

THE FOURTH ESTATE

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

MAY, 2013

The Board of Directors conducted their monthly Association meeting on Tuesday, May 14, 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, June 11, 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 month ending April 2013.

ASSETS	April 2013
Checking/Savings	
Fulton Bank-Checking Account	\$14,930.22
Members 1 st -Contingency Fund Savings Acct	7,018.29
Members 1 st -Security Deposit Checking Acct	1.05
Members 1 st -Security Deposits MM Acct	7,336.51
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$29,291.07
Accounts Receivable	21,874.97
Other Current Assets	
203-Allowance for Bad Debt	<u>(11,755.00)</u>
Total Other Current Assets	(11,755.00)
TOTAL CURRENT ASSETS	\$39,411.04
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LIABILITIES & EQUITY	
Current Liabilities	
Accounts Payable	0
Payroll Liabilities	228.74
Long Term Liabilities	7,336.00
Equity-Retained Earnings	16,256.24
Equity-New Income	<u>15,590.06</u>
TOTAL LIABILITIES & EQUITY	\$39,411.04

The Association's Treasurer filed the following **Reserve Fund Account** reports for the month ending April 2013.

RESERVE FUND

ASSETS	April 2013
Checking/Savings	
Members 1 st -Checking	0.55
Members 1 st -Money Market Acct	171,867.80
Members 1 st -Savings Acct	53.97
Members 1 st -CD #47	<u>25,090.51</u>
TOTAL CHECKING/SAVINGS	197,012.83
 Accounts Receivable	 1,714.58
 Other Current Assets	
Vanguard 500 Index Fund	18,754.64
Vanguard Interm Term Fund	5,391.61
Vanguard Short Term Fund	<u>4,801.29</u>
TOTAL OTHER CURRENT ASSETS	28,947.54
 TOTAL CURRENT ASSETS	 227,674.95
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	164,606.46
Net Income	<u>19,564.19</u>
TOTAL LIABILITIES & EQUITY	227,674.95

The Treasurer reported paying the following: salaries, storage unit rental, taxes, PPL (street lights), Tim Daniels, liability insurance, HCS Landscaping, Law Offices of Johnson & Duffie, software and the power washer.

Also, the Treasurer reported that three units are for sale in the development; two on Josiah Chowning Way and one on Peyton Randolph Court.

****COMMITTEE REPORTS****

Architectural Review Committee

- The Board would like to thank everyone for complying with the parking request during the street paving.
- If anyone needs concrete repairs, please complete a Maintenance Request Form and provide it to a Board member by June 10, 2013. A list of concrete repairs will be compiled and a vendor will be contacted this summer to complete the repairs. The following repairs have already been added to the list:
 - Weatherburn Drive-1727
 - Peyton Randolph Ct-1748, 1766

- The Rules and Regulations of the Association are being reviewed to determine how the **TOWNSHIP** issued trash cans can be stored on the rear patio. Until the Association makes this determination, the **TOWNSHIP issued trash cans** can be stored on your REAR patio without violations or warning letters being issued. No other trash cans are permitted on the rear patios (unless you already have a trash can enclosure) and no trash cans are permitted on the front patios.

Grounds Committee

- The Grounds Committee is waiting reply from Haubert Homes on the overhanging trees at the back of Josiah Chowning Way.
- Landscaping of the central area on Weatherburn Drive will be assessed after the paving project is complete.
- Grass seed was replanted at 1714 Josiah Chowning Way
- BBEC was called for a light issue on Josiah Chowning Way.

Welcome Committee

No updates.

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" lin, 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

No updates; they will meet after the paving is complete.

****OLD BUSINESS****

The Board reviewed the following:

- Maintenance requests
 - 1759 KAC-dead tree removed; forsythia bushes okayed
 - 1703 PRC-deck work completed
 - 1765 KAC-depression is natural; checking with HCS about cost to fill and plant grass seed
 - 1728 JCW-molding; obtaining price for repair
 - 1727 WBD-patio repair; on the list when a vendor is selected
 - 1766 PRC-concrete work; on list when a vendor is selected
- Non-compliance issues
- Waiting on additional prices for trash can enclosures; until a procedure is in place, you are permitted to leave the **TOWNSHIP issued trash cans** on your REAR patio without violations or warning letters being issued.

****NEW BUSINESS****

The Board reviewed the following:

- Maintenance Request
- Checking the storage locker for replacement lights on the front of the units.