

THE FOURTH ESTATE

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

JANUARY, 2014

The Board of Directors conducted their monthly Association meeting on Tuesday, January 14, 2014. 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 invited to attend the monthly Board meetings held the second Tuesday of the month. The next meeting will be Tuesday, February 11, 2014 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 months ending October thru December 2013.

ASSETS	October 2013	November 2013	December 2013
Checking/Savings			
Fulton Bank-Checking Account	\$13,267.74	\$19,567.98	\$9,811.45
Members 1 st -Contingency Fund Savings Acct	8,520.28	8,772.64	9,025.01
Members 1 st -Security Deposit Checking Acct	1.05	0	0
Members 1 st -Security Deposits MM Acct	7,413.50	7,401.04	7,665.55
Members 1 st -General Savings Acct	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>
Total Checking/Savings	29,207.57	\$35,746.66	\$25,507.01
Accounts Receivable	17,274.63	\$16,375.13	18,418.63
Other Current Assets			
203-Allowance for Bad Debt	(6,627.40)	(6,627.40)	(6,627.40)
Undeposited Funds	<u>0</u>	<u>0</u>	<u>0</u>
Total Other Current Assets	(6,627.40)	(6,627.40)	(6,627.40)
TOTAL CURRENT ASSETS	39,854.80	\$45,494.39	\$38,298.24
LIABILITIES & EQUITY			
Current Liabilities			
Accounts Payable			1,998.05
Payroll Liabilities	264.13	475.17	686.21
Long Term Liabilities	7,399.00	7,399.00	7,663.00
Equity-Retained Earnings	16,256.24	16,256.24	16,256.24
Equity-New Income	<u>15,935.43</u>	<u>21,363.98</u>	<u>11,694.74</u>
TOTAL LIABILITIES & EQUITY	39,854.80	\$45,494.39	\$38,298.24

The Association's Treasurer filed the following **Reserve Fund Account** reports for the months ending October thru December 2013.

RESERVE FUND

ASSETS	October 2013	November 2013	December 2013
Checking/Savings			
Members 1 st -Checking	1.05	1.05	0.55
Members 1 st -Money Market Acct	118,035.20	120,436.66	132,657.98
Members 1 st -Savings Acct	<u>53.97</u>	<u>53.97</u>	<u>53.97</u>
TOTAL CHECKING/SAVINGS	118,090.22	120,491.68	132,713.00
Accounts Receivable	2,722.06	2,769.30	2,816.54
Other Current Assets			
Vanguard 500 Index Fund	21,473.34	22,227.16	22,892.81
Vanguard Interm Term Fund	5,569.12	5,617.20	5,636.64
Vanguard Short Term Fund	<u>5,111.32</u>	<u>5,174.40</u>	<u>5,213.11</u>
TOTAL OTHER CURRENT ASSETS	32,153.78	33,018.76	33,742.56
TOTAL CURRENT ASSETS	152,966.06	156,279.74	169,272.10
LIABILITIES & EQUITY			
Opening Balance Equity	43,504.30	43,504.30	43,504.30
Retained Earnings	164,606.46	164,606.46	164,606.46
Net Income	<u>(55,144.70)</u>	<u>(51,831.02)</u>	<u>(38,838.66)</u>
TOTAL LIABILITIES & EQUITY	152,966.06	156,279.74	169,272.10

The Annual Association meeting was held Thursday, November 14th at the Lower Allen Township Building. The Financial Report was presented, questions were asked/answered. The Board will soon have to review the possibility of replacing siding on all units. This will be a huge financial undertaking and may be handle the same manner in which the roof replacements were handled. This will be a topic of discussion this year during the monthly Board meetings.

The Treasurer reported paying salaries, taxes, Staples, PP&L, Tim Daniels, storage rental unit, purchased a new STOP sign, BBEC repairs, snow removal invoice, coupon books and balance due to Reserve for 2012 taxes. Also, the Treasurer reported that two units remain for sale in the development; one on Peyton Randolph Court and one on Josiah Chowning Way.

****COMMITTEE REPORTS****

Architectural Review Committee

- Lights are being replaced on the front and back of all units by G. Law Electrical pending the weather. KAC is complete and work is currently being done on WBD. **PLEASE REMEMBER TO TURN YOUR FRONT AND BACK LIGHTS OFF** (if they haven't been replaced yet).
- The Committee reached out the vendors that submitted proposals for repairs to the storm basin at KAC 1759-1769. One vendor is revising a proposal and forwarding to the Committee. Further discussions will be held at the February 2014 meeting.
- Concrete repairs have been completed throughout the Association.

Grounds Committee

- Proposal from Good's Tree Service was approved for injections for the azaleas and rhododendrons in the spring, and summer spray for webworm
- Another vendor is submitting a proposal for snow removal services.
- The following jobs have been completed: center area of WBD landscaping, CVD behind WBD and reseeding throughout the Association.
- The manufacturer is covering the cost of replacements to the decks due to a flaw in the materials.

Welcome Committee

The Welcome Committee visited:

1720 Josiah Chowning Way-Jennie Zarlenga

1725 Weatherburn Drive-Yifan Huang

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" links, 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 updates

Finance Committee

No updates.

****OLD BUSINESS****

The Board reviewed the following:

- Completed maintenance requests
- Siding issues at Peyton Randolph Court
- Light issues on Weatherburn and Peyton Randolph Court
- Several non-compliance issues
- Waiting on prices for trash can enclosures

****NEW BUSINESS****

The Board reviewed the following Maintenance Requests

- 1723 PRC, 1768 PRC, 1753 WBD-root issues, these will be looked at in the Spring.
- 1723 PRC siding-completed
- Streetlights throughout the Association-sensor being replaced

The Board also discussed ten (10) non-compliance issues and an Architectural Change Request for 1743 WBD.

If you have your Association payment directly taken from your account and sent to the Association, please provide your coupon book to Katie Gipple at 1405 Hartwich Drive, New Cumberland or to the Associations PO Box.