

THE FOURTH ESTATE

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

APRIL 2016

The Board of Directors conducted their monthly Association meeting on Tuesday, April 12, 2016. 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 Monday, May 16, 2016 at 7:00 pm at the 1405 Harwich Ct, The Heights, New Cumberland.*

Financial Report:

The Association's Treasurer filed the following financial report for the month ending March 2016.

ASSETS

Checking/Savings	
Metro Bank – Checking Account	5,638.16
Members 1 st -Contingency Fund Savings Acct	8,462.29
Members 1 st - Checking	143.05
Members 1 st -Money Market	8,041.01
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$22,289.51
Accounts Receivable	\$6,895.89
Other Current Assets	
Allowance for Bad Debt	0.54

TOTAL CURRENT ASSETS **\$29,185.94**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	0.00
Payroll Liabilities	718.56
Long Term Liabilities-Security Deposits	8,040.00
Equity-Retained Earnings	18,797.48
Equity-Net Income	<u>1,629.90</u>
TOTAL LIABILITIES & EQUITY	\$29,185.94

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending February 2016.

RESERVE FUND

ASSETS

Checking/Savings	
Belco-Certificate of Deposit	50,150.63
Belco-Savings Acct	5.42
Members 1 st -Certificate of Deposit	25,044.38
Members 1 st -Certificate of Deposit	50,253.97
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	110,745.13
Members 1 st -Savings Acct	<u>55.47</u>

TOTAL CHECKING/SAVINGS	236,260.10
TOTAL CURRENT ASSETS	\$236,260.10
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	196,008.32
Net Income	<u>-3,252.52</u>
TOTAL LIABILITIES & EQUITY	\$236,260.10

****COMMITTEE REPORTS****

Architectural Review Committee

- The Board has requested bid proposals from four contractors for painting, caulking, or repairing wood trim on all units, as recommended by the Yingst Engineers, Inc. study. Four vendors are being considered for their bids on the work. Proposals are still pending so the matter was tabled for the next meeting.
- The Board is beginning to collect proposals for power washing the siding on the units. With some proposals pending the matter was tabled for the next meeting.
- A proposal from Bob Sheetz Roofing was approved to repair the leak at the chimney at 1727 WBD.
- Full Blast Powerwashing will begin work on Tuesday, May 31st and finish approximately on Tuesday, June 7th throughout the HOA. The will be washing the siding of buildings. In order to have this maintenance completed, the company will need to use the water located at each unit. If you are interested in having your patio washed, it will cost \$10. You will need to contact Full Blast at 717.961.5477. Payment will be made directly to Full Blast. Please note: the HOA does have a power washer all residents may borrow. Please contact a member of the Board to borrow the power washer.
- Cumberland Masonry has been contacted regarding the damage to curbs and storm drain grates and from the snow removal. Much of the damage has been repaired but there are still a few areas of concern.
- REMINDER: Permission to replace windows, doors, and other architectural changes must be processed through the Association via the application form found on the website. Failure to follow procedures or failure to install the approved replacements will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.

Grounds Committee

- Goods Tree Service will be coming to remove some felled trees and grind down the stumps. Landscaping and mowing will begin once the trees are removed.

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.

Finance Committee

- No updates at this time.

Bylaws Committee

- No updates at this time.

Welcome Committee

- The Board would like to welcome Alisha and Amanda Sullivan as the new residents of 1737 Weatherburn Dr.

****OLD BUSINESS****

The Board has been notified that 1735 WBD is now for sale.

The Board reviewed outstanding maintenance requests and prior compliance issues.

- Maintenance requests. The Board will be contacting contractors and/or unit owners to address all requests.
 - 1736 JCW - back siding bubbled – Tim Daniels contacted
 - 1709 PRC - cracked cement below storage door outside – Cumberland Masonry contacted for bid
 - 1776 WBD - Rear shed door frame needs painting and the frame needs replaced-part of bid for HOA painting
 - 1772 PRC – holes where fence was removed – Prism Vinyl has been contacted and work is pending
 - 1753 WBD – patio cracking and chipping – Cumberland Masonry completed work
 - 1722 JCW – stoop is leaning to one side – Cumberland Masonry to be contacted

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests:
 - 1745 PRC – patio concrete sealant peeling
- Maintenance requests:
 - 1746 PRC – storm door approval
 - 1732 and 1712 JCW – loose flashing – Tim Daniels to be contacted
 - 1755 WBD – siding is bubbled, door frame needs painted/replaced, sidewalk leading to the door is a trip hazard – Tim Daniels to be contacted.
 - 1730 JCW – wood frame of front door has settled – Tim Daniels to be contacted
- Complaints have been made regarding trash bins being left in the parking spaces after trash pick-up. Since the township contracts for trash removal, not the HOA, complaints should be directed to the township or directly to Penn Waste.

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

- REMINDER: Permission to replace windows and doors must be processed through the Association via the application form found on the website - www.hrhoa17070.com. Failure to follow procedures

or failure to install the correct door/window will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.

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.