

The Fourth Estate

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

July 2017

The Board of Directors conducted their monthly board meeting on Wednesday, June 12, 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 August 8, 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 June 2017.

ASSETS

Checking/Savings	
First National Bank – Checking Account	7,348.21
Members 1 st -Contingency Fund Savings Acct	15,532.39
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,238.03
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$31,124.68
Accounts Receivable	\$6,647.64
Other Current Assets	
Allowance for Bad Debt	0.54

TOTAL CURRENT ASSETS **\$37,772.86**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	752.58
Long Term Liabilities-Security Deposits	8,237.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>9,119.12</u>
TOTAL LIABILITIES & EQUITY	\$37,772.86

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

ASSETS

Checking/Savings	
Belco-Certificate of Deposit 1	\$50,694.51
Belco-Certificate of Deposit 2	25,017.13
Belco-Certificate of Deposit 3	25,017.13
Belco-Savings Acct	15.42
FNB-Certificate of Deposit	25,000.00
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	165,315.28

Members 1 st -Savings Acct	55.47
Members 1 st -Certificate of Deposit	<u>25,122.31</u>
TOTAL CHECKING/SAVINGS	\$316,242.35
Accounts Receivable	\$5,000.00
TOTAL CURRENT ASSETS	\$321,242.35
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>25,962.94</u>
TOTAL LIABILITIES & EQUITY	\$321,242.35

****COMMITTEE REPORTS****

Architectoral Review Committee

- The painting to be done by University Painters has begun.
- Another amendment has been made to the parking rules 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; paved areas along straight sections of Kings Arm Court and Josiah Chowning Way; the long section of island in Peyton Randolph Way. No vehicles shall be parked around the center island of Weatherburn Dr. or in the cul de sacs of Josiah Chowning Way and King's Arms Court. Designated visitor parking spaces on each street shall not be used by Hunter's Ridge residents or extended-stay visitors.
Signs will be ordered and installed as soon as they become available. Violations of the new parking rules could include the vehicle being towed at the owner's expense.

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. The actual reseeding won't be done until after August and the hottest weather for best results.
- The landscapers will be around to trim the bushes in the coming weeks. Please look for the flags at the mailboxes on Josiah Chowning Way. The flag system explanation is attached.
- The board will be asking for bids on snow removal to have a contract in place for next year.

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

- No news at this time.

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 some responses have been received. If you received a notice of non-compliance, please be sure to contact your insurance company and forward the information to Eileen Vedral. If you need assistance please call Eileen at 774-6159.

****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. The list for concrete repairs has been completed and will be sent out for proposals to have the work completed.

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

- 1784 WBD – settlement pending
- 1767 KAC
- 1762 PRC

****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.

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 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 at the mailboxes on Josiah Chowning Way 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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