

THE FOURTH ESTATE

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

APRIL 2018

The Board of Directors conducted their monthly board meeting on Tuesday April 10, 2018. 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 8, 2018, 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 2018.

ASSETS

Checking/Savings	
First National Bank – Checking Account	6,181.00
Members 1 st -Contingency Fund Savings Acct	10,826.23
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,379.71
Members 1 st -General Savings Acct	5.00
Total Checking/Savings	\$25,392.99

Accounts Receivable **\$3,721.64**

TOTAL CURRENT ASSETS **\$29,114.63**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	798.14
Long Term Liabilities-Security Deposits	8,378.00
Equity-Retained Earnings	9,770.38
Equity-Net Income	5,168.11
TOTAL LIABILITIES & EQUITY	\$29,114.63

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending March 2018.

ASSETS

Checking/Savings	
Belco-Certificate of Deposit 11 mo	\$25,111.22
Belco-Certificate of Deposit 18 mo	25,111.22
Belco-Certificate of Deposit 21 mo	51,076.38
Belco-Savings Acct	15.42
FNB-Certificate of Deposit	20,172.80
FNB-Certificate of Deposit	25,337.50
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	95,122.76
Members 1 st -Savings Acct	55.47

Members 1 st -Certificate of Deposit 1	25,376.14
Members 1 st -Certificate of Deposit 2	25,283.35
Members 1 st -Certificate of Deposit 3	15,112.79
Members 1 st -Certificate of Deposit 4	30,146.78
Members 1 st -Certificate of Deposit 5	10,067.47
TOTAL CHECKING/SAVINGS	\$347,994.40
Accounts Receivable	\$5,000.00
TOTAL CURRENT ASSETS	\$352,994.40
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LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	297,162.73
Net Income	12,327.37
TOTAL LIABILITIES & EQUITY	\$352,994.40

****COMMITTEE REPORTS****

Architectural Review Committee

- The consensus from some residents on WBD is to allow parking along the long side of the island. The HOA will try to get some information from a couple of companies about painting lines for specified visitor parking. Violations of the parking rules still continue to be an issue around the development and the board is reaching out to different towing companies to partner with in response to those violations.
- BBEC will not be able to replace the broken street light on PRC with an exact match. A similar replacement has been approved and BBEC will begin the process for replacement.

Grounds Committee

- The additional reseeded requested by the HOA last year was tabled due to a lack of funds. That work has been included in the 2018 budget and some of that work has already begun. There are still areas on the list to be addressed so please be patient as we work with the landscapers to address all of the areas of concern.
- There were some trees removed in 2017 and the planting of replacements was tabled for the 2018 budget. The board is working with Good's Tree Service to gather a list of trees that will be uniform to our neighborhood but within a reasonable price point.

Newsletter Committee

- The board encourages unit owners to contact the board if there are any special requests or offers that may be suitable for the newsletter.

Finance Committee

- 2 CD's will be reinvested upon maturing. Interest earned will be deposited in to the Money Market account.

Welcome Committee

No updates.

Insurance Committee

- The Insurance Committee continues to gather information on home owner insurance compliance and they will be meeting with the treasurer on any fines accrued for homeowners not in

compliance. Expect to see those fines on your statements if you have not obtained the necessary insurance.

****OLD BUSINESS****

The Board reviewed outstanding maintenance requests and prior compliance issues.

The Board has been notified that there are several properties that will be going up for sale. They include:

1753 WBD

1772 PRC – sale pending

1710 JCW – sale pending

1712 JCW – sale pending

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests:
- Maintenance requests.

****REMINDERS OF THE MONTH****

It is that time of year for the Board to begin a list of concrete work to be evaluated for repair/replacement. If you have anything to add to our list please email the Board so we can be sure to include it.

Join our group on Facebook to keep up to date with events and notices!

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.