

THE FOURTH ESTATE

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

OCTOBER, 2013

The Board of Directors conducted their monthly Association meeting on Wednesday, October 9, 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 encouraged to attend the Annual Board Meeting that will be held Thursday, November 14, 2013 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 September 2013.

ASSETS

| | |
|---|--------------------|
| Checking/Savings | |
| Fulton Bank-Checking Account | \$16,129.29 |
| Members 1 st -Contingency Fund Savings Acct | 8,267.92 |
| Members 1 st -Security Deposit Checking Acct | 1.05 |
| Members 1 st -Security Deposits MM Acct | 7,341.48 |
| Members 1 st -General Savings Acct | <u>5.00</u> |
| Total Checking/Savings | \$31,744.74 |

Accounts Receivable **18,061.63**

| | |
|-----------------------------------|-------------------|
| Other Current Assets | |
| 203-Allowance for Bad Debt | <u>(6,627.40)</u> |
| Total Other Current Assets | (6,627.40) |

TOTAL CURRENT ASSETS **\$43,178.97**

LIABILITIES & EQUITY

| | |
|---|--------------------|
| Current Liabilities | |
| Accounts Payable | 0 |
| Payroll Liabilities | 668.51 |
| Long Term Liabilities (Security Deposits) | 7,340.00 |
| Equity-Retained Earnings | 16,256.24 |
| Equity-Net Income | <u>18,914.22</u> |
| TOTAL LIABILITIES & EQUITY | \$43,178.97 |

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

RESERVE FUND

ASSETS

Checking/Savings

| | |
|--|-------------------|
| Members 1 st -Checking | 1.05 |
| Members 1 st -Money Market Acct | 114,873.96 |
| Members 1 st -Savings Acct | <u>53.97</u> |
| TOTAL CHECKING/SAVINGS | 114,928.98 |

Accounts Receivable

2,674.82

Other Current Assets

| | |
|-----------------------------------|------------------|
| Vanguard 500 Index Fund | 20,432.10 |
| Vanguard Interm Term Fund | 5,458.81 |
| Vanguard Short Term Fund | <u>5,033.80</u> |
| TOTAL OTHER CURRENT ASSETS | 30,924.71 |

TOTAL CURRENT ASSETS

148,528.51

LIABILITIES & EQUITY

| | |
|---------------------------------------|--------------------|
| Opening Balance Equity | 43,504.30 |
| Retained Earnings | 164,606.46 |
| Net Income | <u>(59,582.25)</u> |
| TOTAL LIABILITIES & EQUITY | 148,528.51 |

The Treasurer reported issuing payment for the storage unit, Goods Tree Service, Johnson & Duffy, ordering checks and deposit tickets, paychecks, Bower's Pest Control, Tim Daniels remodeling, HCS Landscaping and PPL.

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

****COMMITTEE REPORTS****

Architectural 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

- **Reseeding the grounds is complete, owners are asked to water the areas around their homes for about a month to help ensure the grass will take.**

- 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.
- Landscaping of the central area on Weatherburn Drive will begin in October.
- The stump and dead tree were removed from Capital View Drive.
- Cumberland Masonry will be handling the snow removal this winter season, this is the last year of their current contract.

Welcome Committee

- The Welcome Committee visited:
 - 1762 PRC-Joshua Dinterman and Kendall Dubs

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

- No report.

Finance Committee

- The Finance Committee met on September 26th to review the budget for 2014. The decision was made to not increase the monthly association fee; however, several budgeted areas will be reduced in order to avoid an increase in the Association fee. These budget areas include grounds/landscaping, repair and maintenance, and reducing the monthly transfer to the Reserve Account.
- **Please plan to attend the Annual Board Meeting on Thursday, November 14th at the Lower Allen Township Building at 7:00pm to see how your monthly association fee is distributed.**

****OLD BUSINESS****

The Board reviewed the following:

- Maintenance requests that are pending contractor repairs:
 - 1727 WBD-patio (on list of concrete repairs)
 - 1765 KAC-depression is natural; awaiting proposal from the contractor to fill the depression-the Board approved the fill.
 - 1766 PRC-patio (on list of concrete repairs)
 - 1750 PRC-fascia loose above rear patio door (complete)
 - 1753 WBD-siding loose under roofline in rear of unit (complete)
 - 1702 JCW-concrete issues (on list of concrete repairs)
 - 1725 WBD-door frame issue (contacted Tim Daniels)
 - The following units will be looked at in the Spring for roots lifting up the patios:
 - 1723 PRC, 1768 PRC, 1753 WBD
- Non-compliance issues.

****NEW BUSINESS****

The Board reviewed/noted the following:

- Maintenance request:
 - WBD street light not working (BBEC will be contacted)
 - 1772 PRC-siding loose (Tim Daniels has been contacted)
- **Two new Board members are required; if you are interested, please contact a Board member and please plan to attend the Annual Meeting on Thursday, November 14th.**
 - **The Secretary has resigned from his position because he's moved out of the development.**
 - **The Vice President's term is expiring, so that position will become vacant and need someone.**
- 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.**
- *The Annual Board Meeting will be held Thursday, November 14, 2013 beginning at 7:00 pm at the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill; please plan to attend to see how your monthly association fee is being spent.*
- *Board Members and Committee Members will be delivering the packet for the Annual Board Meeting to your home within the next week.*