

The Fourth Estate

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

June 2017

The Board of Directors conducted their monthly board meeting on Tuesday, June 13, 2017. 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 11, 2017 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 2017.

ASSETS

Checking/Savings	
First National Bank – Checking Account	6,698.94
Members 1 st -Contingency Fund Savings Acct	15,276.76
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,237.69
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$30,219.44
Accounts Receivable	\$6,737.64
Other Current Assets	
Allowance for Bad Debt	0.54

TOTAL CURRENT ASSETS **\$36,957.62**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	506.56
Long Term Liabilities-Security Deposits	8,237.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>8,549.90</u>
TOTAL LIABILITIES & EQUITY	\$36,957.62

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending May 2017.

ASSETS

Checking/Savings	
Belco-Certificate of Deposit 1	\$50,652.87
Belco-Certificate of Deposit 2	25,000.00
Belco-Certificate of Deposit 3	25,000.00
Belco-Savings Acct	19.12
FNB-Certificate of Deposit	25,000.00
Members 1 st -Checking	5.10

Members 1 st -Money Market Acct	161,423.27
Members 1 st -Savings Acct	55.47
Members 1 st -Certificate of Deposit	<u>25,094.67</u>
TOTAL CHECKING/SAVINGS	\$312,250.50
Accounts Receivable	\$5,000.00
TOTAL CURRENT ASSETS	\$317,250.50
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>21,971.09</u>
TOTAL LIABILITIES & EQUITY	\$317,250.50

****COMMITTEE REPORTS****

Architectural Review Committee

- The contract with University Painters has been approved and the Board is awaiting a start date from the company.
- The parking rules have been revised pertaining to the second paragraph of section 24 of the Rules and Regulations. They will now read as:
Unit owners and occupants should park in the two designated spaces assigned to each unit by the Board. The following areas shall be utilized for additional vehicles of residents: Capitol View Drive and paved areas along straight sections of Kings Arm Court and Josiah Chowning Way. No vehicles shall be parked around any of the center islands of any street. Designated visitor parking spaces on each street shall not be used by Hunter's Ridge residents or extended-stay visitors.
- NO LANDSCAPING signs have been tabled pending a trial use of a flag system devised by the landscapers. Please see the attached explanation of the flags and their placement.

Grounds Committee

- Good's will be doing some spraying all azaleas, rhododendrons, and all of a few types of trees for Lacebug. This work should be completed in the fall.
- HCS Landscaping will be reseeding areas throughout the HOA where the use of the riding mowers has left the ground bare. The committee will be asking for a quote to reseed other areas in the community that may also need attention.

Newsletter Committee

- The board encourages unit owners to contact the board if there are any special requests or offers that may be suitable for the newsletter.

Finance Committee

- A \$50,000 CD has matured and has been split up and reinvested in two new CDs with Belco Credit Union.

Welcome Committee

- The Board would like to welcome Tom & Wilma Kurtz (1773 KAC) to Hunter's Ridge.

Insurance Committee

- The Insurance Committee continues to gather information on home owner insurance compliance and will be addressing issues with those owners who are noncompliant via a letter. That letter has been drafted and delivery to non-compliant owners will begin soon. Many owners do not seem to have the required Loss Assessment coverage needed and could be facing fines from the HOA for non-compliance.

****OLD BUSINESS****

The Board continues to research some community service groups to come in and paint unit numbers on trash cans to address the ongoing problem of trash cans being left at the curb beyond trash day. It is our hope to have the work completed by the end of the summer.

The Board reviewed outstanding maintenance requests and prior compliance issues. A list of concrete repairs has been compiled and include the following addresses:

~ 1758 PRC ~ 1786 WBD ~ 1786 WBD ~ 1755 WBD ~ 1755 WBD ~ 1764 PRC ~ 1708 JCW ~ 1765 KAC ~ 1765 KAC ~ 1781 KAC ~ 1781 KAC ~ 1702 JCW ~ 1761 KAC

****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 would like to remind home owners that the monthly HOA fees are a vital part of our abilities to complete upgrades and repairs to our community. Those homeowners who are delinquent in their payments keep us from meeting our budgetary needs to complete the repairs and upgrades we have planned. Timely and full payment are very much appreciated.

The Board would also like to remind homeowners that when a maintenance request is submitted, it may take several weeks to complete. Various factors contribute to the timeline including; getting estimates for the work, Board approval, contractor schedule, weather, etc. The Board appreciates your patience.

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.

Landscaping – Shrub and Plant Trimming

HCS plans to begin shrub and plant trimming in the next few weeks. The flag system explained below will be used. The flag system offers a variety of options to allow for the varied interests of individual homeowners.

White Flags:

Owners that do not want any trimming should place a white flag at the street end of their sidewalk. The flag should be positioned so that it can be easily seen by the trimming crews.

Blue/Red Flags:

Owners that want trimming but do not want specific plants trimmed, should place a blue/red flag directly in front of all such plants.

No Flags:

Owners that want trimming without exceptions do not need to place any flags on their property.

Flags will be in a bucket on every street at the mailboxes as we approach the time the work will be started. Please help yourself to the flags of your choice and place them in the appropriate area(s).

Thank you,

The Hunter's Ridge HOA Board

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