

THE FOURTH ESTATE

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

FEBRUARY, 2014

The Board of Directors conducted their monthly Association meeting on Tuesday, February 11, 2014. 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, March 18, 2014 beginning at 7:00 pm at 1748 Peyton Randolph Court, New Cumberland.*

Financial Report:

The Association's Treasurer filed the following financial report for the month ending January 2014.

ASSETS	January 2014
Checking/Savings	
Fulton Bank-Checking Account	\$6,603.37
Members 1 st -Contingency Fund Savings Acct	9,277.40
Members 1 st -Security Deposits MM Acct	7,536.56
Members 1 st -General Savings Acct	5.00
Total Checking/Savings	\$22,422.33
Accounts Receivable	18,775.63
Other Current Assets	
203-Allowance for Bad Debt	(6,627.40)
Undeposited Funds	411.00
Total Other Current Assets	(6,216.40)
TOTAL CURRENT ASSETS	\$35,981.56
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LIABILITIES & EQUITY	
Current Liabilities	
Accounts Payable	2,227.00
Payroll Liabilities	223.98
Long Term Liabilities	7,535.00
Equity-Retained Earnings	26,766.55
Equity-New Income	(770.97)
TOTAL LIABILITIES & EQUITY	\$35,981.56

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

RESERVE FUND

ASSETS	January 2014
Checking/Savings	
Members 1 st -Checking	1.05
Members 1 st -Money Market Acct	136,361.57
Members 1 st -Savings Acct	<u>53.97</u>
TOTAL CHECKING/SAVINGS	136,416.59
Accounts Receivable	2,816.54
Other Current Assets	
Vanguard 500 Index Fund	22,198.35
Vanguard Interm Term Fund	5,784.54
Vanguard Short Term Fund	<u>5,291.44</u>
TOTAL OTHER CURRENT ASSETS	33,274.33
TOTAL CURRENT ASSETS	172,507.46
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	125,772.80
Net Income	<u>3,230.36</u>
TOTAL LIABILITIES & EQUITY	172,507.46

The Treasurer reported paying the following: storage unit, two snow removal invoices, Johnson Duffie, taxes, Welcome Committee items, PPL, Tim Daniels (siding repair), petty cash, BBEC (street light repair), payroll and stamps. Also, the Treasurer reported that two units remain for sale in the development; one on Weatherburn Drive and one on Peyton Randolph Court.

****COMMITTEE REPORTS****

Architectural Review Committee

- Due to the inclement weather, the electrician is slowly installing the front/back lights on all units. KAC has been completed and WBD is partially completed. **PLEASE REMEMBER TO TURN YOUR FRONT AND BACK LIGHTS OFF DURING THE DAY, SO THE ELECTRICIAN CAN REPLACE YOUR LIGHTS.**
- SAS is going to repair the storm basin at KAC 1759-1769 when the weather permits.

Grounds Committee

- No updates.

Welcome Committee

- No updates.

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 Ann Louise Edmunds at 774-0192 to request a printed copy.

Bylaws Committee

- No updates

Finance Committee

- No updates

****OLD BUSINESS****

The Board reviewed the following:

- Completed maintenance requests
- Several non-compliance issues

****NEW BUSINESS****

The Board reviewed the following:

- 1715 PRC-Architectural Change form
- 1784-86 WBD-Maintenance Request form
- Ten (10) non-compliance issues throughout the Association.
- The street grate on WBD has sunk; Parvin will be contacted to repair when weather permits.
- 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 Hartwich Court, New Cumberland or to the Association PO Box.

****2014 BOARD MEMBERS****

President	Jim Sharbaugh	1782 WBD	648-9900
Vice President	Jeannie Schappell	1701 JCW	774-8413
Secretary	Laura Mitchell	1760 PRC	557-4923
Treasurer	Katie Gipple	1405 Hartwich Ct.	774-5564
Asst. Secretary	Heather Doyle	1754 PRC	903-0842