

THE FOURTH ESTATE

A NEWSLETTER FOR THE OWNERS/TENANTS OF HUNTER'S RIDGE HOMEOWNERS' ASSOCIATION

JANUARY, 2013

The Board of Directors conducted their monthly Association meeting on Tuesday, January 8, 2013. Business items and topics of interest were addressed and discussed. Following is a summary of the items and business topics for all to review. *All unit owners and tenants are invited to attend the monthly Board meetings held the second Tuesday of the month. The next meeting will be Tuesday, February 12, 2013 beginning at 7:00 pm at the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill.*

Financial Report:

The Association's Treasurer filed the following financial report for the months ending November and December 2012.

ASSETS	November 2012	December 2012
Checking/Savings		
Fulton Bank-Checking Account	\$10,137.39	\$5,157.35
Members 1 st -Contingency Fund Savings Acct	5,771.70	6,021.21
Members 1 st -Security Deposit Checking Acct	1.05	1.05
Members 1 st -Security Deposits MM Acct	7,335.84	7,336.77
Members 1 st -General Savings Acct	<u>5.00</u>	<u>5.00</u>
Total Checking/Savings	\$23,250.98	\$18,521.38
Accounts Receivable	\$18,110.08	19,918.08
Other Current Assets		
203-Allowance for Bad Debt	(8,000.00)	(8,000.00)
Undeposited Funds	<u>410.00</u>	<u>290.00</u>
Total Other Current Assets	(7,90.00)	(7,710.00)
TOTAL CURRENT ASSETS	\$33,771.06	\$30,729.46
LIABILITIES & EQUITY		
Current Liabilities		
Accounts Payable		2,757.50
Payroll Liabilities	450.38	649.38
Long Term Liabilities	7,334.00	7,334.00
Equity-Retained Earnings	13,912.06	13,912.06
Equity-New Income	<u>12,074.62</u>	<u>6,076.52</u>
TOTAL LIABILITIES & EQUITY	\$33,771.06	\$30,729.46

The Association's Treasurer filed the following **Reserve Fund Account** reports for the months ending November and December 2012.

RESERVE FUND

ASSETS	November 2012	December 2012
Checking/Savings		
Members 1 st -Checking	0.55	0.55
Members 1 st -Money Market Acct	96,315.24	105,454.70
Members 1 st -Savings Acct	53.97	53.97
Members 1 st -CD #45	50,255.91	50,290.06
Members 1 st -CD #47	<u>25,023.15</u>	<u>25,036.96</u>
TOTAL CHECKING/SAVINGS	171,648.82	180,836.24
 Accounts Receivable	 1,242.18	 1,336.66
 Other Current Assets		
Vanguard 500 Index Fund	16,019.98	16,266.76
Vanguard Interm Term Fund	5,059.80	5,106.35
Vanguard Short Term Fund	<u>4,509.13</u>	<u>4,564.75</u>
TOTAL OTHER CURRENT ASSETS	25,588.91	25,937.86
 TOTAL CURRENT ASSETS	 198,479.91	 208,110.76
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LIABILITES & EQUITY		
Opening Balance Equity	43,504.30	43,504.30
Retained Earnings	104,229.40	104,229.40
Net Income	<u>50,746.21</u>	<u>60,377.06</u>
TOTAL LIABILITIES & EQUITY	198,479.91	208,110.76

The Treasurer reported paying salaries, Vanguard Fund monthly payment and invoices to BBEC and Cumberland Masonry. Five thousand (\$5,000.00) dollars was transferred from the Operating Fund to the Reserve Fund. Also, the Treasurer reported that two units remain for sale in the development; one on Weatherburn Drive and one on Josiah Chowning Way.

****COMMITTEE REPORTS****

Architectural Review Committee

No updates

Grounds Committee

Reviewed the proposals provided by Good's Tree Service for insecticide treatment on various shrubs and insecticide treatment for a spruce tree.

Welcome Committee

The Welcome Committee visited:

- 1769 Kings Arms Court-Warren and Tiffany Gass
- 1767 Kings Arms Court-Brain and Erin McCartin
- 1740 Josiah Chowning Way-Bethany Johnson

Newsletter Committee

Links to the Association's newsletters, Covenants/Bylaws, Financial Reports, Community Directory, Architectural Changes and Maintenance Request Forms, as well as a "Contact us" links, can be accessed at www.hrhoa17070.com.

Unit owners or tenants who do not have access to a computer to review the monthly newsletter and other documents should contact Ann Louise Edmunds at 774-0192 to request a printed copy.

Bylaws Committee

No updates

Finance Committee

The Committee continues to obtain bids to repave and paint lines/numbers on the streets within the Hunters Ridge Association. The Committee also discussed looking into the rates on short-term CD's.

****OLD BUSINESS****

The Board reviewed the following:

- Completed maintenance requests
- Siding issues at Peyton Randolph Court
- Light issues on Weatherburn and Peyton Randolph Court
- Several non-compliance issues
- Waiting on prices for trash can enclosures

****NEW BUSINESS****

The Board reviewed an Architectural Change Request and several non-compliance parking issues throughout the Association.

****Important Reminders****

ASSOCIATION FEE UPDATE. . . The Treasurer noted that many owners who have their Association Fee sent directly to her, need to update their monthly fee from \$130 to \$132 with their bank. Many unit owners only sent the 2012 rate of \$130 for January, instead of the 2013 rate of \$132. Please update your banking information to the correct monthly fee of \$132 per month. If you only paid \$130 in January, please add the additional \$2 from January to the February monthly payment, so the February's payment should be \$134.

If you are paying your monthly fee on-line, please return your coupon book to Katie Gipple for recording purposes. Katie's address is 1045 Harwich Court, New Cumberland; or mail the coupon book to the Home Owners Association at PO Box 454, New Cumberland.