



HICKORY HILLS PROPERTY OWNERS' ASSOCIATION

20 Hickory Hills Drive

White Haven, PA 18661

Office: 570-443-8108

Email: office@hhpoa940.org

Website: www.hickoryhills940.com

RESOLUTIONS - NOVEMBER 2023

Updated Fines:

- Unauthorized dumping of items: \$300 per item
- Illegal dumping/Theft of services: \$1,500
- Trash outside property: \$250 after 14 days, plus \$50 per day thereafter
- Lack of current car registration: \$100 after 14 days, plus \$50 per day thereafter
- Lack of current car inspection: \$100 after 14 days, plus \$50 per day thereafter
- No building permit: \$500 after 7 days, plus \$75 per day thereafter
- Disturbance of the peace: \$200 for the first fine, \$350 for the second warning, and \$500 for the third and subsequent violations
- Running a stop sign: \$100 per violation
- Illegal use of a trailer: \$300 after 14 days, plus \$100 per day thereafter

RESOLUTIONS - MAY 2024

- Tree Permits are required to remove all trees except for when they are causing imminent danger to the property

- Costs for building for Architectural Review

Up to 200sq feet - \$100 | 201 – 500 sq feet - \$250 | 501 – 899 sq feet - \$500 |
900 sq feet and over - \$1,000



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RESOLUTIONS - JUNE 2024

Approved Facebook Rules

Approved Key Fob Rules

KEY FOB RULES

1. Each owner receives one card FOB for free, regardless of membership status. If they prefer a keychain FOB, the cost is \$15 to upgrade.
2. The owner(s) may request one additional FOB per owner for non-owners/guests in the community, and the user must be registered in the portal. Each card FOB costs \$5, and each keychain FOB costs \$20. Please remember that the owner is responsible for all issues related to the FOBs they request.
3. Anybody picking up a FOB must show a government ID at the office.
4. All vehicles must be registered with HHPOA, especially if they are used for amenities. A \$100 fine will be issued without warning if an unregistered vehicle is used for amenities. The member has 14 days to register the vehicle after the fine is issued. If the vehicle is not registered within this period, an additional \$50 fine will be imposed daily until registration is completed.
5. The FOBs for each owner will provide access to all HHPOA resources if the member is in good standing.
6. If you are on a payment plan, you can have limited access to the HHPOA amenities. However, if you miss a payment, you will be cut off from the amenities, and a payment plan will not be available for seven years or until your account is paid in full.
7. FOBs can only be used by the owner, guest, or family members authorized by the owner and registered in the HH Portal. Please note, owners, that you are responsible to whoever uses your fob.
8. If someone is caught giving their FOB to a member in bad standing, allowing them access to the amenities, or using the amenities for the member, the member who gave them access will be fined \$500 per incident.
9. FOBs can be turned off for unpaid fines.
10. If the FOB is lost or stolen, the owner is responsible for any use until they report it to the office.



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HHPOA Rules for Facebook

Please remember that this Facebook page is a tool for good communication with other members of the community. With that in mind, we will not tolerate the following:

1. No threats to other members
2. No Hate Speech or Bullying
3. No graphic violence or Sexual Images
4. No harassing anyone
5. No false information or rumors
 - a. Do not post information without being able to cite your sources. For example, instead of saying, "people have told me that somebody was stealing money," please be prepared to cite your sources if you wish to share such information.
6. No obscene, indecent, or profane language
7. No sharing personal information of other members of the page
8. No questions or concerns regarding issues with an individual property or HHPOA concerns will be answered on Facebook. Any questions must be sent through the portal or via email.
9. No solicitation, Promotions or Spam

Updated Fines:

- Littering Fine: \$1,000
- Blocking license plate: \$2000
- Intentionally Blocking or putting DeBree in swale: \$600
- Trespassing Fine: \$750

RESOLUTIONS - AUGUST 2024

Updated Fines:

- Allowing a member in bad standing to use the amenities by your FOB \$500 per incident
- Careless Driving - \$250 dollars - Careless is not stopping at more than one stop sign
- Reckless Driving - \$500 dollars – Reckless Driving is speeding and not stopping at multiple stop signs



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RESOLUTIONS - OCTOBER 2024

Updated Fines:

- No vehicle registration or proper guest pass using HHPOA Amenities: \$250 per incident
- Lack of current state car registration: \$100
- Lack of current state car inspection: \$100
- Free card FOBs will go away starting January 1st, 2025 for members that have been here for more than a year.

RESOLUTIONS - NOVEMBER 2024

Updated Fines:

- Using an emergency button for a non-emergency - \$400 dollar charge
- Free card FOBs will go away starting March 1st, 2025 for members that have been here for more than a year.



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RESOLUTIONS - DECEMBER 2024

- Waiver of the Right of First Refusal – HHPOA requires the right of first refusal. If a property is sold without a resale certificate, to obtain the right of first refusal a \$500 fee can be imposed.
- If you do not have a HH Portal account by February 1st, 2025, your access to Facebook will be removed.
- Disable FOBS for Members in BAD Standing starting April 1st, 2025.

Updated Fines:

- Gate Tampering or Damage – If you run through or interfere with a functioning gate, you will be fined \$500 plus the cost of damages.
- Property Maintenance – A 30-day notice will be issued for any properties in disarray. If the issue is not resolved within the 30-day period, a \$500 fine will be imposed each month.

RESOLUTIONS - FEBUARY 2025

Allow emails for notification for Judicial

RESOLUTIONS - APRIL 2025

Offer a \$500 dollar credit who ever sends us an executed lease for six months or more.

RESOLUTIONS - MAY 2025

- Fine \$25 dollar for each fish that is caught and not returned to the lake
- Ban residential trash haulers from coming in to HHPOA. Any trash hauler caught will charge each person they are hauling \$100 each person



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RESOLUTIONS - JUNE 2025

Updated Pool Regulations

1. Over-Occupancy Fine

A \$100 fine will be issued for each person exceeding the six-person limit.

2. Guest Supervision

All guests must be accompanied by the property owner while using the pool.

3. Age Requirement

Children under the age of 16 must be accompanied by a parent or guardian who is 18 years or older while at the pool.

RESOLUTIONS - AUGUST 2025

Updated Open Burning Policy

Open burning of trash, construction materials, tires, automotive products, fuels, Styrofoam, plastics, and any other toxic or hazardous materials is strictly prohibited.

- **1st Offense:** \$250 fine
- **2nd Offense:** \$500 fine
- **3rd Offense and Subsequent:** \$1,000 fine



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RESOLUTIONS - SEPTEMBER 2025

Updated Fines:

- Placing Leaves, Snow on Roadway \$150
- Unauthorized parking on roadways or at amenities: \$100 + Tow
- Unauthorized parking on roadways or at amenities that can't be towed - \$500 per vehicle\trailer
- Passing of school buses: \$200
- UPDATED added Roadway - Intentionally Blocking or putting debris in swale or roadway: \$600
- Change the default fine to \$50 dollars

Updated Building Regulations

Change the date of the November meeting to November 8th

RESOLUTIONS - NOVEMBER 2025

Pocket Bikes are no longer allowed on HHPOA Roads

Golf Carts – Gas and Electric are allowed. Formalizing the policy on golf carts within the community will be forthcoming.

RESOLUTIONS - DECEMBER 2025

Added Fine:

- A fine of \$500 will be issued for making terroristic threats against any Board member or HHPOA staff.

The meeting is rescheduled for January 10.

All future fine revenue will be allocated to the Reserve Fund.