Painted Hills Homeowners' Association

Monthly Update – December 2025

FaceBook Page: Painted Hills - In the Know *www.painted-hills.com*

Highlights from the Board Meeting:

- Phase 4 of Dock Replacement is underway
- Clubhouse restaurant equipment is being installed, target opening date in Jan
- Trapper trapped 29 muskrats and 9 beavers
- 24 open architectural permits; two ready to close.
- 1 new tree permit opened, 1 permit closed
- Security dealt with one reckless driving complaint
- Storage area lot improvements will begin once weather is better
- Salt supply in Indpls that is used for PH roads is already low – we will need to be cautious of amount used this winter to ensure there is enough.

Expenditures:

- $125.48 clubhouse plumbing parts
- $350 used stove and microwave for clubhouse basement kitchen
- $1,134.28 legal expenses
- $200 for used beaver/muskrat traps
- $14,522 Phase 4 dock replacement, payment 1
- $14,522 Phase 4 dock replacement, payment 2
  (these expenses are included in Phase 4 dock approval previously)
- $3,141 repair salt spreader
- $200 for tow on snow plow truck

Upcoming Events

12/13, 9 am - Breakfast with Santa
12/16 – Judging of Holiday Light Competition
1/1, 2 pm Polar Plunge, Clubhouse dock
1/12, 7 pm – HOA Brd Mtg
1/22, 6pm – Knitting class

Kudos

-Neighbors plowing driveways for neighbors

FINANCIAL REPORT	
November Income	$2,558.37
November Expenses	$67,283.48
YTD Income	$572,367.31
YTD Expenses	$510,895.53
YTD Net Income	$61,471.78
Depository Account Report	
Checking Account	$20,891.70
General Reserve	$147,019.01
Capital Equipment Reserve	$101,754.34
Roads Reserve	$126,318.38
Erosion/Infrastructure Reserve	$101,388
Transfer Account	$27,865.33
Donations Fund Total	$7,546.31

(Fireworks-2,508.15; Lakes Enhancement-3,339.80; Clubhouse Improvement-503.16; Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-139.14)

Reminders and more…

- The office will be closed from December 24-January 2 and reopen on January 6th.

- PLEASE WATCH FOR BUS! Stop when arm comes out!

- Cars, boats, and trailers should not be parked on our streets when snow is falling. Property Mgr. will be pretreating streets with brine. Please stay 25' from truck spraying brine. During plowing season, Property Mgr. starts with main roads, concentrating on hilly roads, then secondary roads and finally courts

- Interested in revitalizing the Playground? A sub-committee is forming for this project. Contact Lisa Kress at paintedhillspresident@gmail.com to become involved.