

The Fourth Estate

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

SEPTEMBER, 2013

The Board of Directors conducted their monthly Association meeting on Tuesday, September 11, 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 Wednesday, October 9, 2013 beginning at 7:00 pm at 1405 Harwich Court, New Cumberland.*

Financial Report:

The Association's Treasurer filed the following financial report for the month ending August 2013.

ASSETS

Checking/Savings	
Fulton Bank-Checking Account	\$18,691.65
Members 1 st -Contingency Fund Savings Acct	8,015.58
Members 1 st -Security Deposit Checking Acct	1.05
Members 1 st -Security Deposits MM Acct	7,469.00
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$34,182.28
Accounts Receivable	17,227.63
Other Current Assets	
203-Allowance for Bad Debt	<u>(6,627.40)</u>
Total Other Current Assets	(6,627.40)
TOTAL CURRENT ASSETS	\$44,782.51

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	0
Payroll Liabilities	457.47
Long Term Liabilities	7,468.00
Equity-Retained Earnings	16,256.24
Equity-Net Income	<u>20,600.80</u>
TOTAL LIABILITIES & EQUITY	\$44,782.51

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

RESERVE FUND

ASSETS

Checking/Savings

Members 1 st -Checking	1.05
Members 1 st -Money Market Acct	85,939.57
Members 1 st -Savings Acct	53.97
Members 1 st -CD #47	<u>25,145.51</u>
TOTAL CHECKING/SAVINGS	111,140.10

Accounts Receivable

2,627.58

Other Current Assets

Vanguard 500 Index Fund	19,715.09
Vanguard Interm Term Fund	5,338.77
Vanguard Short Term Fund	<u>4,947.83</u>

TOTAL OTHER CURRENT ASSETS

30,001.69

TOTAL CURRENT ASSETS

143,769.37

LIABILITES & EQUITY

Opening Balance Equity	43,504.30
Retained Earnings	164,606.46
Net Income	<u>(64,341.39)</u>
TOTAL LIABILITIES & EQUITY	143,769.37

The Treasurer reported paying various invoices throughout the month.

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

****COMMITTEE REPORTS****

Architectoral 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 approximate time of installation is December. Further information will be forthcoming when the contractor is in receipt of the lights.**
- 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 obtained a further review of these proposals from several engineers and is going to follow up with questions for the vendors.
- Cumberland Masonry has been approved for concrete repairs.

Grounds Committee

- Awaiting proposal for reseeded throughout the Association.
- The Grounds Committee continues to investigate responsibility of the overhanging trees at the back of Josiah Chowning Way. The Township and the Association agree the trees

are on Haubert's property. The Association is waiting on a response from Haubert regarding the cost to trim the trees.

- Good's Tree Service sprayed the cherry trees in the development for gypsy moths.
- Good's Tree Services provided Evergreen maintenance throughout the Association.
- A dead tree on Capital View Drive was cut down; stump removal is anticipated soon.
- Manufacturer is covering the cost of replacement of the deck rails due to a flaw in the material and will be sending a check to the Association to cover the cost of the installation and materials.

Welcome Committee

- The Welcome Committee visited:
 - 1767 KAC-Emily Wolford and Josh Arnold

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

- The Rules and Regulations of the Association will be updated to reflect the permission of the large green trash carts.

Finance Committee

- Scheduled a meeting for September 26th to review the budget for 2014.

****OLD BUSINESS****

The Board reviewed the following:

- Maintenance requests
 - 1765 KAC-depression is natural; awaiting proposal from the contractor to fill the depression.
 - 1728 JCW-molding repair; material ordered
 - 1727 WBD-crack in front step (does not need repaired)
 - 1753 WBD-siding loose under roofline in rear of unit
 - 1750 PRC-fascia loose above rear patio door
 - 1749 WBD-grass needs seeded (will be evaluated throughout the HOA) and siding replacement (contractor contacted).
 - The following units will be looked at in the Spring for roots lifting up the patios:
 - 1723 PRC, 1768 PRC, 1753 WBD
 - 1700 JCW-fallen tree (the owner of the property, Haubert, has been 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 October 9th.**
- The Board contacted the Relator to rid the area at the bottom of Capital View Drive of weeds and trim the shrubs.
- WBD Parking issues were discussed.
- 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.
- 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.**