

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2011 Volume 19 - # 9

The Board of Directors conducted their monthly meeting on Tuesday, October 4, 2011. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

Meetings are held at 7 PM on the 2nd Tuesday of each month in the Lower Allen Township Building
at 2233 Gettysburg Road, Camp Hill

*** FINANCIAL REPORT ***

Financial information for the month ending September 30, 2011 for both the **Hunters' Ridge Homeowners Association** and the **Hunters' Ridge HOA Reserve Fund** will be reported in the November 2011 newsletter.

One bill, from the H.B. McClure, for work on underground corrugated downspout at a unit on Weatherburn Drive, was approved for payment.

*** COMMITTEE REPORTS ***

Architectural Review Committee:

Walters Construction completed work on five (5) decks.

Kent Construction still has to complete painting the doors and shutters on Josiah Chowning Way and Peyton Randolph Court.

Bid requests for the concrete repairs at Hunters' Ridge were sent out to several contractors. The Board became aware that the variance for uneven sidewalks allowed by the Borough has changed from one inch to one-half inch.

Grounds Committee:

The Board also sent out requests for bids from contractors for snow removal.

The President plans to visit local fence companies to check on the type of privacy fencing that would be appropriate to install along Capital View Drive, behind Weatherburn Drive, where several large evergreen trees were uprooted last year. As noted in last month's newsletter, electrical power lines run through that area, thus the Board has been advised not to replant trees in that area.

The President also walked around the development with a representative from Goods Tree Service. Maple and cherry trees need to be trimmed to a minimum of eight (8) feet above the sidewalk and twelve (12) to fourteen (14) feet above the streets or driving area.

Welcome Committee:

Please welcome the Association's most recent unit owner:

Cassandra Hare
1715 Peyton Randolph Court

The currently are three units in the development that are listed for sale.

Newsletter Committee:

Links to the Association's newsletters, Covenants/Bylaws, financial reports, community directory, architectural changes & maintenance request forms, as well as a "Contact Us" link, can be accessed at www.hrhoa17070.com

NOTE: Unit owners or tenants who do not have access to a computer to review the monthly newsletter & other documents should contact Toddy Holt at 774-8917 to request that a printed copy be delivered to the unit.

*** BYLAWS COMMITTEE ***

The Board is reviewing additional proposed revisions to the Associations By-Laws and Declarations & Covenants.

*** FINANCE COMMITTEE ***

Finance Committee members met on September 20th to prepare the 2012 budget. Board members reviewed and approved the Operations Budget and the Reserve Budget with minor changes.

***** OLD BUSINESS*****

A few repair requests remain on the list to be completed.

***** NEW BUSINESS*****

The Board appointed Tara Landis to fill the position of Vice President following the resignation of Andy Irons.

The President reported that it will cost approximately \$1,800 to replace a light pole on Josiah Chowning Way that was damaged by a car. The driver's insurance will cover the cost of replacement.

***** REMINDER *****

The Association's Annual Meeting will be held on Thursday, November 10th. *Please plan to attend!*