

# THE FOURTH ESTATE



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A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2011 Volume 19 - # 3

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The Board of Directors conducted their monthly meeting on Tuesday, March 8, 2011. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

Meetings are held the 2<sup>nd</sup> Tuesday of the month at 7 PM in the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill

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## \*\*\* FINANCIAL REPORT \*\*\*

*There was no report this month. The February & March reports will appear in the April newsletter.*

## \*\*\* COMMITTEE REPORTS\*\*\*

### Architectural Review Committee:

No report.

*NOTE: Last month's newsletter indicated that Tim Cox would be notified of the eight pending maintenance requests. The contractor is Tim Daniels, not Tim Cox. Change was made online.*

### Grounds Committee:

The Association President reported that a storm drain on Weatherburn Drive was repaired last month.

A representative from HCS Lawn Care and Landscaping, our new grounds contractor, will start their Spring clean-up in Hunter's Ridge this month.

### Welcome Committee:

Committee members visited two new unit owners on Weatherburn Drive. A current directory of unit owners & tenants can be found at the Association's website, [www.hrhoa17070.com](http://www.hrhoa17070.com)

The Board noted that new unit owners and tenants need to become familiar with Hunters Ridge Homeowners' Association (HRHOA) Bylaws, especially those related to window coverings. Letters will be sent to current unit owners and residents who have colored or patterned curtains or drapes at the windows.

### Newsletter Committee:

Links to the Association's newsletters, Covenants/Bylaws, financial reports, community directory, architectural changes & maintenance request forms, as well as a "Contact Us" link, can be accessed at [www.hrhoa17070.com](http://www.hrhoa17070.com)

**NOTE:** Unit owners or tenants who do not have access to a computer to review the monthly newsletter & other documents should contact Toddy Holt at 774-8917 to request that a printed copy be delivered to the unit.

## \*\*\* BYLAWS COMMITTEE\*\*\*

The Committee will be reviewing and approving a rough draft of suggested revisions.

## \*\*\* FINANCE COMMITTEE\*\*\*

Automatic payments to the Vanguard Admiral and Intermediate Funds investment accounts will be drafted from the Association's Reserve money market account each month.

## \*\*\* OLD BUSINESS\*\*\*

A lien has been placed on a home whose owner is delinquent in paying the monthly Association dues and for non-payment of the 2010 Special Assessment for the previous season's snow removal.

## \*\*\* NEW BUSINESS\*\*\*

There will settlement on two units this month.

The Board received two additional maintenance requests. A Board member will be checking with the Township regarding any codes related to the height of entry steps.

Marian Rohm will be leaving her position as the Secretary for HRHOA since her unit was sold. The Board thanked for her years of work on several Committees and most recently as a Board member.

## \*\*\* REMINDERS \*\*\*

Requests for concrete repairs are being reviewed. These requests will be combined into one proposal before seeking bids.

**NOTICE:** It is important that the Association has a phone number at which to reach you in the event of an emergency (e.g., broken water pipe, etc.) at your unit when you are not home. Please forward that number to Heather Doyle, the Assistant Secretary.