

The Fourth Estate

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

August 2017

The Board of Directors conducted their monthly board meeting on Tuesday August 8, 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 September 14, 2017 at 7:00 pm at Katie Gipple's house at 1405 Harwich Ct., New Cumberland, PA 17070.*

Financial Report:

The Association's Treasurer filed the following financial report for the month ending July 2017.

ASSETS

Checking/Savings	
First National Bank – Checking Account	4,124.01
Members 1 st -Contingency Fund Savings Acct	8,782.99
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,237.35
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$21,150.40
Accounts Receivable	\$5,097.64
Other Current Assets	
Allowance for Bad Debt	0.54

TOTAL CURRENT ASSETS **\$26,248.58**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	275.06
Long Term Liabilities-Security Deposits	8,237.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>-1,927.64</u>
TOTAL LIABILITIES & EQUITY	\$26,248.58

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

ASSETS

Checking/Savings	
Belco-Certificate of Deposit 1	\$50,737.57
Belco-Certificate of Deposit 2	25,027.76
Belco-Certificate of Deposit 3	25,027.76
Belco-Savings Acct	15.42
FNB-Certificate of Deposit	25,000.00
Members 1 st -Checking	5.10

Members 1 st -Money Market Acct	128,498.18
Members 1 st -Savings Acct	55.47
Members 1 st -Certificate of Deposit 1	25,150.90
Members 1 st -Certificate of Deposit 2	25,008.99
Members 1 st -Certificate of Deposit 3	<u>15,003.58</u>
TOTAL CHECKING/SAVINGS	\$319,530.73
Accounts Receivable	\$5,000.00
TOTAL CURRENT ASSETS	\$324,530.73
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LIABILITIES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>29,251.32</u>
TOTAL LIABILITIES & EQUITY	\$324,530.73

COMMITTEE REPORTS

Architectural Review Committee

- The painting to be done by University Painters has been completed.
- The No Parking signs for Weatherburn Drive have been ordered and are pending installation.
- A bid has been requested from Cumberland Masonry to address any concrete repairs needed.

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 board approved a proposal from Ruell's Landscaping for snow removal for the coming winter season.
- A decision on the proposal of tree/bush removal and replanting has been postponed to factor in a pending proposal for the annual tree trimming costs.

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

- Two new CDs have been purchased to better invest our funds.

Welcome Committee

- The Welcoming Committee will be busy in the coming weeks as several new tenants and home owners have moved in to our community. Stay tuned!

Insurance Committee

- The Insurance Committee continues to gather information on home owner insurance compliance and many responses have been received. If you have not yet responded please remember that the deadline for compliance is August 26th and letters of noncompliance will be sent to require your

attendance at a hearing with the Board and/or you will be fined as outlined in the Rules and Regulations.

****OLD BUSINESS****

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 – settlement pending
- 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 our annual meeting will be held in November. Please mark your calendars to save the date, Thursday, November 9, 2017.

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.