

# THE FOURTH ESTATE

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

**JANUARY 2018**

The Board of Directors conducted their monthly board meeting on Tuesday January 9, 2018. 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 regularly scheduled for the second Tuesday of the month. *The next meeting will be on Tuesday, February 13, 2018, 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 month ending December 2017.

### **ASSETS**

Checking/Savings	
First National Bank – Checking Account	1,430.35
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	10,059.95
Members 1 <sup>st</sup> - Checking	1.05
Members 1 <sup>st</sup> -Money Market	8,380.11
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$19,876.46</b>
<b>Accounts Receivable</b>	<b>\$6,298.64</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$26,175.10</b>

### **LIABILITIES & EQUITY**

Current Liabilities	
Accounts Payable	7,245.00
Payroll Liabilities	781.62
Long Term Liabilities-Security Deposits	8,378.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>-4,893.68</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$26,175.10</b>

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending December 2017.

### **ASSETS**

<b>Checking/Savings</b>	
Belco-Certificate of Deposit 1	\$50,950.63
Belco-Certificate of Deposit 2	25,080.27
Belco-Certificate of Deposit 3	25,080.27
Belco-Savings Acct	15.42
FNB-Certificate of Deposit	20,086.69
FNB-Certificate of Deposit	25,253.86
Members 1 <sup>st</sup> -Checking	5.10
Members 1 <sup>st</sup> -Money Market Acct	83,476.47
Members 1 <sup>st</sup> -Savings Acct	55.47

Members 1 <sup>st</sup> -Certificate of Deposit 1	25,292.48
Members 1 <sup>st</sup> -Certificate of Deposit 2	25,181.39
Members 1 <sup>st</sup> -Certificate of Deposit 3	15,072.25
Members 1 <sup>st</sup> -Certificate of Deposit 4	30,079.98
Members 1 <sup>st</sup> -Certificate of Deposit 5	<u>10,036.75</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>\$335,667.03</b>
<b>Accounts Receivable</b>	<b>\$5,000.00</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$340,667.03</b>
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<b>LIABILITES &amp; EQUITY</b>	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>45,387.62</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$340,667.03</b>

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

### **Architectural Review Committee**

- The parking rules for Weatherburn Dr. are being re-assessed at the urging of some residents on that street due to an insufficient number of visitor spaces. Violations of the parking rules still continue to be an issue around the development and the board is reaching out to different towing companies to partner with in response to those violations.

### **Grounds Committee**

- The additional reseeded requested by the HOA last year was tabled due to a lack of funds. That work has been included in the 2018 budget and the work is expected to be done in the spring.
- There were some trees removed in 2017 and the planting of replacements was tabled for the 2018 budget. The issue will be addressed in the spring.

### **Newsletter Committee**

- The board has created a new Facebook page for resident to join. Use it to communicate with the board, post requests for help, see the newsletter or any current happenings in the neighborhood. Join us at Hunter's Ridge HOA New Cumberland!

### **Finance Committee**

- 2 CD's will be up for renewal in April and rates will be researched to get the most of our investments.

### **Welcome Committee**

No updates.

### **Insurance Committee**

- The Insurance Committee continues to gather information on home owner insurance compliance and we have 71 of 85 units in compliance. If you are still not in compliance you will have been sent statements notating the fines attached to your account.

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

The Board reviewed outstanding maintenance requests and prior compliance issues.

The Board has been notified that all properties previously for sale have now been sold!

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

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests:
- Maintenance requests.

**\*\*REMINDER OF THE MONTH\*\***

The Board would like to thank those homeowners who have diligently complied with the Insurance requirements stated in the rules and regulations. We would also like to remind residents to move their cars if they can when the crew is here to plow snow. Doing so can alleviate secondary trips which only costs more money.

In compliance with the American with Disabilities Act of 1990 (ADA), the Board holds meetings at a facility which is accessible to people with disabilities. In the event that one or more of the Board members are unable to attend the regularly scheduled meeting, an alternative date and sometimes alternative location is necessary. Anyone interested in attending the monthly meeting that is held at an alternative location, please contact a Board member at least 48 hours in advance to arrange for special accommodations.