

THE FOURTH ESTATE

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

JANUARY 2016

The Board of Directors conducted their monthly Association meeting on Tuesday, January 12, 2016. 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 will be on Tuesday, February 16, 2016 at 7:00 pm at 1405 Harwich Ct, New Cumberland, PA.*

Financial Report:

The Association's Treasurer filed the following financial report for the month ending December 2015.

ASSETS

Checking/Savings	
Metro Bank – Checking Account	7,864.08
Members 1 st -Contingency Fund Savings Acct	11,197.18
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,030.98
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$27,098.29
Accounts Receivable	\$7,422.89
Other Current Assets	
Allowance for Bad Debt	0.54
TOTAL CURRENT ASSETS	\$34,521.72

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	6,468.50
Payroll Liabilities	737.24
Long Term Liabilities-Security Deposits	8,030.00
Equity-Retained Earnings	15,827.84
Equity-Net Income	<u>3,458.14</u>
TOTAL LIABILITIES & EQUITY	\$34,521.72

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending December 2015.

RESERVE FUND

ASSETS

Checking/Savings	
Belco-Certificate of Deposit	50,075.67
Belco-Savings Acct	5.42
Members 1 st -Certificate of Deposit	25,022.54
Members 1 st -Certificate of Deposit	50,128.88
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	121,489.54
Members 1 st -Savings Acct	<u>55.47</u>
TOTAL CHECKING/SAVINGS	246,782.62

TOTAL CURRENT ASSETS	\$246,782.62
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LIABILITIES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	168,347.48
Net Income	<u>27,660.84</u>
TOTAL LIABILITIES & EQUITY	\$239,512.62

COMMITTEE REPORTS

Architectural Review Committee

- The Board has requested bid proposals from four contractors for painting, caulking, or repairing wood trim on all units, as recommended by the Yingst Engineers, Inc. study. Two vendors submitted proposals and another requested a walk around with the Board. Absent Jeannie Schappell, further discussion for updates on this project was tabled for the next meeting.
- Cumberland Masonry has completed the concrete work requested.
- A work request has been submitted to BBEC to look in to the streetlight problem on WBD.
- REMINDER: Permission to replace windows and doors must be processed through the Association via the application form found on the website. Failure to follow procedures or failure to install the correct door/window will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.

Grounds Committee

- The Board has approved a proposal from Good's for tree trimming and fall maintenance and the work has been completed.

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.

Finance Committee

- No updates at this time.

Bylaws Committee

- No updates at this time.

Welcome Committee

- The Board welcomes -
 - Kenneth & Laura Litland, 1784 Weatherburn Dr.
 - Angel, Cynthia, & Moyet Suneirys, 1769 Kings Arms Ct.
 - Jessica Sipe, 1770 Peyton Randolph Ct.
 - Chris Heimbuch & Courtney McComas, 1739 Weatherburn Dr.

****OLD BUSINESS****

The Board reviewed outstanding maintenance requests and prior compliance issues.

- Maintenance requests. The Board will be contacting contractors and/or unit owners to address all requests.
 - 1736 JCW - back siding bubbled – Tim Daniels contacted
 - 1709 PRC - cracked cement below storage door outside - contacted for bid
 - 1709 PRC - damaged drain spout
 - 1711 PRC - buckled siding near door – Tim Daniels contacted
 - 1768 PRC - patio - contacted for bid
 - 1733 WBD - front door needs painted - completed
 - 1733 WBD - replace rotten wood on the front porch stoop – Tim Daniels contacted
 - 1749 WBD - leak in front bedroom - contacted
 - 1776 WBD - Rear shed door frame needs painting-part of bid for HOA painting

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests
- Maintenance requests. The Board will be contacting contractors to address all requests.
 - 1772 PRC – holes where fence was removed
- Architectural Change Request
 - 1732 JCW – replacement windows
- The township has issued new recycling bins. A change to the rules will be drafted to allow these new bins to be kept on back patios. The rule will read as: *The Township-issued green wheeled trash cart and blue/yellow recyclables cart MAY be stored on the rear patio or deck. Covers must be CLOSED at all times. NO other bags, loose trash/recyclable receptacles, INCLUDING THE BLUE OR GREEN RECYCABLE CONTAINERS THE TOWNSHIP ISSUED IN THE PAST, shall be stored outside the unit.*

****IMPORTANT REMINDERS****

- REMINDER: Permission to replace windows and doors must be processed through the Association via the application form found on the website - www.hrhoa17070.com. Failure to follow procedures or failure to install the correct door/window will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.
- REMINDER: When listing your home for sale, the Blue Binder must be complete with all updated documents and provided to the new home owner upon settlement.
- To assist with snow removal, please try to move vehicles from the parking spaces to enable the equipment to plow the snow from the parking areas. Any neighborly assistance would be greatly appreciated.

- 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 became effective July 2014.
- Effective 1/8/13, Section 10.2 and Section 10.3, Amendment #3 to the Declaration of Covenants 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.

- 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.