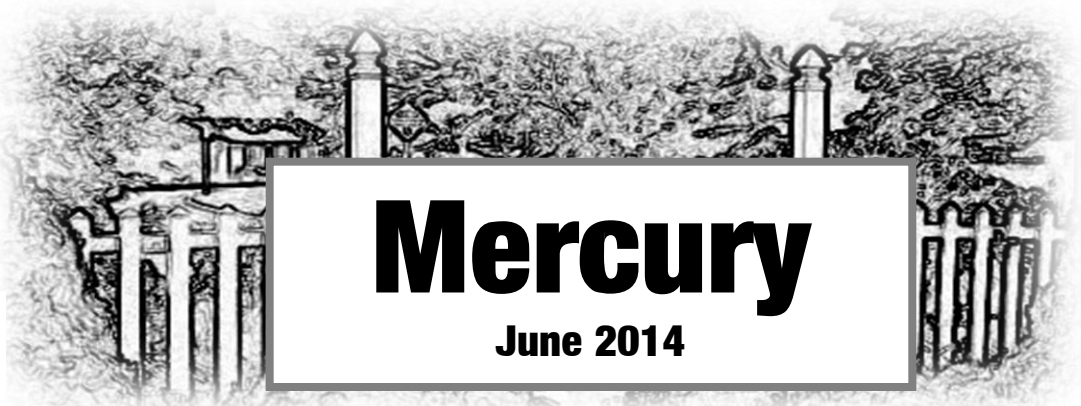




www.fulmorheights.com
Office 215-675-1626
Emergency 215-853-9333
After 5/wkends/Holidays



From the Desk of the Manager

Any issues with your unit that may require Maintenance attention (work orders), must be called in by the Member. Please do not relay these issues to an employee of FH HOA.

Please be advised, if you are locked out of your unit and call the service after hours to open your unit, you will be charged a \$70.00 fee. FH HOA will also have to pay the Maintenance Tech for the time it takes to open the unit.

Recently, I was advised by two of our Maintenance Technicians that during a repair to a members unit, the member hovered over them, harassed and belittled them during the majority of their time they were working at the unit. The Policies and Standards clearly states:

The Association will not tolerate inappropriate behavior, malicious activity or harassment by any Member directed toward an employee. If the situation warrants, the Association will report any undue activity to the proper legal authorities. The Association will use any and all legal means available to eliminate injustices that a Member imposes on employees. If the Member engaging in such activity is proven to be legally wrong the Member will be subject to immediate termination of their Membership contract and will be responsible for all attorney fees, court costs and all other costs incurred by the Association while in the process of terminating the Member's contract.

Our Maintenance team does a great job handling the large load of work orders that FH HOA accumulates each day. If any member has a complaint with the work being done to their unit, they are to contact my office immediately.

For those of you who have not had much contact with me over the past year, I practice an open door policy. I am accessible to any member at any time Monday thru Friday 8:30am to 5:00pm. I would appreciate it if any work related issues that arise after work hours, be discussed during working hours. If you feel it's an emergency, please call the service @ 215-853-9333.



Administration Office and Maintenance Department is CLOSED Friday, July 4th for the Independence Day Holiday. Any emergencies, please call the after hours/emergency (215)853-9333.

FROM THE BOARD

Your Board continues their revisions to our Policy & Standards. We are hopeful that we can finish this job so that the revised version can be made available to interested members before final adoption. Watch the Mercury for details.

We are continuing to fine tune the proposed 2014-2015 budget, and plan to adopt the final version at our May 27th Board Meeting.

We are still gathering names of members who want to be part of the House & Grounds Committee to conduct a community-wide inspection (open grounds, playgrounds, common areas, sidewalks, street parking, parking lots, courts, etc) this summer. If you volunteer, you can either work alone or with a partner to complete a checklist of items regarding your assigned area. Your inspection would take approximately 1-2 hours, and can be completed at your convenience. When finished, you simply turn in your completed checklist to the Office with our thanks and appreciation! Visit/call the Office with your name, phone number, email address (if you have one). You will be contacted about when this inspection is to begin. ***Thanks to the 4 members who have volunteered so far; this is far below what is needed to do the community survey.....this is an easy assignment: an easy walk-about, no meetings required, you choose to work either alone or with a friend, you choose when you do it AND you can be a long time member or someone who recently moved in.....so get on board!!!!***

*****ANNUAL SURVEY*****

Your opinion is valued by us.....as of May 22, we have received 72 responses.....we need you to complete and turn in your 2014 Annual Survey (your name is optional) to the Office. If you cannot find your copy, just stop by the Office and pick one up, complete it, and turn it back to the Office. Make your voice heard by meeting the DEADLINE >>>>>>>>>>> JUNE 30, 2014.

The Spirit Committee wishes to thank everyone who bought items at our Bake Sale at Election Day. The money raised will go into our Scholarship Fund which will be awarding the third scholarship to a worthy FHHOA member this summer.

Simply Stated.....

Comfort, safety, security....who doesn't want that in their community? A great feeling isn't it???

Why do you think we have been so successful, as compared to other nearby similar communities?

Well Simply Stated: Policies and Procedures.

Whaaaaaat? RULES???

Yep.....**EVERYBODY** got them...and we need them too. (imagine getting up one day and everyone decided to ignore red lights?)

So this column will bring up the obvious and maybe not so obvious guidelines we MUST follow to keep our community safe, secure and comfortable for everyone.

So "Thanks" to those of you who care, and those of you who don't think the rules apply to you? Well Simply Stated we might just have to remind you...again!!

Coming to a future issue of The Mercury: **"I Remember When"**, a periodic collection of members' memories & stories about life here in Fulmor Heights told by the members.....it may be something from the 1940's or it may be something from the 1990's.....it all depends on what members want to share with all of us. Do you have a special recollection, a joyful experience, a funny tale, or some wisdom to share? You can get in this column by writing down your contribution & dropping it off at the Office. Be sure to include your phone number so that the robot reporter can get back to you!!