

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2012 Volume 20 # 7

The monthly meeting of the Hunters Ridge Homeowners Association was held on Tuesday, July 10, 2012. Agenda items discussed and actions taken, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

Monthly meetings are held at 7 PM on the 2nd Tuesday of each month from January through October in the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill

*** FINANCIAL REPORT ***

The Association's Treasurer filed the following report for **Hunters' Ridge Homeowners Association** for the month ending June 30, 2012:

ASSETS	
Checking/Savings	
Fulton Bank - Checking Account	= \$ 15,395.56
Members 1 st - Contingency Fund Savings Acct	= 4,522.37
Members 1 st - Security Deposits MM Acct	= 7,321.91
Members 1 st - General Savings Acct	= 5.00
Members 1 st - Security Deposit Checking Acc t	= 1.05
Accounts Receivable	= 16,895.33
203 - Allowance for Bad Debt	= - 8,000.00
Undeposited Funds	= 694.00
Total Current Assets	= \$ 36,835.22

LIABILITIES & EQUITY

Current Liabilities	
Payroll Liabilities	= \$ 614.46
Long Term Liabilities - Security Deposits	= 7,319.00
Equity - Retained Earnings	= 13,912.06
- Net Income	= 14,989.70
Total Liabilities & Equity	= \$ 36,835.22

She filed the following report for **Hunters' Ridge HOA Reserve Fund** for the month ending June 30, 2012:

ASSETS	
Checking/Savings	
Members 1 st - Checking	= \$ 0.55
Members 1 st - Money Market Account	= 73,666.59
Members 1 st - CD # 44	= 25,079.00
Members 1 st - CD # 45	= 50,087.72
Members 1 st - Savings Account	= 53.89
Total Checking/Savings	= \$ 148,887.75

Accounts Receivable	= \$ 769.78
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Other Current Assets	
Intermediate Term Investment Fund	= \$ 4,608.25
Short Term Investment Fund	= 4,169.94
Vanguard Admiral Fund	= 14,777.24
Total Current Assets	= \$ 173,212.96

Liabilities & Equity	
Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 104,229.40
Net Income	= 25,479.26
Total Equity	= \$ 173,212.96

The Treasurer reported that the unit at 1786 WBD was sold and the Association received all of the money it was owed.

The Board approved payment of bills to PP & L electric and HCS Landscaping.

*** COMMITTEE REPORTS***

Architectural Review Committee:

Nothing to report.

Grounds Committee:

BBEC, Inc was notified to fix a street light on Kings Arms Court.

Shrub replacement by HCS has begun throughout the development. The Board is waiting for a proposal for reseeding throughout the HOA

Good's Tree Service recommended injecting tree roots to save the tree at 1755 WBD. The Board signed a contract and the work will be done in fall. The company also will submit a proposal for trimming trees throughout the development.

A unit on Weatherburn Drive still is experiencing a problem with wasp nests. Bower's Pest Control may need to be contacted again.

Welcome Committee:

No visits made recently.

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

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*****

Several revisions were made to Article V & X of the Declarations & Covenants. When these are reviewed and approved by the Association's attorney unit owners will be notified and the revisions will be published on the Association's website.

***** FINANCE COMMITTEE*****

Members of the Finance Committee met with a financial advisor from Members 1st to discuss investment ideas to determine how best to proceed with investments.

***** OLD BUSINESS*****

The Board will be requesting a hearing with a unit owner to discuss lease issues.

Two units on Peyton Randolph Court and one on Weatherburn Drive will be checked for tree roots lifting the patio cement.

One unit on Wetherburn Drive has been sold. There is still one unit on Weatherburn Drive and another on Josiah Chowning Way for sale.

The Board is still reviewing landscaping issues behind WBD & Capital View Drive.

***** NEW BUSINESS*****

The Board approved a rental request to non-family members for a unit on Josiah Chowning Way.

The Board approved a "Rental Request Waiting List." If a written formal request is received, the unit will go on a waiting list and the owner will have 30 days to rent the unit.

Compliance letters were sent to three unit owners regarding pet-related issues.

*****IMPORTANT REMINDERS*****

New Shrubs & Reseeded Areas

Thank you to unit owners & tenants who have been watering the new shrubs. Please continue to water them for the next few months if Mother Nature doesn't!!

Storage at the Exterior of Units

The Board has observed trash and recycle containers being stored at the exterior of some units. Item #10, Paragraph 4, in our Rules/Regulations states "Exterior storage of the tightly closed trash and recycle containers shall be permitted within a Board-

approved enclosure." The enclosures approved by the Board in the past are no longer available. The Board is currently reviewing other options and will make this information available in a future newsletter. Item #10 also states that trash should be placed in covered containers or securely-tied bags and put outside for collection no earlier than 6:00 P.M. the evening before collection day.

The Board also has observed items stored on patios that are not permissible, such as tarps, blankets, and beverage cases. Item #8 of our Rules and Regulations lists articles that are permissible on decks and patios. Please review this list.

The Board thanks you for your compliance with the Rules/Regulations and By-Laws.