

# THE FOURTH ESTATE

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

## SEPTEMBER, 2014

The Board of Directors conducted their monthly Association meeting on Tuesday, September 9, 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, October 14, 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 August 2014.

<b>ASSETS</b>	
Checking/Savings	
Fulton Bank-Checking Account	\$16,621.15
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	7,021.60
Members 1 <sup>st</sup> - Checking	1.05
Members 1 <sup>st</sup> -Money Market	7,621.90
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$31,270.70</b>
<b>Accounts Receivable</b>	<b>13,989.14</b>
Other Current Assets	
Allowance for Bad Debt	(11,194.40)
Exchange Account	<u>(1,435.00)</u>
<b>Total Other Current Assets</b>	<b>(12,629.40)</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$32,630.44</b>
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<b>LIABILITIES &amp; EQUITY</b>	
Current Liabilities	
Accounts Payable	0
Payroll Liabilities	475.32
Long Term Liabilities-Security Deposits	7,667.00
Equity-Retained Earnings	22,199.55
Equity-Net Income	<u>2,288.57</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$32,630.44</b>

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

**RESERVE FUND**

<b>ASSETS</b>	
<b>Checking/Savings</b>	
Members 1 <sup>st</sup> -Checking	1.05
Members 1 <sup>st</sup> -Money Market Acct	196,004.22
Members 1 <sup>st</sup> -Savings Acct	<u>53.97</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>196,059.24</b>
<b>Accounts Receivable</b>	<b>4,570.07</b>
<b>Allowance for Bad Debt</b>	<b>(2,451.00)</b>
<b>TOTAL CURRENT ASSETS</b>	<b>198,178.31</b>
<b>LIABILITIES &amp; EQUITY</b>	
Opening Balance Equity	43,504.30
Retained Earnings	123,321.80
Net Income	<u>31,352.21</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>198,178.31</b>

The Treasurer reported paying the following invoices: Walters Construction, storage unit rental, HCS Landscaping, Accounting Services, PP&L, Welcome Committee and transferred funds to the Reserve Account.

In addition, the Treasurer reported that three units are for sale in the development, two on Josiah Chowning Way and one on Weatherburn Drive.

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

**Architectural Review Committee**

- The decks are scheduled to be repaired in September and October.
- Cumberland Masonry plans to start work on all of the noted concrete repairs this month.

**Grounds Committee**

- Heathers Pest Control f/k/a Bowers Pest Control conducted a termite inspection of the Association and no termites were found.
- Good's Tree Service has been contacted to trim the tree overhanging Capital View Drive (between PRC & WBD) and remove the hanging branch in the same area.
- **Parvin Paving will be resealing the streets per the following scheduled; please ensure your vehicles are removed from your street by 6:00 a.m. of scheduled day:**
  - **Josiah Chowning Way-Monday, Sept. 22 (rain date is Tues, Sept 23)**
  - **Peyton Randolph Ct-Wednesday, Sept. 24 (rain date is Thurs, Sept 25)**
  - **Weatherburn Drive-Friday, September 26 (rain date is Mon, Sept 29)**
  - **King Arms Court-Tuesday, September 30 (rain date is Wed, Oct 1)**

## Welcome Committee

- No updates

## 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

- Will meet September 22<sup>nd</sup> to prepare the 2015 Budget to present to owners at the Annual Meeting in November.

## **\*\*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.
  - 1701 JCW-concrete repair (on the list for Cumberland Masonry)
  - 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)
  - 1733 WBD-block of wood under light needs to be painted (will be completed shortly)
  - 1737 WBD-wood around door needs to be repaired and water leaking in through the right side of the front door (Tim Daniels will be contacted).

- 1764 PRC-holly bush will be replaced (COMPLETED)
- 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 (COMPLETED)
- 1786 WBD-missing flashing (COMPLETED)
- 1732 JCW-downspout off back of unit-Tim Daniels contacted

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

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Maintenance Requests:
  - 1780 WBD-downspout missing-Tim Daniels will be contacted
  - WBD-street light #5 not working-BBEC will be contacted
- **The Annual HOA Meeting will be held on Thursday, November 13, 2014 at 7:00pm at the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill. In order to keep the cost of our Association fee as affordable as it is, we need your help to continue to self-manage the Association. Your input in the financial outlook of your neighborhood should be very important to you. New Officers will be elected. Please plan to attend.**
- Changes to the Board:
 

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