

The Fourth Estate

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

September/October 2017

The Board of Directors conducted their monthly board meeting on Tuesday October 3, 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 the Annual Meeting on Thursday, November 9, 2017 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 2017.

ASSETS

Checking/Savings	
First National Bank – Checking Account	9,046.25
Members 1 st -Contingency Fund Savings Acct	9,038.37
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,507.70
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$26,598.37
Accounts Receivable	\$5,476.89
Exchange Account	-1,200.00
TOTAL CURRENT ASSETS	\$30,875.26

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,484.25
Payroll Liabilities	521.08
Long Term Liabilities-Security Deposits	8,642.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>1,563.77</u>
TOTAL LIABILITIES & EQUITY	\$30,875.26

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

ASSETS

Checking/Savings	
Belco-Certificate of Deposit 1	\$50,780.67
Belco-Certificate of Deposit 2	25,038.39
Belco-Certificate of Deposit 3	25,038.39
Belco-Savings Acct	15.42
FNB-Certificate of Deposit	25,000.00
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	134,131.70
Members 1 st -Savings Acct	55.47

Members 1 st -Certificate of Deposit 1	25,179.52
Members 1 st -Certificate of Deposit 2	25,043.82
Members 1 st -Certificate of Deposit 3	<u>15,017.47</u>
TOTAL CHECKING/SAVINGS	\$325,305.95
Accounts Receivable	\$5,000.00
TOTAL CURRENT ASSETS	\$330,305.95
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LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>35,026.54</u>
TOTAL LIABILITIES & EQUITY	\$330,305.95

****COMMITTEE REPORTS****

Architectural Review Committee

- The No Parking signs for Weatherburn Drive and Peyton Randolph court have been installed. The signs need to be redistributed but please refer to the new parking rules on the website.
- The concrete work by Cumberland Masonry has begun is expected to be finished quickly.

Grounds Committee

- Good's has completed the spraying of all azaleas, rhododendrons, and all of a few types of trees for Lacebug.
- 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.
- Good's has begun some of the tree work that the board approved.
- A proposal has been approved for Ruell's for the removal of some dead bushes and planting of some new bushes.

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

- Some of the money from the Reserve Fund will be invested in a few new CD's to for better interest rates than the Money Market account allows. The Board has also approved a bump in the late fee for association fees from \$10 to \$15.

Welcome Committee

- The Welcoming Committee would like to welcome several new residents to the neighborhood:
Julie Rizzo – 1756 PRC
Kaitlyn Campbell – 1784 WBD
Ian Kuhn – 1762 PRC

Insurance Committee

- The Insurance Committee continues to gather information on home owner insurance compliance and several responses have been received while some others are taking the necessary steps to

become compliant. However, there are still a number of home owners still not in compliance. Letters will be sent out in the new future addressing those in non-compliance.

****OLD BUSINESS****

The Board reviewed outstanding maintenance requests and prior compliance issues.

The Board has been notified that all properties previously for sale have now been sold!

****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. Emails will be sent to home owners that will require responses so please make sure to check your emails and respond if you haven't already. We also ask that everyone be sure to at least fill out a proxy form if you cannot attend the meeting. We need to be sure of a quorum to get any work done.

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.