

THE FOURTH ESTATE

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

JANUARY 2015

The Board of Directors conducted their monthly Association meeting on Wednesday, January 20, 2015. 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 regularly scheduled for the second Tuesday of the month. *The next meeting is scheduled for Tuesday, February 10, 2015 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 month ending December 2014.

ASSETS

Checking/Savings	
Fulton Bank-Checking Account	\$4,930.60
Members 1 st -Contingency Fund Savings Acct	8,132.32
Members 1 st - Checking	1.05
Members 1 st -Money Market	7,682.44
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$20,751.41

Accounts Receivable **\$14,898.64**

Other Current Assets	
Allowance for Bad Debt	(11,194.40)

TOTAL CURRENT ASSETS **\$31,353.58**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	4,280.00
Payroll Liabilities	712.98
Long Term Liabilities-Security Deposits	7,679.00
Equity-Retained Earnings	22,199.55
Equity-Net Income	<u>(10,415.88)</u>

TOTAL LIABILITIES & EQUITY **\$24,455.65**

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending December 2014.

RESERVE FUND

ASSETS

Checking/Savings	
Members 1 st -Checking	\$1.50
Members 1 st -Money Market Acct	211,796.31
Members 1 st -Savings Acct	<u>53.97</u>
TOTAL CHECKING/SAVINGS	211,851.78

Other Current Assets	
Allowance for Bad Debt	(2,451.00)
Exchange Account	(15,885.33)
TOTAL CURRENT ASSETS	\$193,515.45
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LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	123,321.80
Net Income	<u>26,689.35</u>
TOTAL LIABILITIES & EQUITY	\$193,515.45

****COMMITTEE REPORTS****

Architectural Review Committee

- The Board will be looking into replacement of privacy fences, per recommendations from the Reserve Fund study.

Grounds Committee

- Good's Tree Service has completed trimming of trees along Capital View Drive.
- Parvin Paving will reseal an area on JCW in the spring. .
- The Board reviewed bids for new "Hunters Ridge" signs located at Capital View Drive and Kings Arms Court and Capital View Drive and Josiah Chowning Way. The Board intends to seek references from Schaeffer Signs and move forward with their proposal.

Welcome Committee

- No new residents were welcomed this month.

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" link, 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 Tara Landis at 265-3038 to request a printed copy.

Bylaws Committee

Section 10.2 and Section 10.3, Amendment #3 to the Declaration of Covenants (effective 1/8/13) required possible changes to your homeowner's insurance policy. Please review the amendment below and contact your insurance company if you need to make these changes:

Section 10.2, Owner's Insurance

Each owner shall maintain homeowner's insurance at one hundred percent (100%) replacement coverage on his/her unit that shall name the Association as an additional interest. Each owner shall provide evidence of such insurance within ten (10) days of purchase of the Unit. Owner must provide notice to the Association of annual renewals and/or cancellation of insurance.

Section 10.3, Loss Assessment Coverage

Each Owner as part of his/her homeowner's insurance policy shall include "loss assessment coverage" with a minimum of \$25,000 to pay for the Unit Owner's share of expenses if the

Association has a special assessment of all Unit Owners in the event the total covered loss is higher than the Association's Insurance Limits.

Finance Committee

- The Finance Committee will meet next month to discuss potential investment options for the Reserve Fund.

****OLD BUSINESS****

The Board reviewed the following:

- Maintenance requests:
 - 1732 JCW-repair/replace buckled siding near exterior faucet-Tim Daniels contacted
 - 1764 PRC-replace damaged siding at lower right rear side-Tim Daniels contacted
 - 1774 WBD-repair/replace area of loose/lifting siding at rear side-Tim Daniels contacted
 - 1757 KAD-replace loose/separated siding lower right front side-Tim Daniels contacted
 - 1770 PRC-replace missing siding-Tim Daniels contacted
 - 1736 JCW-oil in parking space to be cleaned by unit owner

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues

Changes to the Board following the 2014 annual meeting:

President	Ann Louis Edmunds	1748 PRC	774-0192
Vice President	Jennie Zarlenga	1720 JCW	623-4653
Secretary	Cory Marshall	1728 JCW	695.3255
Treasury	Katie Gipple	1405 Harwich Ct.	774-5564
Asst. Secretary	Heather Doyle	1754 PRC	903-0842

- **Empty garbage/trash receptacles and recyclables containers must be removed from curbside or edge of grassy areas on the same day as collection. This will now be in violation of the Revised Rules and Regulations of the Association that will become effective July 2014.**
- If you have your monthly Association payment taken directly from your account and sent to the Association, please provide your coupon book to Katie Gipple at 1405 Harwich Court, New Cumberland or to the Association PO Box.
- In compliance with the American with Disabilities Act of 1990 (ADA), the Board holds meetings at a facility which is accessible to people with disabilities. In the event that one or more of the Board members are unable to attend the regularly scheduled meeting, an alternative date and sometimes alternative location is necessary. Anyone interested in attending the monthly meeting that is held at an alternative location, please contact a Board member at least 48 hours in advance to arrange for special accommodations.