

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2009 Volume 17 - # 2

The Board of Directors conducted their monthly meeting on Tuesday, February 10, 2009. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter. The Association's Covenants, Bylaws, financial statements, directory, and newsletters are found on the HRHQA web site at www.hrhoa17070.com

*** FINANCIAL REPORT ***

The Association's Treasurer filed the following report for the **Hunters' Ridge Homeowners Association** for the month ending, 2008:

ASSETS

Fulton Bank Checking Account	= \$	6,620.26
Citizens Bank - Security Deposits	=	5,854.24
Accounts Receivable	=	1,957.80
Undeposited funds	=	0
Total Current Assets	= \$	14,432.30

LIABILITIES & EQUITY

Payroll Liabilities	= \$	263.24
Security Deposits	=	5,853.00
Total Liabilities	=	6,116.24
Equity : Retained Earnings	=	4,808.21
Net Income	=	3,507.85
Total Equity	=	8,316.06
Total Liabilities & Equity	= \$	14,432.30

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending, November 30, 2008:

ASSETS

Citizens Bank - Money Market	= \$	32,934.66
Citizens Bank CD # 1	=	15,040.77
Fulton Bank CD # 1	=	10,000.00
Member's First CD # 1	=	10,498.87
Member's First CD # 2	=	25,474.03
Member's First CD # 3	=	15,192.68
Member's First CD # 4	=	5,064.60
Member's First CD # 5	=	5,073.64
Member's First CD # 6	=	10,070.09
Member's First CD # 7	=	15,112.48
Member's First Savings Account	=	52.22
Vanguard Fund	=	10,757.22
Total Current Assets	= \$	155,271.26

Liabilities & Equity

Opening Balance Equity	= \$	43,504.30
Retained Earnings	=	102,656.58
Net Income	=	4,458.38
Total Equity	= \$	150,619.26
Total Liabilities & Equity	= \$	155,271.26

Although several line items, e.g., electricity and unemployment compensation payment, are slightly below projections, since we are only one month into the 2009 budget there is no + or - comparison of actual to projected budget.

Letters will be mailed to unit owners who are in arrears for the monthly maintenance fee.

Bills/expenses requiring Board action were presented for approval.

Unit owners or tenants interested in more information about HRHOA finances should contact Katie Gipple at 774-5564 or dikgip@aol.com

NOTE: Unit owners who pay the monthly maintenance fee electronically are reminded to send the coupon book to the Association's Treasurer, Katie Gipple, at 1405 Harwich Court, New Cumberland 17070.

*** COMMITTEE REPORTS***

Architectural Review Committee:

A STOP sign was replaced on the Peyton Randolph Court cul-de-sac. STOP signs on other cul-de-sacs are faded will be replaced this spring.

Grounds Committee:

Bruce Barclay Electric Contractor (BBEC) technicians found that some electrical wires connected to street lights on Josiah Chowning Way and Peyton Randolph Court had been damaged by the Verizon subcontractor while installing new fiber optic cable last fall. The Board plans to seek reimbursement from Verizon for the cost of the repairs by BBEC.. Repairs are being made.

Steve Williams, Chair of the Committee, reported that Goods Tree Service removed underbrush behind the Josiah Chowning Way units.

Welcome Committee:

Please welcome the following unit owner::

Matthew Martin
1731 Weatherburn Drive
717-695-4846

Newsletter Committee:

Unit owners may request a printed copy of the newsletter by contacting Toddy Holt at 774-8917..

By Laws Committee:

The Association's Bylaws will be reviewed this year.

Finance Committee:

No report.

Capital Improvements Committee:

Board members reviewed and accepted a proposal from Walters Roofing to replace roofs on the remaining units on Peyton Randolph Court.

Installation of gutter guards will continue as soon as weather permits.

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

Areas of damage to several units on Josiah Chowning Way caused by a pesky woodpecker have been repaired. A recent article in the *Patriot News* by Marcus Schneck notes that "...woodpeckers can prove difficult to drive off after they have established territories." Must be true because there have been numerous "attacks" on Josiah Chowning Way over the last several years. Since auditory repellants such as noise aren't too effective and visual repellants such as mylar strips, reflective pinwheels and aluminum pie tins wouldn't fit the development's décor aluminum flashing is being placed over the affected areas.

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

The Board discussed Lower Allen Township's proposed rezoning. The Building & Zoning Coordinator noted that the private covenants and association bylaws of the various developments in this area would not be eliminated by the rezoning. What would change is that the Township would not be empowered or obligated to publicly enforce these private restrictions. Essentially, the Coordinator does not expect the proposed rezoning to result in changes of use for the land on which these developments are built.

The Board will consult with the Association's attorney regarding the Association's responsibility for replacement of broken water pipes between the unit and the main water lines. Unit owners are referred to Section 5.1 Maintenance By the Association of Article V - MAINTENANCE as well as Section 10.2 Owner's Insurance of Article X INSURANCE AND REBUILDING of the Association's *Declaration of Covenants, Conditions,*

Restrictions, and Easements for Hunter's Ridge for clarification of Association and owner responsibilities for maintenance and repairs.

The Association's insurance company covers "events" which may occur in the common areas of the development. The unit owner's/tenant's homeowners insurance, depending on the policy coverage, should cover "events" or losses within the walks of the building/unit. For that reason, owners/tenants should have an accurate records of the unit's contents, especially for expensive items.

Also, the unit owner's must list Hunter's Ridge as the additional insured party. A COPY of the INSURANCE POLICY must be provided by every owner to the Board for our files when the unit is purchased and every time the policy is renewed.

***** REMINDERS *****

Pet Droppings ☹

The Board continuously receives complaints about unit owners and tenants who do not clean up after their pets. *In addition to being extremely disrespectful to other unit owners/tenants, visitors, and the lawn care workers or other contractors doing work in the development, it is against the Association's Rules and Regulations as well as Lower Allen Township Authority's Code Ordinances. Continued violations will be reported to the Lower Allen Township Authority and the Lower Allen Township Police for issuance of a Citation to the owner/tenant. This Citation includes fine.* Please be responsible pet owners and respectful neighbors and clean up after your pets.

Emergency Contact Information

Once again, the Board would like to remind unit owners and tenants that it is important that the Association have your current phone number and/or e-mail address so you can be reached in the event of an emergency affecting the development or your unit. Please take a few minutes to check the Hunter's Ridge Directory to verify the information. Any changes should be reported to Heather Doyle at doylehm@hotmail.com or 717-903-0842.

...and from last month's Township newsletter

- 2009 Dog licenses are now available in the tax office during regular tax office hours
- Bonnie Miller, the tax collector, is a licensed notary and provides notary services for Lower Allen Township residents
- 2009 Lower Allen Township and Cumberland County Real Estate & Per Capita taxes will be mailed March 1st. It is your responsibility to call the tax office if you don't receive a bill.