

# THE FOURTH ESTATE

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

**AUGUST, 2014**

The Board of Directors conducted their monthly Association meeting on Wednesday, August 13, 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 Tuesday, September 9, 2014 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 2014.

### **ASSETS**

Checking/Savings	
Fulton Bank-Checking Account	\$10,287.99
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	6,769.27
Members 1 <sup>st</sup> - Checking	1.05
Members 1 <sup>st</sup> -Money Market	7,549.13
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$24,612.82</b>
<b>Accounts Receivable</b>	<b>18,727.63</b>
Other Current Assets	
Allowance for Bad Debt	(11,194.40)
Undeposited Funds	<u>0</u>
<b>Total Other Current Assets</b>	<b>(11,194.40)</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$32,146.05</b>

### **LIABILITIES & EQUITY**

Current Liabilities	
Accounts Payable	0
Payroll Liabilities	251.34
Long Term Liabilities	7,548.00
Equity-Retained Earnings	22,199.55
Equity-Net Income	<u>2,147.16</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$32,146.05</b>

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

## **RESERVE FUND**

### **ASSETS**

#### **Checking/Savings**

Members 1 <sup>st</sup> -Checking	1.05
Members 1 <sup>st</sup> -Money Market Acct	187,324.55
Members 1 <sup>st</sup> -Savings Acct	<u>53.97</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>187,379.57</b>

**Accounts Receivable** **6,961.60**

**Allowance for Bad Debt** **(2,451.00)**

**TOTAL CURRENT ASSETS** **191,890.17**

### **LIABILITES & EQUITY**

Opening Balance Equity	43,504.30
Retained Earnings	123,321.80
Net Income	<u>25,064.07</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>191,890.17</b>

The Treasurer reported paying the following invoices: storage unit, insurance, Good's Tree Service, HCS Landscaping, Tim Daniels Remodeling, PPL, payroll, taxes 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.

### **Grounds Committee**

- No updates

### **Welcome Committee**

- The Welcome Committee visited:
  - 1761 KAC-Robert, Tami, Rachel & Jared Mack

### **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**

Section 10.2 and Section 10.3, Amendment #3 to the Declaration of Covenants (effective 1/8/13) required possible changes to your homeowner's insurance policy. Please review the amendment below and contact your insurance company if you need to make these changes:

### **Section 10.2, Owner's Insurance**

Each owner shall maintain homeowner's insurance at one hundred percent (100%) replacement coverage on his/her unit that shall name the Association as an additional interest. Each owner shall provide evidence of such insurance within ten (1) days of purchase of the Unit. Owner must provide notice to the Association of annual renewals and/or cancellation of insurance.

### **Section 10.3, Loss Assessment Coverage**

Each Owner as part of his/her homeowner's insurance policy shall include "loss assessment coverage" with a minimum of \$25,000 to pay for the Unit Owner's share of expenses if the Association has a special assessment of all Unit Owners in the event the total covered loss is higher than the Association's Insurance Limits.

## **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.
  - 1703 PRC-roof evaluated by Walters Construction (COMPLETED)
  - 1701 JCW-concrete repair (on the list for Cumberland Masonry)
  - 1719 PRC & 1748 PRC-door jamb replace/repair. (COMPLETED)
  - 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)
  - 1772 PRC-front porch step caulking (on list for Cumberland Masonry)
  - 1715 PRC-paint new door (COMPLETED)
  - 1733 WBD-block of wood under light needs to be painted (will be completed shortly)
  - 1737 WBD-wood around door needs to be repaired (Tim Daniels will be contacted).
  - 1727 WBD-downspout issues (Tim Daniels completed).
  - 1764 PRC-holly bush will be replaced (HCS Landscaping to complete)
  - 1744 JCW-pine tree encroaching on patio (Good's Tree Service has been contacted)

- 1786 WBD-gutters need to be cleaned out and cracked siding (Tim Daniels will be contacted)
- 1786 WBD-missing flashing (COMPLETED)

**\*\*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 replace with Spirea).
  - 1744 JCW-pine tree encroaching onto patio (Good's Tree Service to complete).

- **Changes to the Board:**

<b>President</b>	<b>Jeannie Schappell</b>	<b>1701 JCW</b>	<b>774-8413</b>
<b>Vice President</b>	<b>Ann Louis Edmunds</b>	<b>1748 PRC</b>	<b>774-0192</b>
<b>Secretary</b>	<b>Matthew White</b>	<b>1702 JCW</b>	
<b>Treasury</b>	<b>Katie Gipple</b>	<b>1405 Harwich Ct.</b>	<b>774-5564</b>
<b>Asst. Secretary</b>	<b>Heather Doyle</b>	<b>1754 PRC</b>	<b>903-0842</b>

- **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.