster.

Residents who complain about a specific situation probably would be surprised to learn that there are other residents who support a position that is diametrically opposite the first resident's opinion. It is strange that each of us believes that our idea is RIGHT!

A Safety Suggestion

The United Services Automobile Assoc. publishes a quarterly magazine for its members. A recent issue carried a suggestion which Hilltoppers might find useful.

The article states that having the garage door opener transmitter clipped to the sunvisor or in another place in plain sight, is an invitation to a thief. A thief stealing your car could also gain easy access to your home.

When leaving your home in your car, hide the transmitter in your car, and lock the door from your garage into your home. Thus, if your transmitter is stolen, the thief cannot enter your garage and then gain entry into your home.

Have You Checked Your Spare Tire Lately?

With spare tires frequently hidden from view, it is easy to forget that they need to have the inflation checked periodically. Check the pressure of your spare tire at least once each year.

*Laugh, and the world laughs with you.
Weep, and you weep alone;
For this sad old earth must borrow its
mirth,
But has trouble enough of its own.*
Eliza Follen Wilson

Health Care Information Available At Hilltop

With all of the news stories on TV and in the newspapers concerning national health care for Americans, it is frequently difficult to understand what might be included in the various proposals, and what might not be included.

Two booklets are available at Hilltop House. Either one or both can help Hilltoppers to understand some of the proposals. One booklet is titled Health Care America. This one is a draft proposal for health care reform proposed by AARP, the American Association of Retired Persons.

The second booklet is entitled Health Security: The President's Health Care Plan. Residents are welcome to borrow either booklet.

A Difference of Viewpoint

All of us forget sometimes that one's viewing point of a particular activity or situation is not necessarily the same view point that others have.

... I wish everyone could ... see what Hilltop used to be.

A Resident

One resident has complained to the Board that, among other things, Hilltop Place is not the beautiful place that its developer planned for it to be; . . . "one of beautiful

buildings and beautiful grounds; it must be returned to that."

As that writer asked everyone to look at old photo albums to learn what Hilltop "used to be," it is assumed that the reference was, at least in part, to smaller bushes and trees which today are large and mask some of the areas. Yet if that writer had asked some other residents to prune or to remove certain trees and shrubs, she would have discovered that other residents prefer the way Hilltop Place looks today.

The point of this parable is that not everyone wants the same thing. For which all should be thankful. That, in fact, accounts for horse races and other situations of chance. "My horse can beat your horse!"

There is no doubt in the minds of some persons that some trees and shrubs are overgrown. The Grounds crew has been pruning and removing some of the growth, and will continue to do so. But for every persons who feels as the writer of the quoted letter felt, there is at least one other person who will feel his or her rights have been violated if a bush or tree is pruned too severely or is removed.

The principal point to remember is that disagreeing about a topic does not necessarily demand that those who disagree have evil intentions!

How Much Insurance Coverage is "Enough?"

Insurance for Hilltop Place is not really a very "jazzy" topic. But it is one with which the HPCA and clusters boards of directors wrestle every year. This year is no different.

One requirement for each of the boards is that the Declaration of each cluster requires each board shall provide sufficient insurance to ensure that each structure is insured for its "full replacement value."

That appears to be a rather simple requirement. That is, until one learns that in the Florida hurricanes and in the California fires, mud slides, etc., that "full replacement value" may not be Full Replacement Value!

The problem arises when structures were built in accordance with existing construction codes — or no such codes — and then codes are enacted which cause replacement construction to be more expensive. For example, all Hilltop buildings are constructed with 4" studs in the walls. Current New Hampshire construction requires that 6" studs now be used.

Now, the Boards must decide how much to pay for additional insurance coverage to ensure that each owner is adequately insulated from a surprise rebuilding cost if a unit is destroyed. The cost to rebuild could be a nasty surprise.



The Hilltopper



Vol. XII, No 6

May, 1994

HPCA Board Approves Proposed Budget

The HPCA Board of Directors met on April 12 and approved a proposed budget to be submitted to the owners on May 24, in Hilltop Barn.

The principal change in the budget is that for next year (i.e., beginning with the summer of 1994) the Directors decided to omit funds for weeding the garden plots of each owner. This task has never been completed before August, which seems to be too late to be of real use to those whose areas were weeded last.

The Board of Directors chose to stop weeding the flower beds because of the cost. If one weeding during the summer is performed, each owner would need to pay approximately \$5.67 additional each month. It is generally agreed that one weeding is not enough. To do three weedings during the summer, would cost each owner an additional \$17 per month.

It is possible that there is some confusion in the terms "weeding" and "cleaning." The proposed budget continues to provide funds for the cleaning and edging of flower plots in early Spring. The task that is not recommended for this and future budgets is that of removing "weeds" from flower plots.

The Board recommends that each owner or resident who wants to maintain their own flower plots should have the right to do so, or if they prefer, to hire someone to do so. If an owner does not want to do, nor to hire the work to be done, then

HPCA will sew grass seed in unused flower plots and treat them as lawn areas.

The proposed budget provides for an increase of less than 3% in the HPCA portion of the budget. The monthly assessment for each owner will be \$240 for the next fiscal year. That figure covers both the operating budget and the budget for Reserve Funds. The figure also includes an increase in the cost of Workmen's Compensation insurance of \$12,578, an increase of 50%, even though the two accidents charged to HPCA, and which caused the increase, did not occur while the employees were working at HPCA.

The proposed budget has been distributed to each HPCA owner, in a condensed form for ease of reading. If any owner would like to have an expanded version of the budget, please call Linda Downes at Hilltop Office (526-4244) and ask her to place a copy in your distribution box.

Another topic to be considered at the May 24 meeting of owners is to discuss what to do with the greenhouse attached to Hilltop Barn. A few years ago, an effort was made to give Hilltoppers a place to grow seedlings, etc. Only three persons even attempted to use the place. It cannot be used for storage of plants of Hilltoppers because plants of different kinds require different levels of humidity and temperatures.

The Board recommends that the greenhouse be replaced with a shed-type structure of the same proportions as the greenhouse. That proposal recommends that the fuel oil (Cont'd on p. 2, Col. 1)

HPCA HAS NEW DISTRIBUTION BOXES

As most Hilltoppers are aware, the Post Office demanded that the mail boxes at Hilltop House should not be used for any items which do not bear the correct amount of postage. To make it possible for all Hilltoppers to receive the distributions from friends and from HPCA, Dick Ellis designed and constructed boxes which have been installed at Hilltop House.

NOTICE TO ALL PET OWNERS

Several complaints have been registered by HPCA owners that some pet owners fail to keep their dogs on a leash, and that some owners are not cleaning up after their animals.

Each owner of a dog is required to keep the dog on a leash at all times when the dog is out of the house. There are no exceptions for any owner.

Failure to abide by these requirements may result in a requirement that an offending dog be denied permission to remain at Hilltop Place.

OWNER REPORTS ROBBERY

Anne Perry, of No. 138, reported to New London police that some articles were missing from her unit. The police have investigated and to this time there is no indication that there is any solution.

As The Hilltopper has suggested many times, each owner should be aware that the best security (Continued on Page 2, Col 2)

(Budget, Cont'd from Page 1)

tank now buried, be relocated in the new structure.

An artist's drawing of a possible replacement for the greenhouse is displayed on the bulletin board at Hilltop House. Harvey Hansberry prepared the sketch of a possible replacement for the greenhouse.

Newcomers To Hilltop Place

Several newcomers have arrived at Hilltop Place and should be welcomed by Hilltop residents.

Dave Sheldon is not new to the New London area, having lived in Andover for 15 years. Prior to that, Dave lived in Schenectady, NY.

Dave's wife died in 1992. They had three daughters, of whom two are living. Dave is a Cornell graduate ('48), was in a family business (GLF, then AGWAY), with Prentice-Hall, and was a co-founder of Kearsarge Jitney Service. Dave lives in No. 28. He is interested in walking, old cars, and reading.

Ed Foote, of No. 56, telephone No. 526-4220, plans to arrive in mid-June, moving here from Grantham. Ed's BA is from Amherst, and an MA from Columbia. He has two daughters and three grandchildren. He was formerly with Oakite Products, an industrial chemical firm. His interests include bridge, walking, tennis, and golf.

Mary Eysenbach lives in No. 31, telephone No. 526-9255. She comes from Galesburg, IL. A college professor, Mary is interested in most outdoor sports that involve water or snow. As for Dave and Ed, Mary also intends to spend most of the year at Hilltop Place.

Ruth DeAngelis is in No.

(Robbery, cont'd from p. 1, Col. 3)

ity is to lock all entrances when the unit is not occupied. Although a lock is no guarantee that entry cannot be gained, it is likely to cause a would-be thief to leave rather than make a noise which might attract at-

(Cont'd from Col 1)

52. Her telephone No. is 526-8671. Her last home was in Bronxville, NY. She is a graduate of Cornell Univ, has been a teacher, and a mother/homemaker, with three children. Her interests include walking, birding, and gardening.

Arnold and Joan Hansen, of No. 39, telephone No. 526-4975, have moved here from Highland Ridge. They find walking and gardening of interest, and also intend to be year-round residents.

Henry and Ruth Tonner have purchased the former Atwood unit, No. 144. They plan to move in mid-May. The Hilltopper will furnish more information when it becomes available.

Ellie Norris is known to many Hilltoppers through her many activities in New London. Ellie has purchased No. 132. Currently some major changes and refurbishing is in progress.

The Hilltopper wishes a warm welcome to the newcomers.

Same Song, Fifth Verse!

In the past few months, The Hilltopper has printed many warnings about the spread of rabies, and why it is dangerous to attract skunks and raccoons. It is essential that all Hilltoppers avoid attracting these animals. They are dangerous to humans and to your pets. And a second strain of rabies is moving south from Canada. Be careful!

A PROVERB

Many of you know that the editor lost a friend during the winter. Before he died, he furnished several sayings and quotations. One that especially appealed —

**"To handle yourself,
use your head.
To handle others,
use your heart."**

HPCA Garden Plowed Spring Must Be Near

When the HPCA Common Garden is turned each year, usually in May, it is confirmation that the seasons really do follow one another, and that Spring is almost here.

Memorial Day is the usual date for assuming that the last frost has occurred. For those Hilltoppers who have not yet reserved a garden plot for this year, and who want one, it is time to notify the Garden Committee. A note to Bill Meckley or Don Hagerman will reserve a garden plot.

Grounds Crew Praised

At the meeting of the Board of Directors on April 12, the Board commended the Grounds crew for the outstanding job of keeping HPCA roads and driveways open and usable during the winter snows. The crew has done an equally commendable job of cleaning the debris of winter in preparation for Spring.

In Memoriam

Mrs. Rodney B. (Jordine) Day
of No. 115

The Hilltopper

A Publication of Hilltop Place Community Association

Vol. XII, No 5

March 1994

HPCA Executive Committee Decides To Move Oil Tank And Add New Mail Boxes

At a meeting on March 22, removing the pollution can be the HPCA Executive Committee decided that it was essential that a response be made to the demand of the Postmaster of New London. The Postmaster notified Robin Cook, HPCA Manager, that it was illegal to place any items, notes, etc., in the mail boxes at Hilltop House unless those items carried the correct U.S. postage. Failure to put the correct postage on any item placed in the boxes constitutes a violation of Federal law and can be punished by a fine of \$300 for each violation.

The new boxes will be placed on the wall that backs on the Secretary's Office or on the wall which backs on the men's restroom. The boxes will be small, probably about 3" X 5" inside measurement. They will be constructed and installed by HPCA personnel.

Until the boxes are installed, please do not place any items in the mail boxes in the closet. Those boxes are to be reserved for U. S. Mail.

The Committee also decided to halt the use of the buried fuel oil tank that is located just south of Hilltop Barn, between The Barn and the road leading to Old County Road. Buried oil tanks are potential pollution hazards and if they leak into the surrounding soil, the cost of

several hundred thousand dollars.

A replacement tank — or tanks depending upon the size chosen — will be located for the present in the greenhouse.

At a meeting of HPCA owners, a proposal will be presented for their approval. A plan, complete with drawings of the proposal, will be prepared. If the plan is completed in time to be presented at the Special Budget Meeting on May 24, the decision can be made at that time. If the plan is not completed by that time, it will be presented at the Annual Meeting on July 19.

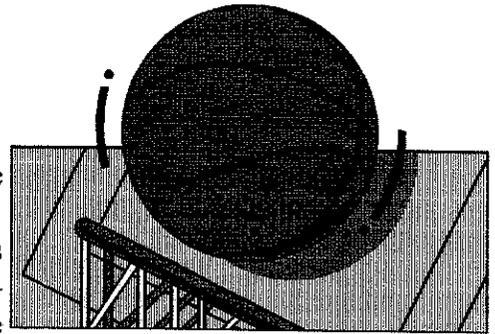
Other than a temporary use of the greenhouse for a potential saving of a large sum of money, no further steps will be taken in the greenhouse until the owners have registered their desires concerning the greenhouse.

Helen MacKenna Moves

Helen MacKenna, formerly of No. 19, has moved to No. 30. Her hobbies include gardening, knitting, sewing, and painting.

She has four children, one of whom lives in New London. John, and his wife Laura, operate MacKenna's Restaurant.

Helen is a year-round resident of New London.



... March Madness is upon us! How Many Basketball Games Can One Watch ???

Budget Committee Decides To Recommend Changed Grounds Policy

At its meeting on March 22, the HPCA Budget Committee decided to recommend to the Board of Directors that a long-time practice be stopped. The change recommended is intended to save the cost of performing one traditional Hilltop activities.

It has been traditional that HPCA employees clean the debris of winter from the foundation plantings of each Hilltop unit. In addition, it has been customary for HPCA personnel to weed the flower beds of each unit once during the summer. The weeding has been slow, and at least one cluster has always had to wait until the end of Summer before the weeding was accomplished.

(Continued from Page 1)

The weeding has been done by part-time summer employees, and has usually caused some residents to complain to the Hilltop manager because the workers removed plants which an owner wanted to retain, or because the workers appeared to some observers to be working at less than acceptable standards of expectation.

The Budget Committee decided that the weeding part of summer care is too expensive for what it accomplishes. To be effective, each flower bed should be weeded at least three times each summer.

One weeding costs approximately \$10,000, using part-time summer employees. To weed three times, the estimated cost would be \$35,000. That would mean that each Hilltop owner would have an increase in the monthly assessment of \$17 per month.

The Committee members believe that an increase of that amount would be unreasonable, and would cause a hardship for many owners. They also believe that there is sufficient work to be performed that the full labor force is needed for the summer months.

Therefore, the Committee is recommending to the Board of Directors that each owner/resident should choose one of the following options: (NOTE: Each of the options will be performed by HPCA personnel within the amounts which are recommended for inclusion in the 1994-1995 Budget.)

- Each owner may choose to care for his/her flower beds, or elect to hire outside labor to provide the care desired.
- Owners may elect to have the areas which are currently flower beds, seeded to grass. A limited

number of shrubs could be planted near the foundations.

Each owner/resident would be requested to select one of the options. If the owner/resident chose to perform the maintenance needed, either by doing the work or by hiring others to do it, and then failed to abide by the selection made, HPCA would have the right to hire a qualified person to perform the work and charge the responsible owner.

The Budget Committee believes that the option to return much of the flower bed areas to grass is the most nearly satisfactory option. It would be less costly over a period of time, and it would tend to produce a more uniform and attractive area around all units. Pruning of trees and shrubs would continue as in the past.

The draft budget will be considered by the HPCA Board of Directors on April 12. That draft will provide that all flower beds will be cleaned of winter's debris, but not for weeding those beds. Sufficient funds will be included for returning some flower beds to a grass area.

The information in this news item is announced so that Hilltop owners will have an opportunity to tell their representatives on the HPCA Board of Directors if they prefer an option other than planting some flower bed areas to grass.

Around the base of trees and shrubs, the Grounds crew will mulch circular areas to protect the trees or shrubs from mower damage, and to add an attractive appearance.

It should be understood that there is no plan to seed grass on all flower bed areas. Some flower beds will be left if arrangements are made for someone to care for them. But the purpose of the recommendation to the Board is to save money for some grounds maintenance work

that is more productive in its contribution to making Hilltop Place an attractive area in which to live.

Rabies Continues To Spread In New Hampshire

Hilltop residents are again reminded that rabies is a terrible disease, and that great care should be taken by each resident to help prevent spreading the sickness.

Rabies is spread by raccoons and skunks. Raccoons and skunks are attracted to places where dogs and cats live if residents put trash and garbage where the raccoons or skunks can reach it. If food is made available, raccoons and skunks will attempt to get it.

There are many confirmed cases of rabies in New Hampshire this year. Each resident should ensure that all reasonable measures are taken to prevent its spread.

... things you might not have known if you didn't read The Hilltopper:

(From The Washington Post National Weekly Edition, Feb. 28-Mar 6, 1994)

The Children's Defense Fund reported that homicide is the nation's third leading cause of death for elementary and middle school children.

- In 1991, the number of American children under 10 killed by a gun was twice the number of US troops killed in the Persian Gulf War and in Somalia - COMBINED!
- Between 1979 and 1991, nearly 50,000 American children were killed by guns, roughly equivalent to the number of Americans killed in the Vietnam War!

This is a draft of what we discussed last Tuesday to give to all owners. Bring it to the next meeting on Tuesday, Mar. 22, with any changes you may want to suggest.

The Hilltopper

March, 1994

Volume XII Issue 5

Budget Committee Seeks Owner's Preferences

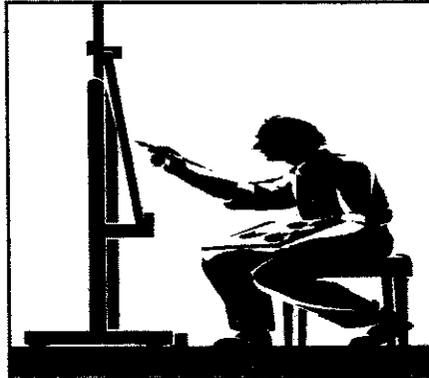
The Budget Committee was meeting earlier this week and was wrestling with the amount of money which should be included in the draft budget for 1994-1995 to provide for Grounds Maintenance. As that particular meeting was Bill Bryne, Bob Campbell, Dick Ellis, Jurgen Michaelis, Robin Cook, and Dale Garvey.

After seeking a solution that the members of the Committee believed would be considered reasonable, the members decided the owners of Hilltop Place should be given an opportunity to indicate their preferences.

The issue is whether we should include the costs of weeding foundation beds for each unit, or whether there are better ways to use our money.

We have included money to pay for removing winter's debris from all flower beds, under trees and bushes, etc. But if we repeat the practice of the last several years, we would include an additional \$10,000 in the budget to pay for weeding flower beds once during the summer. That means that some units would not have their flower bed weeded until August.

The consensus was that weeding once during a summer is not enough, and weeding more than once a summer is too expensive. Three weedings during the summer appear to be the minimum. That would require more summer laborers and more supervision. Both are costly. That would require a total of \$35,000 in Grounds Maintenance just for weeding flower beds. That amounts to \$20 each month



"...back to the drawing board" to provide Hilltop owners a chance to influence the budget

for each of the 147 units at Hilltop Place. The committee members agreed that there are other things that are more important than weeding flower beds.

But before deciding whether to save that money, the members decided to

"... that would require a total of \$35,000 ... just for weeding flower beds."

give Hilltop owners a chance to suggest what they prefer to do.

Here are the options:

- Weed flower beds at least three times during the summer. COST: \$35,000
- Weed only once during the summer, as in previous years. COST: \$10,000
- Leave each owner to choose to (1) care for his or her flower beds, ^{or} (2) let each owner arrange to have a local gardner or contractor to care for the flower beds.

- Have HPCA Grounds workers prune bushes, etc., near the foundation of each unit and sew the surrounding areas in grass. This option would not involve any additional cost to a unit owner.

It should be understood that if an owner elects to care for his or her flower beds, that election would require that the care be provided! None of us wants to have unkempt areas around Hilltop Place.

The members of the Budget Committee tend to favor the option which would place most of the flower beds in grass, and have a cleared, mulched circular area around most shrubs and trees, to protect them from mowers. That option should be available for the least cost and should also present the most pleasing appearance.

If you want to register your preference, please write a short note to Linda in Hilltop Office. Please make your choice no later than March 28.

One advantage of restoring flower areas to grass is it would reduce the amount of maintenance needed, and it would permit the Grounds Crew to use a weed inhibitor to prevent the growth of weeds in the former flower beds

A Proposal For Relocating The Oil Tank At The Barn

The last issue of the Hilltopper mentioned the need to remove the oil from the buried tank at Hilltop Barn and to locate new tanks to serve the furnace in The Barn.

The Budget Committee has chosen the option it believes is the least expensive, uses space that is not now used, and provides additional storage space for building supplies, etc. This issue now gives you the opportunity to express your agreement or disagreement

with the recommendation of the Budget Committee.

The oil tank at The Barn is located between the building and the entrance road from Old County Road. The location for the replacement tank should be near that site and it should be covered from view in order to avoid presenting a cluttered appearance.

The greenhouse is in need of renovation. It is virtually impossible to prevent breakage of the glass in the greenhouse, and it has not been used for several years. The Committee recommends that the greenhouse frame be removed, and if possible, sold. The concrete foundation of the greenhouse could then be used to construct a shed-type structure which would match the Barn to which it would be attached.

The Budget Committee estimates that the cost of building the new shed would be about \$7,500. In addition to providing cover for the replacement oil tank it would provide needed storage for building supplies which are needed by the building maintenance crew.

If you have a preference concerning the Budget Committee's recommended solution of this problem, please write a note to Linda in Hilltop Office, indicating to the Budget Committee your preference.

Neither the HPCA Board of Directors nor the HPCA Budget Committee offers options to the owners of Hilltop Place as a usual practice. In fact, the two issues outlined in this issue of The Hilltopper mark the first time that current members of the Budget Committee recall that issues have been presented at other than the time when the annual budget for HPCA was offered for approval of the owners.

The reason that these two issues — whether to weed flower beds and whether to replace the greenhouse — are presented for owners to indicate their preferences, if they have a preference. That does not mean that the expressions of a few interested owners before the Special Meeting for consideration of the budget will determine what solution the Board of Directors will adopt for recommendation to the owners. It does mean that these two issues are recognized as a major change in

HPCA policy, and the Budget Committee decided that it would be useful to offer the owners an opportunity to comment before the final draft of the budget is presented to the owners.

The proposal to replace the greenhouse with a more useful structure is a return to a topic which raised an emotional issue at an annual Meeting several years ago. The owners agreed at that meeting that they wanted to retain the greenhouse, even though some expenses would inevitably occur.

In the intervening years, there has not been any use made of the greenhouse except to place a Christmas tree there during the holiday season. There has been continuing breakage of the greenhouse glass panels. The structure serves no useful purpose.

The Budget Committee believes that selling the greenhouse frame — if possible — offers a chance to put unused HPCA property to a productive use, by building a structure which can contain the oil tanks which are needed, and provide storage space, which also is needed.

What To Do If You Want To Plant Tree, Shrub etc.

Living in a condominium is not like living in a free-standing home which you own. In a condominium such as Hilltop Place, the owner of a unit does NOT own the land on which that unit is built. To be accurate, the owner of a particular unit, with every other unit owner of the condominium, owns the land beneath all of the units.

The effect of this type of ownership is that no unit owner is totally free to plant, transplant, or dig another flower bed unless the intentions to do so are first approved by the HPCA Manager. (PLEASE NOTE: An owner plants a tree near a unit which he/she owns. Even if approved by the Manager, the owner planting the tree does not "own" the tree once it is planted. It becomes part of the condominium property which is owned by all of the owners of the condominium.)

Please follow the guides outlined in Par. 16 b., p. 12, in the recently-issued Notebook For Residents.

A Water-Saving Suggestion

The recent water bills from the New London-Springfield Water Precinct caused some thinking. Was there any simple, and reasonable way to reduce water usage? The cost of the water is not a major item, but fresh water is a finite resource, and if we human beings can reduce our use of water, we should do so.

After living in this unit for almost ten years, I had become accustomed to hearing water continue to run into the tanks of the toilet. It wasn't much, and usually we tried to stop the flow — if we were aware of it.

Finally, I placed a workorder with Hilltop, and asked that the ball cocks of the three toilets be replaced. When I received the statement for the workorder, I was surprised that the new ballcocks for each of the three toilets, and the labor to install them, amounted only to \$28.50.

Now, the water flows better when the toilet is flushed. The water flowing into the tank to refill it shuts off at the appropriate level. And when I receive the next statement from the water precinct I will tell you whether there is an actual saving on the cost of water. But I cannot believe that there will not be a significant saving on water, even if its cost is not reduced!

Capitol Improvements Planned For Hilltop Place

Write a short article on the capitol improvements planned for 1994, the estimated costs, and the plans for 1995, 1996, etc????



The Hilltopper



February March 1994

Volume XII No. 4

HPCA BANS BURIED OIL TANKS

At its meeting on February 8, the HPCA Board of Directors chose several courses of action which are designed to avoid major costs in the future.

One of the actions taken was to create a Building/Planning Committee. The new Committee will assist the HPCA Manager in arranging contracts with contractors for HPCA projects. It will also seek to identify projects which should be scheduled for the future, and recommend to the Manager how such projects should be planned.

The Board also discussed a potential problem for the future, and decided that it should take steps immediately to seek to avoid major expenses. HPCA has a 1,000-gal. oil tank which is buried near Hilltop Barn. Oil tanks leak oil into the surrounding soil. Such leaks often are difficult to identify, and may cause major costs when the contaminated area must be decontaminated. Such cleanup costs can easily reach into hundreds of thousands of dollars.

... a leaking oil tank could easily cost Hilltop owners several hundreds of thousands of dollars.

For the future, no oil tank will be approved for underground installation at Hilltop Place. This policy was chosen as a means of preventing contamination if it has not already taken place, and to guard against concealed pollution from an oil tank. Federal regulations require that a buried oil tank be uncovered and checked for leaks at least every twenty years. If pollution is discovered the cost of decontaminating that pollution can be extremely expensive.

LP gas tanks do not pose the same problem, and they may continue to be buried.

The Board decided that it would be unwise to permit continued exposure of HPCA to the potential liability which buried tanks present. The buried tank will be drained of fuel oil, and probably filled with sand to prevent future use. A new tank will be installed above ground to provide fuel for the furnace in The Barn.

The Board also approved the nomination of Jurgen Michaelis to chair the HPCA Nominating Committee for 1994.

Budget Schedule Set

At a meeting of the Executive Committee on Feb. 22, the Committee began the work which will provide a recommended budget for HPCA for 1994-95. The Budget Committee will develop a proposed budget which it will present to the Board no later than April 5. The Board will act upon the recommended budget on April 12. A proposed budget approved by the Board will be distributed to all owners by the end of April, and the owners will meet in a Special Meeting on May 24 to act on that proposal. That meeting will be in Hilltop Barn at 2:00 p.m.

To mark your calendars, the Annual Meeting of the Owners of HPCA will be on July 19, in The Barn, at 2:00 p.m.

Ice Dams Cause Problems

Several units displayed long, large icicles during the recent winter weather. Many of them were the result of a furnace placed in the attic space, causing the attic to be warm enough that snow would melt and then freeze when the runoff reached the edge of the roof.

Ice dams can cause water to backup on the roof and eventually find its way through the roof and into the interior of the building.

During the summer months, those owners who had ice dams form this winter, should take steps to prevent the formation of such dams next winter.

Water And Sewer Bills Received

The Town of New London recently issued the water bills and sewer bills to residents. The amounts of the bills frequently impress owners as being too costly.

One owner had what is probably a typical bill for both services. The water cost was \$49.50, which averages to \$0.25 for each of the 192 days in the billing cycle.

The sewer bill for the same period totalled \$163.54. That figure averages to \$0.83 per day.

Surely, the convenience of all of the water we can use and the convenience of indoor plumbing is worth \$1.08 per day. Residents of Sarajevo would gladly pay many times that amount if they could only have the service.

Budget Preparation Leads To Questions

The HPCA Budget Committee has met twice recently. The Committee has a goal of keeping any increase in next year's budget to the figure which indicates the increase of the cost of living in 1993. That figure is 2.6%, which was the increase authorized for recipients of Social Security at the start of 1994.

The single greatest cost for Hilltop residents is the cost associated with the employees who provide the services which make Hilltop Place such a comfortable place to live.

Obviously, the cost of services is expensive. The Board of Directors has provided machines to do as much as possible of the work that is needed at Hilltop

(Continued from Page 1.)

Almost 55% of the HPCA budget pays for personnel costs — wages, medical insurance, workman's compensation, and employee taxes.

We have the lowest number of employees that we can have and perform the many services that Hilltop residents have come to expect. We have one full-time manager, and usually have five full-time employees for buildings and grounds work. (One of those five positions is currently vacant, but will be filled in the near future.) In addition, there are two part-time employees in Hilltop House — a secretary and a book-keeper.

With that staffing, it is possible to remove snow in the wintertime, mow the lawns in the summer, do some of the pruning that is needed, and dispose of trash. Any additional work to be performed requires the employment of additional persons. Obviously, part-time employees hired to clean flower beds in the summertime are not as effective as the fulltime employees. In addition, those part-time employees require more supervision than do the year round fulltime employees. That supervision is an additional expense.

In past summers, we have tried to clean all foundation beds, to dispose of winter's debris. We also have attempted to weed the foundation beds once during the summer. That has meant that at least one chuyster has not had its beds weeded until well into the month of August. That does not appear to be an efficient use of our funds.

One of the best ways to save money for Hilltop owners would be to put all foundation plantings in low-care bushes and grass, except those units in which the owners want to — and will — care for the flowers themselves.

Linda Downes Is New Hilltop Secretary

Hilltop Office has a new secretary. Those Hilltoppers who have not yet met her should make a point of introducing themselves when they are in Hilltop House.

of Andover. She has a good background of experience as an executive secretary and as an administrative assistant.

Robin Cook has been pulling more than her share of the work load at Hilltop House since the departure of Sue Quimby. She has performed her usual duties as Manager and has also done the office work and answered the telephone.

A Reminder To New And Old Residents

Occasionally a Hilltop resident will tell an HPCA employee to do, or not to do, some task. Sometimes, the resident appears to be ill-tempered when making comments to the employee.

Please remember, HPCA employees are instructed that they will not perform tasks which residents request them directly to perform. All work related directives are given to the employees by the Supervisor of Grounds and Buildings, Mark Kozikowski and by Robin Cook, the Manager.

If a resident desires a task be performed, it is much easier and probably will be accomplished much more rapidly if the resident calls Hilltop House and gives the message to Linda Downes.

HPCA To Issue New Guide For Residents

HPCA will soon issue a publication that contains the information useful to residents of Hilltop Place. The publication will be contained in a three-ring loose-leaf binder to enable residents to keep it up-to-date as changes are issued. The new manual is a thorough overhaul of the Reference Manual.

The new publication is largely the result of work by Jean Williamson and Robin Cook. Jean collected policy directives which had been approved by the Board of Directors, and assembled them for inclusion in the manual. Robin placed the contents in the proper form for publication, and arranged for the preparation of the three-ring binders.

One manual will be issued to each unit. The manual remains the property of HPCA, and each resident is responsible for ensuring that the manual remains in the

unit when the resident departs. If a replacement copy is needed, the replacement copy must be purchased.

Hilltopper Is Modernized

This month The Hilltopper initiates a new typesetting and printing operation. The new look of the pages is the result of the purchase of a new computer. The arrangement of text and of illustrations is almost literally limited only by the imagination of the editor.

This month is a learning period. There is too much to be learned to use the many available options so soon.

The new computer has more capacity than the previous computer and the software is far more sophisticated than that formerly used. In future issues, we will attempt to use more of the capabilities of the new system.

Planning For The Future For Hilltop Place

On May 19th, Hilltop Place reaches the 23rd Anniversary of the date on which the papers were signed for the incorporation of the project. For construction of the type used at Hilltop Place, the 20-year usually marks the time when major maintenance projects must be undertaken to preserve the structures.

Some of the projects which must be undertaken are rewiring of the street lights in clusters One through Four and Six. (Cluster Five has already had its lights rewired.) The furnace in Hilltop Barn should be replaced with a much more efficient heating system, and the heating system for Hilltop House also needs to be reviewed. There is little or no doubt that both buildings can be heated far more inexpensively than they are now.