

# THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2011 Volume 20 - # 1

The monthly meeting of the Hunters Ridge Homeowners Association was held on Tuesday, January 10, 2012. Agenda items discussed and actions taken, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

**Monthly meetings are held at 7 PM on the 2<sup>nd</sup> Tuesday of each month from January through October in the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill**

## \*\*\* FINANCIAL REPORT \*\*\*

The Association's Treasurer filed the following report for **Hunters' Ridge Homeowners Association** for the month ending November 30, 2011:

### ASSETS

#### Checking/Savings

Fulton Bank - Checking Account	=	\$ 10,652.17
Members 1 <sup>st</sup> - Contingency Fund Savings Acct	=	2,762.68
Members 1 <sup>st</sup> - Security Deposits MM Acct	=	7,219.01
Members 1 <sup>st</sup> - General Savings Acct	=	5.00
Members 1 <sup>st</sup> - Security Deposit Checking Acct	=	1.05
Accounts Receivable	=	19,664.26
Undeposited Funds	=	148.00
<b>Total Current Assets</b>	=	<b>\$ 40,442.17</b>

### LIABILITIES & EQUITY

Payroll Liabilities	=	\$ 450.38
Long Term Liabilities - Security Deposits	=	7,216.00
Equity - Retained Earnings	=	21,056.39
- Net Income	=	11,719.40
<b>Total Liabilities &amp; Equity</b>	=	<b>\$ 40,442.17</b>

She filed the following report for **Hunters' Ridge HOA Reserve Fund** for the month ending November 30, 2011:

### ASSETS

#### Checking/Savings

Members 1 <sup>st</sup> - Checking	=	\$ 0.55
Members 1 <sup>st</sup> - Money Market Account	=	42,867.37
Members 1 <sup>st</sup> - CD # 42	=	25,140.06
Members 1 <sup>st</sup> - CD # 43	=	25,069.95
Members 1 <sup>st</sup> - CD # 53	=	25,446.68
Members 1 <sup>st</sup> - Savings Account	=	53.41
<b>Total Checking/Savings</b>	=	<b>\$ 139,973.25</b>

#### Other Current Assets

Intermediate Term Investment Fund	=	\$ 4,082.38
Short Term Investment Fund	=	3,779.79
Vanguard Admiral Fund	=	12,835.41
<b>Total Current Assets</b>	=	<b>\$ 139,973.25</b>

### Liabilities & Equity

Opening Balance Equity	=	\$ 43,504.30
Retained Earnings	=	89,851.80
Net Income	=	6,617.15
<b>Total Equity</b>	=	<b>\$ 139,973.25</b>

The December financial report will be in next month's newsletter. It is subject to adjustments by the accountants.

The final payment for the decks was made, along with payment to Kent Construction for door and shutter painting. Other bills paid in November and December included payroll, payroll taxes & workmen's compensation insurance; fourth quarter taxes; postage; office supplies; PP&L; storage shed rental, HCS Landscaping, Tim Daniel's Construction, and Good's Tree Service. The regular monthly amount of \$200 was paid to the Vanguard funds.

Katie Gipple, Treasurer, noted that 2011 income and expenses were close to budget. Although capital expenditures were above projections other cost savings, especially in snow removal, occurred. Approximately \$11,509 excess income over budget for 2010, as well as money collected from late payment of monthly maintenance fees, was transferred to the HRHOA Reserve Fund.

Mrs. Gipple also reported that the Association's Accounts Receivable have increased because two units are in foreclosure, liens were placed on two units, and one unit owner has filed for bankruptcy.

## \*\*\* COMMITTEE REPORTS \*\*\*

### Architectural Review Committee:

Jeannie Schappell, Chair of the Committee, reported that Walter's Construction completed work on the decks and that Kent Construction completed painting of the doors, shutters, and kick plates in November.

### Grounds Committee:

Jeannie Schappell, Chair of the Committee, reported that several units in the development are heavily stained by mildew in areas where owners can't reach the problem. The Board reviewed several bids for power washing. A contractor was selected and following a check of references a contract will be awarded.

The Board also received two bids for concrete repairs/replacement but are waiting for an additional bid before making a decision.

The Board received and approved a proposal from Good's Tree Service for trimming cherry and maple trees in the development. The Board will discuss replacement of shrubs with HCS Landscaping.

Following removal of stumps of the large evergreen trees along Capitol View Drive, which fell during a storm last year, Good's Trees Service informed the Board that it would be dangerous to plant trees in that tree bed because there's a major electrical power line there.

The light pole on Josiah Chowning Way, damaged by a visitor several weeks ago, was replaced and paid for by the individual's insurance company.

**Welcome Committee:**

Please welcome the following new residents to Hunter's Ridge:

Arlene & Kirk Beard  
1779 Kings Arms Court

**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](http://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\*\*\***

Only 15 of the 85 Hunter's Ridge unit owners took the opportunity to vote on the proposed changes to the Association's Declaration of Covenants and Rules & Regulations as described in the November 2011 Annual Meeting Notice. By default, the votes of the remaining 72 unit owners became affirmative votes. These changes appear on the Association's web sites. The changes in the Rules & Regulations became effective following the majority vote. The change to the Declaration of Covenants will become effective after they are recorded in Cumberland County Courthouse by the Association's attorney, Steven Howell. After the changes are recorded a copy will be sent via e-mail, or a hard copy delivered, to all unit owners.

**\*\*\* FINANCE COMMITTEE\*\*\***

A CD, currently valued at \$25,080.60, will mature on February 5<sup>th</sup>. The money will be temporarily transferred to the regular savings account until it is reinvested in another CD. The Board staggers the maturity date for the short-term, no penalty CDs purchased for the Association.

**\*\*\* OLD BUSINESS\*\*\***

All previous maintenance request issues have been addressed.

**\*\*\* NEW BUSINESS\*\*\***

The Association's President and Chair of the Bylaws Committee will work with the Association's attorney to have the Declaration of Covenants recorded in the Cumberland County Courthouse.

The Board reviewed two new architectural requests: one for replacement of a sliding glass door at a unit on Weatherburn Drive and replacement of window glass at a unit on Josiah Chowning Way.

The Board also reviewed two compliance issues related to pets. A letter will be sent to a unit owner regarding failure to pick up pet droppings.

Changes will be made to the HRHOA's requirements regarding proper use of a chiminea to also include use of a fire pit. Following approval of these changes by the Board the guidelines/requirements will be posted on the Association's website.

An electrician from BBEC is checking the underground lines for the street lights on Kings Arms Court to determine the cause of the outage.

**NOTE:** The damaged wire recently was located and the problem fixed, restoring lighting to the Kings Arms Court cul-de-sac.

**\*\*\* REMINDERS \*\*\***

**Pet Etiquette**

The Board continues to receive complaints related to unit owners who allow their pets to run around in the neighborhood unleashed and do not pick up excrement. Once again, this is inconsiderate of other unit owners and also is in violation of Lower Allen Township ordinances. Violators will be reported to Township officials.

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**NOTE:** The February meeting will be held on the first Tuesday of the month, February 7<sup>th</sup>, at 7 PM at the Lower Allen Township Building.