

The Fourth Estate

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

February 2017

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

ASSETS

Checking/Savings	
First National Bank – Checking Account	4,805.24
Members 1 st -Contingency Fund Savings Acct	14,254.34
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,287.35
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$27,352.98
Accounts Receivable	\$7,830.64
Other Current Assets	
Allowance for Bad Debt	0.54

TOTAL CURRENT ASSETS **\$35,184.16**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	246.84
Long Term Liabilities-Security Deposits	8,287.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>6,986.16</u>
TOTAL LIABILITIES & EQUITY	\$35,184.16

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending January 2017.

ASSETS

Checking/Savings	
Belco-Certificate of Deposit	\$50,486.66
Belco-Savings Acct	5.42
Members 1 st -Certificate of Deposit	50,676.87
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	193,033.03
Members 1 st -Savings Acct	<u>55.47</u>
TOTAL CHECKING/SAVINGS	\$294,262.55

Accounts Receivable	\$5000.00
TOTAL CURRENT ASSETS	\$299,262.55
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LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>3,983.14</u>
TOTAL LIABILITIES & EQUITY	\$299,262.55

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 contacting 3 of the companies that submitted bids to ask for more information and an updated bid. 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.
- The Board will be reviewing the parking rules and revising them for clarification. The Board will also be looking in to some NO PARKING signs to be placed in those areas that parking is restricted.

Grounds Committee

- A proposal from Good's Tree Service is pending to replace some trees that had to be removed. The committee will be calling to get some price comparisons before acting on the proposal from Good's.
- HCS Landscaping will be reseeding areas throughout the HOA where the use of the riding mowers has left the ground bare.
- A proposal has been accepted from Good's Tree Service to spray the azaleas and rhododendrons for disease prevention and the Cherry and Crabapple trees for webworm. The spraying will be done in the fall.

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. Another CD, which has already matured will be reinvested in to a new CD.

Welcome Committee

- The Welcome Committee would like to welcome Caleb Horchler and Abigail Palmatier to 1714 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

The Board continues to receive complaints about trash cans being left at the curbs beyond the time allowed in the Rules and Regulations. In an effort to address this, the board is considering an addition to the rules that all trash cans be labeled with the unit number for better identification of those not adhering to the rules. This endeavor will also help identify the proper owner of cans that get blown around in high winds. The Board will be reaching out to some volunteer groups to assist with labeling the trash cans at no cost to the home owners.

****REMINDER OF THE MONTH****

Non-compliance to the Rules and Regulations takes up a considerable portion of the Board Meeting Agendas. With a number of other projects pending and maintenance requests to attend to, the Board appreciates those home owners and tenants who continue to adhere to the rules of our community. Those home owners and tenants who do not follow the rules should be reminded that the Board can and will take action in the form of letters, hearing and even fines levied for violations.

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.