

# THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2012 Volume 20 - # 5

The monthly meeting of the Hunters Ridge Homeowners Association was held on Tuesday, May 8, 2012. Agenda items discussed and actions taken, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

**Monthly meetings are held at 7 PM on the 2<sup>nd</sup> Tuesday of each month from January through October in the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill**

## \*\*\* FINANCIAL REPORT \*\*\*

The Association's Treasurer filed the following report for **Hunters' Ridge Homeowners Association** for the month ending April 30, 2012:

### ASSETS

Checking/Savings	
Fulton Bank - Checking Account	= \$ 10,335.75
Members 1 <sup>st</sup> - Contingency Fund Savings Acct	= 3,998.94
Members 1 <sup>st</sup> - Security Deposits MM Acct	= 7,309.63
Members 1 <sup>st</sup> - General Savings Acct	= 5.00
Members 1 <sup>st</sup> - Security Deposit Checking Acc t	= 1.05
Accounts Receivable	= 18,066.29
203 - Allowance for Bad Debt	= - 8,000.00
Undeposited Funds	= 200.00
<b>Total Current Assets</b>	<b>= \$ 31,916.66</b>

### LIABILITIES & EQUITY

Current Liabilities	
Payroll Liabilities	= \$ 216.46
Long Term Liabilities - Security Deposits	= 7,304.00
Equity - Retained Earnings	= 13,912.06
- Net Income	= 10,484.14
<b>Total Liabilities &amp; Equity</b>	<b>= \$ 31,916.66</b>

She filed the following report for **Hunters' Ridge HOA Reserve Fund** for the month ending March 31, 2012:

### ASSETS

Checking/Savings	
Members 1 <sup>st</sup> - Checking	= \$ 0.55
Members 1 <sup>st</sup> - Money Market Account	= 39,574.45
Members 1 <sup>st</sup> - CD # 44	= 25,045.50
Members 1 <sup>st</sup> - CD # 45	= 50,020.82
Members 1 <sup>st</sup> - CD # 53	= 25,610.30
Members 1 <sup>st</sup> - Savings Account	= 53.87
<b>Total Checking/Savings</b>	<b>= \$ 140,305.49</b>

Accounts Receivable	= \$ 1,258.28
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### Other Current Assets

Intermediate Term Investment Fund	= \$ 4,462.79
Short Term Investment Fund	= 4,058.05
Vanguard Admiral Fund	= 14,974.40
<b>Total Current Assets</b>	<b>= \$ 165,059.01</b>

### Liabilities & Equity

Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 104,229.40
Net Income	= 17,325.31
<b>Total Equity</b>	<b>= \$ 165,059.01</b>

The Treasurer noted that to-date the 2012 budget is generally as projected. Although some line items currently are slightly over budget that is related to when funds were apportioned and eventually will be on target.

The following bills were paid: Padden & Guerrini (photocopies), Full Blast Power Washing (power washing), HCS Lawn Care (mowing), Cumberland Masonry (concrete repairs), etc. The usual monthly transfer of funds, including to the Vanguard Fund, also were made.

The Treasurer also reported that a \$25,229.73 CD matured. Additional funds were transferred from the Reserve Fund and added to this money to purchase a new 11 month \$50,000 CD.

Accountants noted that the Association still owes \$10,388 to the Reserve Fund and the \$8,000 in bad debt is still owed to the Association

***ANOTHER REMINDER!!*** *Those Unit owners or tenants who make on-line payments and who have not sent their 2012 Maintenance Fee Coupon Book are asked to send the coupon book the Association's Treasurer, Katie Gipple. Her address is 1405 Harwich Court, New Cumberland, PA 17070.*

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

### Architectural Review Committee:

Cumberland Masonry completed identified concrete repairs and Full Blast Power Washing cleaned all designated units.

A number of unit owners are replacing windows and having storm doors added. Unit owners are asked to check the Association's web site, [www.hrhoa17070.com](http://www.hrhoa17070.com), for approved contractors and replacement items. There currently are five (5) approved vendors for door and window replacements.

### **Grounds Committee:**

The Association is still working with officials from Allen Township officials issue regarding the hole in the parking divider island between 1769 & 1771 Kings Arms Court.

Jeannie Schappell, Chairperson of the Committee, is working with the lawn care contractors regarding replacements of dead and dying shrubs throughout the development and bulb replacements on Josiah Chowning Way.

The Board will be renewing the snow removal contract with Cumberland Masonry.

A portion of the tree in front of 1786 Weatherburn Drive was removed.

### **Welcome Committee:**

Please welcome the following new unit owners to Hunters Ridge:

Robert & Kristina Kreiser  
1739 Weatherburn Drive

Board members made several suggestions in wording for the proposed checklist to be used by Committee members when visiting new unit owners or tenants.

### **Newsletter Committee:**

Links to the Association's newsletters, Covenants/Bylaws, financial reports, community directory, architectural changes & maintenance request forms, as well as a "Contact Us" link, can be accessed at [www.hrhoa17070.com](http://www.hrhoa17070.com)

**NOTE:** Unit owners or tenants who do not have access to a computer to review the monthly newsletter & other documents should contact Toddy Holt at 774-8917 to request that a printed copy be delivered to the unit.

### **\*\*\* BYLAWS COMMITTEE\*\*\***

Board members continue to work with the Association's attorney regarding revisions related to loss assessment coverage and the Association as an additional interest on the declaration page of the homeowner's insurance policy. When final wording is approved this information will be distributed to unit owners.

### **\*\*\* FINANCE COMMITTEE\*\*\***

A \$25,610 CD soon will mature. The money will temporarily be placed in the Money Market Account until it is reinvested. Board members will meet with a financial advisor from Members First to discuss options. CDs are invested at staggered dates to allow for more convenient access as needed.

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

A rental lease request was denied for failure to comply with pet requirements.

Previous maintenance requests have been addressed.

There are two units for sale on Weatherburn Drive and one on Josiah Chowning Way.

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

The Board received a maintenance request from an owner on Peyton Randolph Court regarding loose screws on a deck rail board. Charlie Walters will be contacted.