

The Fourth Estate

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

April 2017

The Board of Directors conducted their monthly board meeting on Tuesday, April 11, 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, May 9, 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 March 2017.

ASSETS

Checking/Savings	
First National Bank – Checking Account	10,056.40
Members 1 st -Contingency Fund Savings Acct	14,765.51
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,178.01
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$33,005.97
Accounts Receivable	\$7,598.64
Other Current Assets	
Allowance for Bad Debt	0.54

TOTAL CURRENT ASSETS **\$40,605.15**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	740.54
Long Term Liabilities-Security Deposits	8,177.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>12,023.45</u>
TOTAL LIABILITIES & EQUITY	\$40,605.15

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

ASSETS

Checking/Savings	
Belco-Certificate of Deposit	\$50,568.31
Belco-Savings Acct	5.42
FNB-Certificate of Deposit	25,000.00
Members 1 st -Certificate of Deposit	50,758.82
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	150,819.37

Members 1 st -Savings Acct	55.47
Members 1 st -Certificate of Deposit	<u>25,038.56</u>
TOTAL CHECKING/SAVINGS	\$302,251.05
Accounts Receivable	\$5,000.00
TOTAL CURRENT ASSETS	\$307,251.05
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>11,971.64</u>
TOTAL LIABILITIES & EQUITY	\$307,251.05

****COMMITTEE REPORTS****

Architectural Review Committee

- The Board has approved a proposal from University Painters to do the painting work around the community. A contract is pending review of references.
- The Board reviewed the parking rules and revised 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.
- NO LANDSCAPING signs will be reviewed for homeowners who wish to purchase them for area where they do not wish to have mulch or trimming done.

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.

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

- No news at this time.

Welcome Committee

- The two units previously for sale have gone to settlement and the owners will be contacted by the committee for a visit.

Insurance Committee

- The Insurance Committee continues to gather information on home owner insurance compliance and will be addressing issues with those owners who are noncompliant via a letter in the mail. Many owners do not seem to have the required Loss Assessment coverage needed and could be facing fines from the HOA for non-compliance.

****OLD BUSINESS****

The Board continues to research some community service groups to come in and paint unit numbers on trash cans to address the ongoing problem of trash cans being left at the curb beyond trash day. It is our hope to have something in place so that we can begin the project when the spring weather finally arrives.

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.

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

With Spring in the air and the efforts to spruce up the painting in the neighborhood, the Board would like to remind homeowners that a power washer is available for your use to clean back patios. Please contact a board member with any requests to borrow it.

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.