

THE FOURTH ESTATE

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

JUNE, 2014

The Board of Directors conducted their monthly Association meeting on Tuesday, June 17, 2014. 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, July 8, 2014 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 May 2014.

ASSETS

Checking/Savings	
Fulton Bank-Checking Account	\$14,917.33
Members 1 st -Contingency Fund Savings Acct	1,270.90
Members 1 st - Checking	1.05
Members 1 st -Money Market	7,676.76
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$23,871.04
Accounts Receivable	17,749.63
Other Current Assets	
203-Allowance for Bad Debt	(6,627.40)
Undeposited Funds	<u>0</u>
Total Other Current Assets	(6,627.40)
TOTAL CURRENT ASSETS	\$34,993.27

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	0
Payroll Liabilities	461.64
Long Term Liabilities	7,676
Equity-Retained Earnings	26,766.55
Equity-Net Income	<u>89.08</u>
TOTAL LIABILITIES & EQUITY	\$34,993.27

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending May 2014.

RESERVE FUND

ASSETS

Checking/Savings

Members 1 st -Checking	1.05
Members 1 st -Money Market Acct	189,076.69
Members 1 st -Savings Acct	<u>53.97</u>
TOTAL CHECKING/SAVINGS	189,131.71

Accounts Receivable **3,044.13**

TOTAL CURRENT ASSETS **192,175.84**

LIABILITES & EQUITY

Opening Balance Equity	43,504.30
Retained Earnings	125,772.80
Net Income	<u>22,898.74</u>
TOTAL LIABILITIES & EQUITY	192,175.84

The Treasurer reported paying the following invoices: storage unit, HCS Landscaping, Johnson Duffie, payroll, taxes, PPL and Reserve transfer and Contingency transfer. In addition, the Treasurer also noted that snow removal is over budget for the year. Also, the Treasurer reported that one unit is for sale in the development on Josiah Chowning Way.

****COMMITTEE REPORTS****

Architectural Review Committee

- The storm basin at KAC 1759-1769 has been repaired.
- Parvin Paving will evaluate the grates on all streets and fix where appropriate. Please note: the sealing will now take place in the fall instead of July as originally planned.
- Manufacturer of the decks is covering the costs of replacement due to a flaw in the material.
- Cumberland Masonry will submit a bid for the concrete repairs (stoops, patios, etc.); they are currently 5-6 weeks behind.

Grounds Committee

- Good's Tree Service will spray for lacebug and webworm this fall. T
- Good's Tree Service will be contacted to spray the trees on WBD and JCW that are losing their leaves and have insect problems.

Welcome Committee

- No update

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" link, 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

- All Vanguard Funds have been closed and the proceeds were placed into the money market account until further investments are determined by the Finance Committee.

****OLD BUSINESS****

The Board reviewed the following:

- Completed maintenance requests
 - 1725 WBD-holly will be trimmed in the Spring.
 - Cumberland Masonry will evaluate the roots lifting the patios at 1723 PRC, 1768 PRC & 1753 WBD.
 - 1707 PRC-leak in roof (Charlie Walters contacted & completed)
 - 1770 PRC- repairs made to roof
 - 1727 WBD-repairs made to roof
 - 1703 PRC-roof evaluated by Walters Construction
- Several non-compliance issues

****NEW BUSINESS****

The Board reviewed the following:

- Owners who are delinquent on their Homeowners' Association fees.
- 1701 JCW-concrete repair (on the list for Cumberland Masonry)
- 1719 PRC & 1748 PRC-door jamb replace/repair. (Time Daniels has been contacted)
- 1770 JCW-sidewalk slopes (on list for Cumberland Masonry)
- 1741 WBD-walkway, cracked and sloped (on list for Cumberland Masonry)
- 1704 JCW-water leaking from patio door (Tim Daniels will be contacted)
- 1768 PRC-possible tree removal
- 1772 PRC-front porch step caulking (on list for Cumberland Masonry)
- 1715 PRC-paint new door (Tim Daniels contacted)
- 1714 JCW trimming trees (Good's Tree Care will evaluate)
- 1759 KAC-damage due to HCS (resolved)

The Board approved hiring Yingst to do a comprehensive study on the Reserve Account.

- **Empty garbage/trash receptacles and recyclables containers must be removed from curbside or edge of grassy areas on the same day as collection. This will now be in violation**

of the Revised Rules and Regulations of the Association that will become effective July 2014.

- **If you are in need of the blue recycle bins, contact Lower Allen Township, they are free of charge while supplies last.**
- **If you have your monthly Association payment taken directly from your account and sent to the Association, please provide your coupon book to Katie Gipple at 1405 Harwich Court, New Cumberland or to the Association PO Box.**
- **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.**