



Harvest Hills

Fall newsletter

WELCOME TO FALL, Y'ALL!

As the leaves begin to change and the air turns crisp, we're excited to welcome this beautiful season to our community. Fall is a perfect time to enjoy walks through the neighborhood, connect with neighbors, and take in the vibrant colors around us. It's also a season of preparation—whether that's tidying up yards before winter, checking gutters, flushing your sprinkler system, or getting ready for the first snowfall.

Your HOA is busy too! We're planning ahead for seasonal maintenance, gathering snow removal quotes, and keeping an eye on community needs as we head into the colder months. As always, we appreciate your partnership in keeping our neighborhood safe, welcoming, and beautiful for everyone.

IMPORTANT INFO:



- To better support our community and streamline HOA operations, we have partnered with Sage HOA Services. Their team will assist with the day-to-day needs of our residents, helping ensure timely responses, smoother maintenance coordination, and overall improved service for our neighborhood. This partnership allows the HOA Board to focus more on long-term community priorities while ensuring your everyday needs are handled efficiently and professionally.
- Great news! Beginning in February, our community will move to a neighborhood-wide trash and recycling service. This change will make things easier and more consistent for everyone – fewer service trucks on our streets, a cleaner look on collection days, and no separate bills to manage since the cost will be funded by the SID. Stay tuned for further details!
- **HOA dues for 2026 will increase to \$450.00. More details on when and how to pay will be provided in our January Newsletter.**

FINANCIAL HIGHLIGHTS

~ 156 of 160 HOA Dues Collected for 2025 ~

Current Operating Fund Balance	\$15,621.61
Upcoming Budgeted Expenses	(\$7614.00)
Reserve Balance	\$8,000.00

NEW! THE NEIGHBORHOOD GALLERY

Celebrating the people, places, and moments that make our community home.

We're excited to announce the upcoming launch of a new page on our HOA website, dedicated to showcasing photos of our neighborhood that have been taken by our residents. This gallery will celebrate the people, places, and moments that make our community home.

👉 We'd love your contributions! Share your favorite neighborhood snapshots with us to be featured in the gallery.

WE'RE EXCITED TO ANNOUNCE OUR FIRST ANNUAL COMMUNITY HOLIDAY DECORATING CONTEST!



No matter what holiday you celebrate, let your creativity shine—bright lights, colorful displays, or unique themes are all welcome. Go big, have fun, and you could win one of our exciting prizes!

- 1st Place - \$200 Gift Certificate to Marrows Restaurant
- 2nd Place - \$100 Gift Certificate to Hy-Vee Grocery
- 3rd Place - A Meal for Two at Billy's Cafe

Voting will take place the week of December 8th.
Please visit our HOA website,
gretnaharvesthillshoa.com, to cast your vote.

Good luck to all!

SNOW REMOVAL

'Tis almost the season for snow removal! The HOA will be handling the removal of snow around the mailboxes and footpaths to keep them safe and accessible. *Please remember that street plowing is handled by the County—not the SID or HOA.



5 INGREDIENTS OR LESS

Caramel Apple Bites 🍏🍯

Ingredients:

- 2 apples (Honeycrisp or Granny Smith work great)
- 1 cup soft caramels
- 2 tbsp milk or cream
- ½ cup crushed pretzels or nuts (optional topping)
- Toothpicks

Directions:

1. Slice apples into bite-sized wedges and insert a toothpick into each.
2. In a microwave-safe bowl, melt caramels with milk/cream in 30-second intervals, stirring until smooth.
3. Dip apple slices halfway into the caramel, then roll in crushed pretzels or nuts if desired.
4. Place on parchment paper to set and enjoy!



** GENTLE REMINDER **

For the safety and enjoyment of everyone, motorized vehicles of any kind are not permitted on the sidewalks and paths in our community.

We kindly ask residents and their guests to help us stop this practice. If it continues, the HOA may need to spend community funds on signage and other measures to enforce this rule—resources we'd all prefer to use for improvements that benefit everyone.



KIDS' CORNER - COLORING CHALLENGE

Draw or color a silly turkey. Send a picture of your masterpiece to gretnaharvesthillshoa.com – and your art may be featured in our next newsletter!

