

THE FOURTH ESTATE

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

JULY, 2014

The Board of Directors conducted their monthly Association meeting on Tuesday, July 8, 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 regularly scheduled for the second Tuesday of the month. The next meeting will be Wednesday, August 13, 2014 beginning at 7:00 pm at 1748 Peyton Randolph Court, New Cumberland, PA.*

Financial Report:

The Association's Treasurer filed the following financial report for the month ending June 2014.

ASSETS

Checking/Savings	
Fulton Bank-Checking Account	\$12,589.55
Members 1 st -Contingency Fund Savings Acct	1,520.00
Members 1 st - Checking	1.05
Members 1 st -Money Market	7,549.13
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$21,664.73
Accounts Receivable	19,201.63
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	\$34,238.96

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	0
Payroll Liabilities	685.62
Long Term Liabilities	7,548.00
Equity-Retained Earnings	26,766.55
Equity-Net Income	<u>(761.21)</u>
TOTAL LIABILITIES & EQUITY	\$34,238.96

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

RESERVE FUND

ASSETS

Checking/Savings

Members 1 st -Checking	201.05
Members 1 st -Money Market Acct	187,715.87
Members 1 st -Savings Acct	<u>53.97</u>
TOTAL CHECKING/SAVINGS	187,970.89

Accounts Receivable **3,089.60**

TOTAL CURRENT ASSETS **191,060.49**

LIABILITIES & EQUITY

Opening Balance Equity	43,504.30
Retained Earnings	125,772.80
Net Income	<u>21,783.39</u>
TOTAL LIABILITIES & EQUITY	191,060.49

The Treasurer reported paying the following invoices: storage unit, HCS Landscaping, BBEC, Inc. (electrical line JCW), Financial Review, PPL, payroll, Reserve transfer and Contingency transfer. In addition, the Treasurer reported that two units are for sale in the development on Josiah Chowning Way.

****COMMITTEE REPORTS****

Architectural Review Committee

- 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.
- Bower's Pest Control will be conducting a termite inspection August 4th. If you have any issues you want checked, call Bower's Pest at 758-4444.

Grounds Committee

- Good's Tree Service looked at the trees on WBD and JCW that are losing their leaves and they said it is a fungus and it's nothing to worry about.

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

- No updates

****OLD BUSINESS****

The Board reviewed the following:

- Maintenance requests:
 - 1725 WBD-holly to be trimmed (Good's Tree Service to complete the work)
 - 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)
 - 1703 PRC-roof evaluated by Walters Construction
 - 1701 JCW-concrete repair (on the list for Cumberland Masonry)
 - 1719 PRC & 1748 PRC-door jamb replace/repair. (Tim 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-Good's Tree Services sees no problem with tree roots
 - 1772 PRC-front porch step caulking (on list for Cumberland Masonry)
 - 1715 PRC-paint new door (Tim Daniels completed)
 - 1714 JCW-Good's Tress Service found no problem with tree
 - 1759 KAC-damage due to HCS (resolved)
 - 1733 –block of wood under light needs to be painted (will be completed shortly)
- Changes to the Rules and Regulations that will be put into effect August 2014.

****NEW BUSINESS****

The Board reviewed the following:

- Owners who are delinquent on their Homeowners' Association fees.
- Maintenance Requests:
 - 1764 PRC-replacement of bush in front of water faucet (HCS will look at for suggestions).
 - 1744 JCW-pine tree encroaching onto patio (Good's Tree Service to complete).
 - HCS trimming shrubs at 1746 PRC-they will be notified not to trim these in the future.
 - 1759 KAC-Architectural Change Request to replace windows
 - 1786 WBD-shrubs were trimmed back, gutter will be checked (Tim Daniels will be contacted)

- Changes to the Board:

President	Jeannie Schappell	1701 JCW	774-8413
Vice President	Ann Louis Edmunds	1748 PRC	774-0192
Secretary	Laura Mitchell	1760 PRC	557-4923
Treasurer	Katie Gipple	1405 Harwich Ct.	774-5564
Asst. Secretary	Heather Doyle	1754 PRC	903-0842

- **The Board would like to thank Jim Sharbaugh, who resigned as President, for all of his time and effort serving on the HOA Board.**
- 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.