

THE FOURTH ESTATE

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

APRIL, 2013

The Board of Directors conducted their monthly Association meeting on Monday, April 8, 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 Tuesday, May 14, 2013 beginning 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 months ending February and March 2013.

ASSETS	February 2013	March 2013
Checking/Savings		
Fulton Bank-Checking Account	11,638.18	18,049.29
Members 1 st -Contingency Fund Savings Acct	6,519.72	6,769.00
Members 1 st -Security Deposit Checking Acct	1.05	1.05
Members 1 st -Security Deposits MM Acct	7,335.18	7,335.80
Members 1 st -General Savings Acct	<u>5.00</u>	<u>5.00</u>
Total Checking/Savings	25,499.13	32,160.14
Accounts Receivable	19,908.08	19,518.08
Other Current Assets		
203-Allowance for Bad Debt	(8,000.00)	(11,755.00)
Undeposited Funds	<u>150.00</u>	<u>416.00</u>
Total Other Current Assets	(7,850.00)	(11,339.00)
TOTAL CURRENT ASSETS	37,557.21	40,339.22
LIABILITIES & EQUITY		
Current Liabilities		
Accounts Payable		
Payroll Liabilities	422.08	633.12
Long Term Liabilities (Security Deposits)	7,334.00	7,334.00
Equity-Retained Earnings	20,011.24	16,256.24
Equity-New Income	<u>0</u>	<u>16,115.86</u>
TOTAL LIABILITIES & EQUITY	37,557.21	40,339.22

The Association's Treasurer filed the following **Reserve Fund Account** reports for the months ending February and March 2013.

ASSETS	February 2013	March 2013
Checking/Savings		
Members 1 st -Checking	0.55	0.55
Members 1 st -Money Market Acct	112,951.47	167,022.65
Members 1 st -Savings Acct	53.97	53.97
Members 1 st -CD #45	50,355.11	Matured & deposited in Member 1 st MM acct
Members 1 st -CD #47	<u>25,063.27</u>	<u>25,077.11</u>
TOTAL CHECKING/SAVINGS	188,424.37	192,154.28
Accounts Receivable	1,525.62	1,620.10
Other Current Assets		
Vanguard 500 Index Fund	17,603.50	18,302.28
Vanguard Interim Term Fund	5,219.74	5,276.25
Vanguard Short Term Fund	<u>4,678.16</u>	<u>4,736.00</u>
TOTAL OTHER CURRENT ASSETS	27,501.40	28,314.53
TOTAL CURRENT ASSETS	217,451.39	222,088.91
LIABILITIES & EQUITY		
Opening Balance Equity	43,504.30	43,504.30
Retained Earnings	164,606.46	164,606.46
Net Income	<u>9,340.63</u>	<u>13,978.15</u>
TOTAL LIABILITIES & EQUITY	217,451.39	222,088.91

The Treasurer reported paying salaries, storage unit rental, taxes, PPL (street lights), safety deposit box fee, Goods Tree Service, Walters Construction, Recorder of Deeds, State Farm, software and transferred the funds from a matured CD into the Money Market Account. The Treasurer also reported that four units are for sale and one recently sold in the Association.

COMMITTEE REPORTS

Architectural Review Committee

- The Board received an Architectural Change Request for a storm/screen door.
- Parvin Paving & Sealing will begin paving the Associations streets April 22nd, beginning with Kings Arms Court.
 - The Association notified owners/tenants via e-mail regarding the dates of paving and notes will be placed on your door two weeks in advance of paving on your street.
 - Owners/tenants will need to have cars removed from the Associations streets before 8am on Monday the week your street will be repaved. Prepare to NOT be able to park on your street until the end of the week that paving commences.
 - **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.
 - **See IMPORTANT REMINDERS at the end of this document for more details.**

Grounds Committee

- The Grounds Committee sent a letter to Haubert Homes to ask them to trim the trees that are overhanging the back grass area on Josiah Chowning Way.

Welcome Committee

- The Welcome Committee visited a new unit owner, Franziska Valerio at 1786 Weatherburn Drive.

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.

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 at Member 1st matured on March 12th in the amount of \$50,324.23 and was placed in the Members 1st Money Market Account. After the paving is complete and the invoices have been paid for the paving and line painting, any remaining money will be discussed for investment at that time.

****OLD BUSINESS****

There are four (4) units currently for sale and one (1) unit on Weatherburn recently sold.

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 Request
- Maintenance Requests
- Non-compliance issues
- The Board authorized the purchase of a power washer for anyone in the Association to use. Please contact a Board Member to reserve use of the power washer.

****Important Reminders****

Large Trash Bins provided by York Waste Disposal

If you receive the trash haulers that the township is offering, they must be stored in an approved trash enclosure; they cannot be stored on your patio/deck. The Board is obtaining bids on the cost of trash can enclosures. If you need a trash can enclosure, please complete an Architectural Change Request.

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.

Street Paving (April 22-May 17)

Parvin Paving & Sealing will begin on April 22nd on Kings Arms Court at 8 AM.

Kings Arms Court – April 22-26

Weatherburn Drive – April 29- May 3

Peyton Randolph Court – May 6-10

Josiah Chowning Way – May 13-17

- The schedule for each street to begin on consecutive Mondays; consists of prep work the first two days with paving to commence on the third day weather permitting.
- **Your vehicle(s) must be removed before 8 am the week of paving. If your vehicle(s) is not removed, it will be towed at your cost!**
- Please park only in Visitor spots on other HOA streets, or on Capitol View Drive on the side of the street closest to our development during the week of paving. Until the work is completed and permission is granted by the paving company, please refrain from driving and/or parking on the streets during this project. **You should expect to park in an alternative location Monday through Friday.** We also ask you not walk on any part of the parking areas. The workers will be operating heavy equipment, which could put pedestrians at risk.
- Repainting of parking spaces and numbers will occur. Please remember to honor the parking assignments.
- Coulson's Towing – 717.766.1737
 - \$250 towing fee
 - \$45 a day impound fee (lot in Dillsburg)
 - \$150 if owner catches the tow truck before removing vehicle
 - \$65 gate fee after hours
- You may deposit your trash in a bag and place at the entrance to your street on Capital View Drive or on the curb of the closest Cul de Sac the Monday of your street paving.
- Vendors-Unit owners should make arrangements with any vendors you have made appointments with during the weeks of scheduled paving (contracts, furniture delivery, appliance delivery, etc.). The Board will contact vendors the HOA deals with directly.