

# The Fourth Estate

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

**AUGUST, 2013**

The Board of Directors conducted their monthly Association meeting on Tuesday, August 13, 2013. 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 held the second Tuesday of the month. The next meeting will be Tuesday, September 10, 2013 beginning 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 July 2013.

### **ASSETS**

Checking/Savings	
Fulton Bank-Checking Account	\$16,789.36
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	7,766.24
Members 1 <sup>st</sup> -Security Deposit Checking Acct	1.05
Members 1 <sup>st</sup> -Security Deposits MM Acct	7,336.5
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$31,898.15</b>

**Accounts Receivable** **16,667.13**

Other Current Assets	
203-Allowance for Bad Debt	<u>(6,627.40)</u>
<b>Total Other Current Assets</b>	<b>(6,627.40)</b>

**TOTAL CURRENT ASSETS** **\$41,937.88**

### **LIABILITIES & EQUITY**

Current Liabilities	
Accounts Payable	0
Payroll Liabilities	246.44
Long Term Liabilities	7,336.00
Equity-Retained Earnings	16,256.24
Equity-Net Income	<u>18,099.20</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$41,937.88</b>

The Association's Treasurer filed the following **Reserve Fund Account** reports for the month ending July 2013.

**RESERVE FUND**

**ASSETS**

**Checking/Savings**

Members 1 <sup>st</sup> -Checking	1.05
Members 1 <sup>st</sup> -Money Market Acct	90,131.85
Members 1 <sup>st</sup> -Savings Acct	53.97
Members 1 <sup>st</sup> -CD #47	<u>25,131.64</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>115,318.51</b>

**Accounts Receivable**

**2,337.26**

**Other Current Assets**

Vanguard 500 Index Fund	20,203.77
Vanguard Interm Term Fund	5,339.57
Vanguard Short Term Fund	<u>4,908.82</u>

**TOTAL OTHER CURRENT ASSETS**

**30,452.16**

**TOTAL CURRENT ASSETS**

**148,107.93**

**LIABILITIES & EQUITY**

Opening Balance Equity	43,504.30
Retained Earnings	164,606.46
Net Income	<u>(60,002.83)</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>148,107.93</b>

The Treasurer reported paying the following: salaries, storage unit rental, taxes, landscaping, electric, Johnson Duffie (legal fees), insurance and Good's Tree Service.

Also, the Treasurer reported that four units are for sale in the development; two on Josiah Chowning Way and two on Peyton Randolph Court.

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

**Architectural Review Committee**

- The Board voted to purchase replacement outdoor lights for all units from Lowes.
- **The installation of the lights will be arranged upon delivery of the lights. The contractor (Greg Law Electrical) asks to ensure that both the front and back lights are switched OFF.**
- The Committee reviewed the proposals from several vendors to repair the ground around the storm sewer pipe behind several units on KAC. The proposals have a large range in pricing and the Board is seeking further review of these proposals from several engineers.

**Grounds Committee**

- Awaiting proposal for reseeded throughout the Association.
- The Grounds Committee is checking with our attorney to see if we can trim the overhanging trees at the back of Josiah Chowning Way.
- Good's Tree Service will be contacted to spray the cherry trees in the development for gypsy moths.
- Good's Tree Services will provide Evergreen maintenance throughout the Association.

### Welcome Committee

- The Welcome Committee hopes to visit the new tenant on KAC.

### 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](http://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

- Scheduled a meeting for September 24<sup>th</sup>.

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

The Board reviewed the following:

- Maintenance requests
  - 1765 KAC-depression is natural; contractor will be notified to repair
  - 1727 WBD-on list of concrete repairs
  - 1766 PRC-on list of concrete repairs
  - 1728 JCW-molding repair; material ordered
  - 1753 WBD-siding loose under roofline in rear of unit
  - 1702 JCW-on list of concrete repairs
  - 1750 PRC-fascia loose above rear patio door
  - 1749 WBD-grass needs seeded (will be evaluated throughout the HOA) and siding replacement (contractor contacted).
- Non-compliance issues.

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

The Board reviewed/noted the following:

- **The Board's Secretary has resigned from his position because he's moved out of the development. The Board is looking for someone to fill this position through the end of 2015. If you are interested, please contact a Board member by September 9<sup>th</sup>.**
- The Association's power washer is available for resident's use. Contact Jeannie Shappell at 774-8413 to arrange for use of the power washer.
- Requests for concrete repair vendors will be sent out.
- Maintenance Request: concrete repairs
- The following articles are permissible on a patio or deck: patio furniture and accessories, planters, hose reels/carts, and the **Township's contracted waste management company issued green wheeled trash cart.**
- The Township's contracted waste management company issued green wheeled trash cart covers must be CLOSED at all times. No bags, loose trash/garbage, or any other type of trash/garbage receptacle, shall be visible outside the unit, including township issued

recyclable materials containers. **Only one township issued green wheeled trash cart may be on the rear patio or deck.**