

# The Fourth Estate

A newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association

**June 2016**

The Board of Directors conducted their monthly Association meeting on Tuesday, June 14, 2016. 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, July 12, 2016 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 2016.

### **ASSETS**

Checking/Savings	
First National Bank – Checking Account	6,102.08
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	8,973.01
Members 1 <sup>st</sup> - Checking	1.05
Members 1 <sup>st</sup> -Money Market	8,175.67
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$23,256.81</b>
<b>Accounts Receivable</b>	<b>\$6,089.89</b>
Other Current Assets	
Allowance for Bad Debt	0.54

**TOTAL CURRENT ASSETS** **\$29,347.24**

### **LIABILITIES & EQUITY**

Current Liabilities	
Accounts Payable	0.00
Payroll Liabilities	493.32
Long Term Liabilities-Security Deposits	8,175.00
Equity-Retained Earnings	18,797.48
Equity-Net Income	<u>1,881.44</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$29,347.24</b>

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending May 2016.

### **RESERVE FUND**

#### **ASSETS**

<b>Checking/Savings</b>	
Belco-Certificate of Deposit	50,200.94
Belco-Savings Acct	5.42
Members 1 <sup>st</sup> -Certificate of Deposit	25,057.72
Members 1 <sup>st</sup> -Certificate of Deposit	50,337.99
Members 1 <sup>st</sup> -Checking	5.10
Members 1 <sup>st</sup> -Money Market Acct	119,508.42

Members 1 <sup>st</sup> -Savings Acct	<u>55.47</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>245,171.06</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$245,171.06</b>
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<b>LIABILITES &amp; EQUITY</b>	
Opening Balance Equity	43,504.30
Retained Earnings	196,008.32
Net Income	<u>5,658.44</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$245,171.06</b>

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

### **Architectural Review Committee**

- The Board has requested bid proposals from four contractors for painting, caulking, or repairing wood trim on all units, as recommended by the Yingst Engineers, Inc. study. Four vendors are being considered for their bids on the work. The matter has been tabled pending a review of budget availability.
- FullBlast Powerwashing has finished their work and the bill is pending.
- Cumberland Masonry has been contacted regarding the damage to curbs and storm drain grates and from the snow removal. Much of the damage has been repaired and board members will be doing a walk-through to be sure there are no more areas of concern.

### **Grounds Committee**

- Goods Tree Service will be coming in to trim low hanging branches.
- HCS is up for contract renewal and they have offered to hold the price if we do not bid out but some requirements that needed an addendum to the last contract will have to be worked in to the new one if we are to renew with them.

### **Newsletter Committee**

- All maintenance requests will no longer be featured in the newsletter as it was agreed that they are the business between the owner and the board.

### **Finance Committee**

- No updates at this time.

### **Welcome Committee**

- Several of the homes for sale have been sold or have a settlement pending. The welcoming committee will be making contact with the new owners and visiting them in the near future.

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

The Board has been notified that the following properties are now for sale:

- 1751 WBD – settlement pending
- 1773 KAC

The Board reviewed outstanding maintenance requests and prior compliance issues.

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

The Board reviewed the following:

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

## **\*\*REMINDER OF THE MONTH\*\***

- The Board of Directors is always looking for community participation. There have been new openings on the board and they would always welcome some help with committee work. Please consider getting involved and contact a board member for more information on the vacancies.

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.