



## OpeQuon Hill Condominium Owners Association

On behalf of your neighbors, we would like to welcome you to the community! We are excited that you have joined us and it is nice to see our community expanding. As a condo owner, you also become a member of the OpeQuon Hill Condo Owners Association (COA).

Our COA Executive Board is made up of five members and their complete contact information can be found in the directory. They are:

President: Suzanne Clapper – (814) 404-0165  
Vice President: Greg Giles – (814) 321-8589  
Treasurer: Open  
Secretary: Greg Giles – (814) 321-8589  
Board Member: Brian Simpson - (585) 451-2116

Email any questions, requests or concerns to the board: [opequon-board@googlegroups.com](mailto:opequon-board@googlegroups.com)

Please email the board with your names, phone number and email address(s) when you have a moment and we will ensure you are added to all of our communication channels.

The board uses [opequon-coa@googlegroups.com](mailto:opequon-coa@googlegroups.com) to communicate to all our association owners. Once we obtain your email address(s), we will add you to this email list to ensure you receive these community wide communications.

Our Association is required to meet at least once a year around the first Tuesday in June. An additional meeting to primarily review the annual budget is held in November. The Executive Board meets 4 times per year. There is a meeting following each of the Association Meetings and two additional meetings at midpoints between the Association Meetings. All condo owners are invited to attend these open meetings as well. Meetings are usually held at the Benner Township Municipal Building on Route 550.

The OpeQuon Hill Condo Association has a website at [www.opequonhill.net](http://www.opequonhill.net). On it there are links to local sources of information, meeting minutes and other documentation that may be useful to condo owners. A portion of the website is open to the public, but you must sign in to access all of the documentation that is available to owners. To log in, use your email address as your username and the password will be OpeQuon### where the ### is your house number. The password is case sensitive.

Below is additional information that may be helpful to you as new residents:

- ❖ Continental Real Estate Management is the professional management company we contract that provides services such as collecting our monthly condo fees, basic accounting services including budget tracking, paying our approved invoices, and supporting our miscellaneous maintenance needs that may arise from time-to-time, etc. Continental can be reached by calling (814) 238-1598 to make arrangements to pay your monthly condo fee, which is due at the beginning of each month.
- ❖ You will find useful information regarding Benner Township at: [www.benner.centreconnect.org](http://www.benner.centreconnect.org). You can download newsletters from this site that are very informative.
- ❖ Trash and recycling pick up is every Friday morning. If there is a holiday on a weekday, then trash and recycling pick up is Saturday. There is a bulk pickup twice a year (May and October).

As of April 2025, trash removal services will be handled by Burgmeier's Hauling, through a contract with Centre County Recycling and Refuse Authority. Please contact Benner township for additional information regarding this change.

Recycling is administered by Centre County Recycling and Refuse Authority and they can be reached by calling (814) 238-7005 and their website is [www.centrecountyrecycles.org](http://www.centrecountyrecycles.org).

- ❖ Sewer and Water services are provided by Spring-Benner-Walker Joint Authority and we are billed on a quarterly basis. Their phone number is (814) 355-4778 and their website is [www.sbwja.com](http://www.sbwja.com). We also receive periodic reports on the analysis of our water.
- ❖ The Association currently contracts with Lawnscape to provide our landscaping and snow removal services. If you have any questions regarding these services, please contact any Board Member rather than Lawnscape.
- ❖ Please reference our "Landscape Maintenance Policy", and "Condominium Maintenance" documents which are available on the OpeQuon Hill website ([www.opeqonhill.net](http://www.opeqonhill.net)) under "Condo Owner Documents"/"Owner's Guidelines".

This letter is intended to provide you with very basic information that you may find useful as you transition into your new home. Please feel free to communicate with any of us (including board members!) and let us know if we can be of further assistance to you. We feel that we have a wonderful community and neighborhood, and we are happy that you are now a part of it!

Sincerely,

*OpeQuon Hill Condo Owners*