

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2010 Volume 18 - # 6

The Board of Directors of the Hunters Ridge Homeowners Association conducted its monthly meeting on Tuesday, June 8, 2010. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

NEXT MEETING: July 13th at 7 PM in the Lower Allen Township's Office at 1933 Hummel Avenue in Camp Hill.

*** FINANCIAL REPORT ***

The Association's Treasurer filed the following report for the **Hunters' Ridge Homeowners Association** for the month ending May 31, 2010:

ASSETS

Fulton Bank Checking Account	=	\$ 1,984.26
Citizens Bank - Security Deposits	=	6,666.08
Accounts Receivable	=	15,942.80
Other Current Assets	=	168.00
Total Current Assets	=	\$ 24,761.14

LIABILITIES & EQUITY

Loan from Reserve	=	\$ 25,000.00
Payroll Liabilities	=	431.16
Long Term Liabilities - Security Deposits	=	6,665.00
Total Liabilities-		
Equity - Retained Earnings	=	- 839.67
- Net Income	=	- 6,495.35
Total Equity	=	- 7,335.02
Total Liabilities & Equity	=	\$ 24,761.14

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending May 31, 2010:

ASSETS

Citizens Bank - Savings		
Citizens Bank - Money Market	=	\$ 19,796.89
Fulton CD #6055	=	5,000.00
Member's First CD # 40	=	25,466.39
Member's First CD # 46	=	30,144.55
Member's First CD # 52	=	15,870.74
Member's First Savings Account	=	52.73
Vanguard Fund	=	10,540.63
Total Current Assets	=	\$ 124,403.86

Liabilities & Equity

Opening Balance Equity	=	\$ 43,504.30
Retained Earnings	=	87,178.67
Net Income	=	- 6,279.11
Total Equity	=	\$ 124,403.86
Total Liabilities & Equity	=	\$ 124,403.86

Correction: The Treasurer noted that it was incorrectly stated in last month's newsletter that the money from CDs that matured would be placed in the checking account and used to pay bills. The money was placed in the Reserve Fund.

The Treasurer reviewed monthly bills paid in May and noted that to-date the line items of Grounds & Landscaping and Legal are slightly below budget and that the line items of Operations, Taxes, and Repairs & Maintenance are slightly above budget. She also noted that there continues to be a net loss in income. An estimated tax payment, due on June 15th, was made.

A payment of \$3,520 was made toward the loan from the Association's Reserve Fund required to pay snow removal costs that exceeded the budgeted amount for the 2009-10 season. To-date \$18,050 has been repaid, leaving a balance of \$7,950. The remaining balance must be paid before December 31st. The Treasurer reported that 49 unit owners chose to make one payment, 6 unit owners made two payments, 15 unit owners will be making monthly payments, 1 payment will be part of a settlement on a recently sold unit. Thirteen unit owners have not responded to the request for payment of the special assessment that resulted from the 2009-2010 snow removal bills. A letter and a billing statement will be sent to those 13 unit owners.

***** COMMITTEE REPORTS*****

Architectural Review Committee:

A check for \$17,520 was sent to Walters Construction for the balance due on roof replacements on the first two units on Josiah Chowning Way. Approximately \$27,000 is due for finishing work on that Cul-de-Sac. It was the consensus of the Board that it would be best to finish work on the remaining units this year since the price for this work would probably increase next year.

Grounds Committee:

The Board received six (6) bids for the next lawn service contract. Services with related prices and references for all contractors will be reviewed by Board members and a decision made at a later Board meeting.

It was determined that the arborvitae planted behind the unit on Weatherburn Drive that is causing problems by scratching the windows and siding was not planted by the Association. Thus, trimming is the responsibility of the unit owner.

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. (Copies will continue to be mailed to investment owners.)*

Welcome Committee:

Committee members visited the unit owners noted in May's newsletter and will be visiting new owners/residents in coming months.

Finance Committee:

A CD worth \$15,900.61 will mature on June 19th. The money will be placed in the Money Market account while searching alternative investments.

By Laws Committee:

Committee members will meet on June 24th to review the current bylaws.

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

The Board is still waiting for the form to be used for unit owners whose insurance company will not name the Association as "additional insured." All unit owners are reminded for the purpose of homeowners insurance that Hunters Ridge is considered a "Planned Residential Community" with townhouses and thus should not purchase insurance for condominiums.

Maintenance has been completed at 1772 Peyton Randolph Court.

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

Board members reviewed a maintenance request from a unit owner on Weatherburn Drive. The request will be referred to Walters Construction.

The Board received a report that another light pole on Kings Arms Court is not working.

***** SERVICES AVAILABLE *****

TAILSPIN PET CARE (717) 695-7655

Tailspin is a family owned and operated business dedicated to providing convenient, reliable, and worry-free care to your pets while you are away. As life long pet lovers, we take great pride in our ability to create meaningful and nurturing relationships with even the most challenging of pets. Our mission is to provide outstanding pet care at very affordable rates in the comfort and convenience of your own home. At Tailspin we are committed to meeting any and all basic pet care needs with our guarantee of honesty and integrity. For more information please call us at (717) 695-7655, or visit our website at www.TailspinPetCare.com

***** REMINDER *****

The July and August HRHOA Board meetings will be held at the Lower Allen Township's Office at 1933 Hummel Avenue in Camp Hill. Meetings will start at 7 PM.