

The Fourth Estate

A newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association

January 2017

The Board of Directors conducted their monthly board meeting on Tuesday, January 10, 2017. 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 14, 2017 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 2016.

ASSETS

Checking/Savings	
First National Bank – Checking Account	3,481.44
Members 1 st -Contingency Fund Savings Acct	13,998.76
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,288.04
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$25,774.29
Accounts Receivable	\$8,120.64
Other Current Assets	
Allowance for Bad Debt	0.54
Undeposited Funds	10.00

TOTAL CURRENT ASSETS **\$33,905.47**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,193.00
Payroll Liabilities	761.40
Long Term Liabilities-Security Deposits	8,287.00
Equity-Retained Earnings	18,797.48
Equity-Net Income	<u>866.59</u>
TOTAL LIABILITIES & EQUITY	\$33,905.47

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending December 2016.

RESERVE FUND

ASSETS

Checking/Savings	
Belco-Certificate of Deposit	50,443.81
Belco-Savings Acct	5.42
Members 1 st -Certificate of Deposit	0.00
Members 1 st -Certificate of Deposit	50,633.87
Members 1 st -Checking	5.10

Members 1 st -Money Market Acct	189,135.74
Members 1 st -Savings Acct	<u>55.47</u>
TOTAL CHECKING/SAVINGS	\$290,279.41
TOTAL CURRENT ASSETS	\$290,279.41
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	196,008.32
Net Income	<u>50,766.79</u>
TOTAL LIABILITIES & EQUITY	\$290,279.41

****COMMITTEE REPORTS****

Architectural Review Committee

- Painting, caulking, or repairing wood trim on all units, as recommended by the Yingst Engineers, Inc. study is pending some updated estimates. The board will be reviewing the proposals and hopes to begin this project in the spring. The work may be spaced out over the next couple of years to keep the costs with in the budget without the increase in HOA fees.

Grounds Committee

- A proposal from Good's Tree Services is pending to replace some trees that had to be removed.
- HCS Landscaping will be reseeding areas throughout the HOA where the use of the riding mowers has left the ground bare.

Newsletter Committee

- The board encourages unit owners to contact the board if there are any special request or offers that may be suitable for the newsletter.

Finance Committee

- A CD is about to mature and some research will be done on interest rates to assess the reinvestment of the money.

Welcome Committee

- The Welcome Committee would like to welcome Alexandra Wenger and Nick Liddell to 1710 JCW!

Insurance Committee

- The Insurance Committee will be sending letters to those residents whose insurance providers have not submitted proof of insurance to the HOA.

****OLD BUSINESS****

The Board has been notified that the following properties are currently for sale:

- 1740 JCW
- 1773 KAC

The Board reviewed outstanding maintenance requests and prior compliance issues.

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests:
- Maintenance requests.

There are have been numerous complaints about residents parking in the cul-de-sac on WBD. This has resulted in damage to parked cars due to the lack of space to maneuver. The board will be revisiting the Rules and Regulations to be sure that there is a clear definition of the allowed parking areas. The board will also be researching the cost of signage for the no-parking areas.

****REMINDERS OF THE MONTH****

The board would like to remind homeowners with dogs that pet excrement is to be cleaned up immediately. There have been complaints of several homeowners who have not been adhering to the rules and have left the excrement in the grassy areas. Please note Rule 20:

20. Pet owners shall be responsible for the immediate cleanup, removal, and disposal of all pet excrement.

Pet excrement should be stored in tightly covered, plastic-lined containers, and should be disposed of weekly with household trash. Any container used for the purpose of storing animal excrement is subject to the same restrictions as other waste/trash receptacles and can only be stored outside the unit, if said unit owner has installed an approved trash can enclosure, or if said container is kept in the utility shed, if one exists.

The board would also like to remind those homeowners who submit personal checks for payment of their HOA fees to do so with the respective coupon provided in the coupon books that have been distributed. If you did not receive a coupon book, please notify the board immediately so that we may address the problem.

Once again, the board is forced to address the issue of trash cans being left on the street after trash pick-up. This has been a continuous problem and one the board takes seriously since this sometimes presents parking issues and is an eye-sore. Failure to follow the rules can result in a hearing before the board or fines imposed on the homeowner/tenant. The rules clearly state that **all trash cans are to be removed from the curbs on the same day the trash was collected.**

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.