

# THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2011 Volume 19 - # 6

The Board of Directors conducted their monthly meeting on Tuesday, June 14, 2011. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

Meetings are held at 7 PM on the 2<sup>nd</sup> Tuesday of each month in the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill

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

The Association's Treasurer filed the following report for the **Hunters' Ridge Homeowners Association** for the month ending May 31, 2011:

### ASSETS

#### Checking/Savings

Fulton Bank - Checking Account	=	\$ 5,762.84
Members 1 <sup>st</sup> - Contingency Fund Savings Acct	=	1,275.56
Members 1 <sup>st</sup> - Security Deposits MM Acct	=	7,006.93
Members 1 <sup>st</sup> - General Savings Acct	=	5.00
Members 1 <sup>st</sup> - Security Deposit Savings Acct	=	1.05
Accounts Receivable	=	<u>13,868.90</u>
<b>Total Current Assets</b>	=	<b>\$ 14,051.38</b>

### LIABILITIES & EQUITY

Payroll Liabilities	=	\$ 415.46
Long Term Liabilities - Security Deposits	=	7,004.00
Equity - Retained Earnings	=	21,056.39
- Net Income	=	<u>596.43</u>
<b>Total Liabilities &amp; Equity</b>	=	<b>\$ 29,072.28</b>

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending May 31, 2011:

### ASSETS

#### Checking/Savings

Members 1 <sup>st</sup> - Money Market Account	=	\$ 64,943.50
Members 1 <sup>st</sup> - CD # 42	=	25,014.38
Members 1 <sup>st</sup> - CD # 43	=	25,007.19
Members 1 <sup>st</sup> - CD # 53	=	25,251.08
Members 1 <sup>st</sup> - Savings Account	=	<u>53.35</u>
<b>Total Checking/Savings</b>	=	<b>\$ 140,269.50</b>

#### Other Current Assets

Intermediate Term Investment Fund	=	\$ 3,623.18
Short Term Investment Fund	=	3,426.12
Vanguard Admiral Fund	=	<u>12,821.23</u>
<b>Total Current Assets</b>	=	<b>\$ 160,140.03</b>

### Liabilities & Equity

Opening Balance Equity	=	\$ 43,504.30
Retained Earnings	=	89,851.80
Net Income	=	<u>26,783.93</u>
<b>Total Equity</b>	=	<b>\$ 160,140.03</b>

The Board Treasurer reported that \$3,953 was transferred to the Reserve Fund, \$255 to the Contingency Fund, and \$200 to the Vanguard Funds.

Bills paid included: fourth quarter taxes; storage unit rental; electricity; payroll; accountant fees; maintenance/repairs for several units; landscaping; painting of doors, shutters, & kick plates, etc. To-date the Association is near the projected 2011 budget, with HOA slightly above projections since some unit owners pay fees in advance. At this time capital expenditures are slightly below projections.

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

### Architectural Review Committee:

The Board reviewed and approved a request for the addition of an arborvitae behind a unit on Peyton Randolph Court that borders Capitol View Drive.

Kent Construction began painting the front doors, shutters, and wooden kick boards on all units, along with rear doors and sheds.

### Grounds Committee:

HCS Lawn Care and Landscaping continues scheduled mowing.

### Welcome Committee:

Please welcome these new unit owners:

Cyril Pipen  
1708 Josiah Chowning Way

Mindy Matchick  
1734 Josiah Chowning Way

Welcome Committee members will visit them in the near future.

### **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 review revisions presented by Committee members.

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

The Treasurer met with a financial advisor from the Members First Bank to discuss investments strategies, e.g., 4 - 6 year CDs which change with the Index Fund or market, managed accounts, etc.

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

Tim Daniels continues to work on previous maintenance requests.

The Board will request an estimate from HCS Landscaping for various shrubberies that may need to be replaced.

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

The Board received several new maintenance requests for replacement of missing siding.

The Board denied a request for permission to rent a unit.

Board members reviewed bids from two contractors for replacement of the decks with maintenance free materials. A decision will be made at a later date pending review of additional information.

### **\*\*\* ADDITIONAL INFORMATION\*\*\***

#### Gutter Guards

Following the recent heavy rains several unit owners questioned the efficiency of the gutter guards. The following is a explanation of how the system works.

Gutter guards are installed to eliminate clogged gutters and downspouts. The WaterFall Gutter Guard System is a scientifically engineered system with a unique design to keep gutters clear while moving water off the roof and away from the house. Water flows over the downward steps of the System to the System's channels and through its drain holes into the gutter. Debris such as leaves, needles from pine trees, seedlings, and other debris slide over the downward steps to the ground below.

#### Snow Removal Survey Results

Only 15 of 81 unit owners responded to the survey. In general, results revealed:

- the majority felt plowing of the cul-de-sacs should occur after the accumulation of every 6 inches of snow (not after every 3 inches) or whatever is least costly
- owners were equally divided as to shoveling sidewalks after 3 or 6 inches while a few felt it should be done when the storm is over or would do it themselves; several indicated this should be the owners responsibility
- in regard to handling drifting, the majority of those responding felt it should be handled in the least costly manner
- the majority of unit owners do not want the Snow removed between midnight and 6 AM