

THE FOURTH ESTATE

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

FEBRUARY 2015

The Board of Directors conducted their monthly Association meeting on Tuesday, February 10, 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, March 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 January 2015.

ASSETS

Checking/Savings	
Fulton Bank-Checking Account	\$7,136.06
Members 1 st -Contingency Fund Savings Acct	8,387.67
Members 1 st - Checking	1.05
Members 1 st -Money Market	7,675.89
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$23,205.67

Accounts Receivable **\$15,180.64**

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

TOTAL CURRENT ASSETS **\$27,191.91**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	4,280.00
Payroll Liabilities	301.70
Long Term Liabilities-Security Deposits	7,679.00
Equity-Retained Earnings	11,783.65
Equity-Net Income	<u>3,147.56</u>
TOTAL LIABILITIES & EQUITY	\$27,191.91

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

RESERVE FUND

ASSETS

Checking/Savings	
Members 1 st -Checking	\$1.50
Members 1 st -Money Market Acct	215,702.36
Members 1 st -Savings Acct	<u>53.97</u>
TOTAL CHECKING/SAVINGS	215,757.83

Other Current Assets	
Allowance for Bad Debt	(2,451.00)
Exchange Account	(15,885.33)
TOTAL CURRENT ASSETS	\$197,421.50
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LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	150,011.15
Net Income	<u>3,906.05</u>
TOTAL LIABILITIES & EQUITY	\$197,421.50

****COMMITTEE REPORTS****

Architectural Review Committee

- The Committee will be seeking estimates from contractors to replace privacy fences behind units. **Please note that in the coming weeks, there may be contractors walking around the property and on patios to take measurements of privacy fences.**

Grounds Committee

- The Board selected Schaeffer Signs to install replacement Hunter’s Ridge signs along Capital View Drive at Kings Arms Court and Josiah Chowning Way.
- The Grounds Committee will be seeking bids for the snow removal contract for next winter.

Welcome Committee

- The Board discussed making revisions to the forms completed when each residence meets with the Welcome Committee. The community directory on the Association’s website will also be updated and will no longer include phone numbers or email addresses of residents.

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.

Finance Committee

- The Finance Committee made a recommendation to invest in \$100,000 of the Reserve fund in CDs with staggered terms. The committee will be seeking additional investment options that yield a higher return than CD rates.

****OLD BUSINESS****

The Board reviewed the following:

- Maintenance requests:
 - 1737 WBD-wood around door needs to be repaired and water leaking in through the right side of the front door - completed.
 - 1732 JCW-repair/replace buckled siding near exterior faucet-completed
 - 1764 PRC-replace damaged siding at lower right rear side- completed
 - 1774 WBD-repair/replace area of loose/lifting siding at rear side- completed

- 1757 KAD-replace loose/separated siding lower right front side- needs follow-up
- 1770 PRC-replace missing siding- completed

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Maintenance Requests:
 - 1776 WBD – cracks in siding and shed doors needs to be painted.

Several unit owners have expressed concerns about lighting in and around the development. Unit owners may not install additional light fixtures on the exteriors of their units, without prior approval from the Board of Directors. **Any alteration to the exterior of a unit must be requested in writing and approved using the “Architectural Change Request” form, which can be downloaded from the association website at www.hrhoa17070.com.**

****IMPORTANT REMINDERS****

- 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.
- 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.