

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2008 Volume 16 - # 11

The Board of Directors of the Hunters Ridge Homeowners Association conducted its ANNUAL MEETING on Thursday, November 13, 2008 at the New Cumberland Middle School. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

*** NEXT BOARD MEETING ***

Tuesday, January 13, 2009 @ 7:00 PM
1405 Harwich Court

*** FINANCIAL REPORT ***

The Association's Treasurer filed the following report for the **Hunters' Ridge Homeowners Association** for the month ending October 31, 2008:

ASSETS

Fulton Bank Checking Account	=	\$	8,765.13
Citizens Bank - Security Deposits	=		5,718.21
Accounts Receivable	=		<u>844.00</u>
Total Current Assets	=	\$	15,327.34

LIABILITIES & EQUITY

Payroll Liabilities	=	\$	245.06
Long Term Liabilities	=		5,717.00
Total Liabilities	=		5,962.06
Equity - Retained Earnings	=	-	6,246.23
- Net Income	=		15,611.51
Total Equity	=		<u>9,365.28</u>
Total Liabilities & Equity	=	\$	15,327.34

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending October 31, 2008:

ASSETS

Citizens Bank - Savings			
Citizens Bank - Money Market	=	\$	66,184.69.70
Member's First CD # 1 (44)	=		10,378.07
Member's First CD # 2 (47)	=		25,253.79
Member's First CD # 3 (48)	=		15,092.79
Member's First CD # 4 (49)	=		5,020.81
Member's First CD # 5 (50)	=		5,023.71
Member's First Savings Account	=		52.10
Vanguard Fund	=		<u>10,691.16</u>
Total Current Assets	=	\$	137,697.12

Liabilities & Equity

Opening Balance Equity	=	\$	43,504.30
Retained Earnings	=		111,586.19
Net Income	=	-	<u>17,393.37</u>
Total Equity	=	\$	137,697.12

Total Liabilities & Equity = \$ 137,697.12

The Treasurer noted that the following operating line items were over budget for 2008:

Grounds & landscaping	=	117.8%
Accounting	=	165.0%
Legal	=	683.2%
Repairs & maintenance	=	139.9%
Taxes	=	231.6%

Estimated taxes were paid in 2008 and also will be paid in 2009.

Capital expenditures for roof replacements, cement repairs, storm sewer repairs, etc. amounted to \$59,793.27. However, the amount deducted from the Reserve Fund was only \$17,393.37 since money collected from security deposits was used to offset this expense.

The proposed 2009 budget was presented by the Treasurer. She noted that the proposed increases were based on a CPI increase of 5.6%, regional contract prices, and expenses from past years. Matt White, Chair of the Association's Finance Committee, noted that the proposed \$5 increase in the monthly maintenance fee represented a 4.1% increase over last year's fee and was comparable to past increases.

Discussion followed. The budget was passed by majority vote.

NOTE: The new monthly fee is \$128.00 and the late fee is \$10.00. The 2009 coupon books for payment of the monthly fee will be mailed to unit owners in December.

Katie Gipple will keep coupon books for unit owners paying online or having automatic payments from their books.

*** 2008 BOARD ACCOMPLISHMENTS***

Scott Drummond, outgoing President of the HRHOA Association noted the following Board of Director accomplishments for 2008:

- Renewed contract with Padden, Guerrini Associates for 2008 financial and preparation of Corporate Tax Return.
- Prepared balanced budget for the 2009 fiscal year. On the recommendation of our accountants and to be in compliance with Resolution IRC Section 118, going forward the HRHOA budget reports will be split into a Operating Expenses report and a Reserve Fund report. **(new Mortgage Guidelines passed on March 1, 2008, by Fannie Mae & Freddie Mac).**
- Approved the installation of Satellite Dishes. Developed the guidelines, request forms and installation requirements for satellite dishes.
- The By-law Committee reviewed and corrected spelling and grammar and updated language in By-laws and Rules & Regulations. For example updated wording in several sections replacing “telegraph” with email in two sections.
- The By-Law Committee made revisions to the Association’s Declaration of Covenants, specifically to Article VIII of the By Laws related to Architectural Control that were passed in May of 1995, were recorded in the Cumberland County Courthouse on April 21st.
- The Board developed a HRHOA website for residents so they can access up to date information on the activities of the Board. The site is updated monthly.
- Researched rates and purchased several new CD’s throughout the year.
- Solicited bids for snow removal. Negotiated a new one-year contract with Hambright & Vorkapich Lawn & Landscaping Services, LLC.
- Contracted with Walters Construction for roof replacement on the remaining 6 units and the gatehouse on Kings Arm Court, the 6 remaining units on Weatherburn Drive and 4 units on Peyton Randolph Court.
- Approved to continue a contract with Bowers Pest Control to check for termites annually.
- Approved a contract to have Cumberland Masonry fix the storm sewer on Weatherburn Drive.
- Approved contract with R&S Asphalt to repair potholes on Josiah Chowning Way tar & seal cracks in paving throughout the development.
- Approved contract with Good’s Tree Services to replace several trees in the development downed by wind. Also contracted to plant a dogwood tree on Wheatherburn Drive.
- In addition to the current contract with Brickman Group for lawn care; the Board approved an additional contract for aeration, over seeding and treatments for grub and crab grass control and the planting of a Crape Myrtle and a burning bush.
- Approved contract with Tim Cox to repair and stain all decks within the development.
- Approved contract with Tim Cox to repair and stain the privacy fences within the development beginning in the spring of 2009.

- Approved contract with Tim Daniels to place gutter guards on all units that have had new roofs replaced over the last several years.
- Approved awning and sunroom installation by Custom Exteriors the approved vendor for this work should unit owners wish to add these exterior features to their unit.
- Approved Simonton as the manufacturer for replacement windows and sliding glass doors that can be purchased at Norandex or Kohls, in Mechanicsburg.

*** COMMITTEE REPORTS***

Architectural Review Committee:

No report.

Grounds Committee:

It was noted that the 2008-2009 snow removal contract was awarded to Hambright & Vorkapich of New Cumberland.

Newsletter Committee:

A newsletter was written following each Board meeting in 2008. This November-December 2008 newsletter is being sent as a courtesy to unit owners and tenants to provide an overview of Annual Meeting activities. Future newsletters can be accessed at www.hrhoa17070.com As noted in the September 2008 newsletter, the website will contain the Association’s Covenants & Bylaws, monthly financial statements, newsletters, directory, etc. as well as a link to contact the Board.

As noted in the July newsletter, the website will be updated on a regular basis to provide owners and tenants of Hunters’ Ridge with the most pertinent and current information. Since the individuals working on this project are volunteers if there are any residents interested and willing to help with the maintenance of this website, please contact Heather Doyle at (717) 903-0842 or at doylehm@hotmail.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:

Marian Rohm reviewed the purpose of the Association’s Welcome Committee and noted the type of information shared with new tenants.

Finance Committee:

Matt White reviewed the goals of this Committee.

By Laws Committee:

No report.

Capital Improvement Committee:

Ernie Piccolo discussed current repairs made to the surface of the cul-de-sacs.

***** ELECTIONS*****

The names of Terri Marquis and Jeannie Schappell were submitted for the vacant Board position. A written ballot was cast and Jeannie Schappell was elected.

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

The Finance Committee will send letters to unit owners who voted "NO" to the proposed 2009 budget to determine concerns and facilitate future budget planning. The Board had sent a similar letter to unit owners who had voted "NO" to the 2008 budget; however, there were no responses.

The Board encourages unit owners and tenants to discuss concerns so issues can be resolved as soon as possible.

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

John Callahan made a motion to direct the Board to research costs and seek *request for proposals* or "*rfps*" from companies to manage the day-to-day operations of the Association. The motion was seconded and passed.

For your information, as the Hunters' Ridge development was being built the day-to-day operations were managed by the developers. After 75% of the units were sold, the developers contracted with a management company to handle the day-to-day operations of the development. A Board of Directors, elected from unit owners, worked with the management company on issues requiring Board decisions. The Association's monthly maintenance fee included the management company's fee. After several years interested unit owners explored

the concept of self-management and in 1997 unit owners voted affirmatively for self management.

***** REMINDERS *****

Tis the season!

You'll soon see the familiar rebar being placed around the cul-de-sacs to provide landmarks for the snow plow operators. As noted above, H & V Landscape Contractors, Inc. has been contracted for snow removal this season.

PLEASE NOTE: *According to the contract, snow will be removed from sidewalks when accumulation exceeds one (1) inch and plowing will begin when accumulation reaches three (3) inches. The company will pre-salt the parking areas if a large snow is predicted and will come to the development before 7 AM to begin snow removal as necessary.*

All residents are reminded to move their cars from the parking area when the H & V workers are removing snow from your cul-de-sac. Residents who expect to be away when a storm is predicted, and who leave their vehicle at the development, should give their car keys to a neighbor who will take responsibility for moving the vehicle. The Association pays for snow removal by the hour so your cooperation is appreciated - it's your money too!

Additionally, any help from residents on their own sidewalks would be appreciated since that also will help to keep costs down.

Board of Directors for 2008

We welcome Jeannie Schappell to the Hunters' Ridge Homeowners' Association Board member once again as well as a sincere thank you to Scott Drummond whose term ended this year.

The officers for 2009 are:

- President: Jeannie Schappell
- Vice-President: Matt White
- Secretary: Marilyn Kangas
- Assistant Secretary: Heather Doyle
- Treasurer: Katie Gipple

HAPPY HOLIDAYS!