

# THE FOURTH ESTATE

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

**MARCH, 2013**

The Board of Directors conducted their monthly Association meeting on Tuesday, March 12, 2013. 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 Monday, April 8, 2013 beginning at 7:00 pm at 1405 Harwich Ct., New Cumberland.*

## **Financial Report:**

The Treasurer was on vacation so no reports were filed.

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

### **Architectural Review Committee**

- The Board received Architectural Change Requests for sliding glass door and window replacements.
- The Board also further discussed the three proposals it received for paving the Associations streets. The approval should come at the April meeting and paving should commence within 6-weeks.
  - The Association will notify owners/tenants in advance via the web-site, e-mails and notes on your door as to the date(s) paving will occur.
  - Owners/tenants will need to have cars removed from the Associations streets before 6am the day of paving. Depending on weather temperatures, we may/may not be able to park on the Association streets that evening.
  - **Cars that are NOT removed from the Associations streets will be towed at the owner's expense.** The Association will not be responsible for any expenses due to the removal of any vehicles/items from the streets.
- The Board approved the use of Simonton 5050 Tan series windows (in addition to the other approved windows). The windows can be purchased through Tim Daniels or Kohl's. See the web-site for further information.

### **Grounds Committee**

- The Grounds Committee met with the township to determine who is responsible for the trees that are overhanging the back grass area on Josiah Chowning Way. The Committee will further discuss this with Haubert homes to determine ownership of the trees.
- Grass will be replanted in the front of 1714 JCW by the end of the month, if the weather permits.
- HCS plans to mulch the grounds the end of March, if the weather permits.

### **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" links can be accessed at [www.hrhoa17070.com](http://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**

One of the CD's matures on March 12<sup>th</sup> in the amount of \$50,324.23. The Finance Committee is reviewing options for the matured funds.

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

There are four (4) units currently for sale.

The Board reviewed the following:

- Completed maintenance requests
- Non-compliance issues
- Waiting on additional prices for trash can enclosures

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

The Board reviewed the following:

- Architectural Change Requests
- Non-compliance issues
- Possible purchase of a power washer
- Two lawyers from Steven Howell to Johnson, Duffie, Stewart & Weidner

### **\*\*Important Reminders\*\***

**If you receive the trash haulers that the township is offering, they must be stored in an approved trash enclosure.**

### **Section 8 of the Rules and Regulations...**

"Patios, front entry stoops, and decks shall not be used as storage areas. No patio, front entry stoop, or deck shall be altered in any way without the prior written consent of the Board. The following articles are permissible on a patio or deck: grills, patio furniture and accessories, planters, and hose reels/carts...tarps, plastic sheeting, blankets, etc. are not acceptable as appropriate covers."

### **Section 35 of the Rules and Regulations...**

United owners will be notified by the Board, in writing, of noncompliance with the terms of the Declaration, the Bylaws, and the Rules and Regulations. Failure by unit owners to take corrective action will result in the following progressive steps:

1. Attendance at a hearing before the Board
2. Imposition of a fine.
3. Revocation of parking privileges and, if necessary, towing of vehicle(s) from the Property at the unit owner's sole risk and expense.
4. The Association also may initiate legal action against unit owners, if necessary.