

THE FOURTH ESTATE

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

FEBRUARY/MARCH 2018

The Board of Directors conducted their monthly board meeting on Tuesday March 13, 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, April 10, 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 February 2018.

ASSETS

Checking/Savings	
First National Bank – Checking Account	1,462.52
Members 1 st -Contingency Fund Savings Acct	10,570.78
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,379.00
Members 1 st -General Savings Acct	5.00
Total Checking/Savings	\$20,418.35

Accounts Receivable **\$7,223.64**

TOTAL CURRENT ASSETS **\$27,641.99**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	532.28
Long Term Liabilities-Security Deposits	8,378.00
Equity-Retained Earnings	9,770.38
Equity-Net Income	3,961.33
TOTAL LIABILITIES & EQUITY	\$27,641.99

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending January 2018.

ASSETS

Checking/Savings	
Belco-Certificate of Deposit 11 mo	\$25,100.56
Belco-Certificate of Deposit 18 mo	25,100.56
Belco-Certificate of Deposit 21 mo	51,033.03
Belco-Savings Acct	15.42
FNB-Certificate of Deposit	20,086.69
FNB-Certificate of Deposit	25,253.86
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	87,367.10
Members 1 st -Savings Acct	55.47

Members 1 st -Certificate of Deposit 1	25,347.29
Members 1 st -Certificate of Deposit 2	25,248.18
Members 1 st -Certificate of Deposit 3	15,098.81
Members 1 st -Certificate of Deposit 4	30,123.75
Members 1 st -Certificate of Deposit 5	10,056.88
TOTAL CHECKING/SAVINGS	\$339,892.70
Accounts Receivable	\$8,872.00
TOTAL CURRENT ASSETS	\$348,764.70
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LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	297,162.73
Net Income	8,097.67
TOTAL LIABILITIES & EQUITY	\$348,764.70

****COMMITTEE REPORTS****

Architectural Review Committee

- The consensus from some residents on WBD is to allow parking along the long side of the island. The HOA will try to get some information from a couple of companies about painting lines for specified visitor parking. 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.
- BBEC will not be able to replace the broken street light on PRC with an exact match. A similar replacement has been approved and BBEC will begin the process for replacement.

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 board is seeking alternative proposals to some of the more expensive trees. The issue will be addressed in the spring.

Newsletter Committee

- The board encourages unit owners to contact the board if there are any special requests or offers that may be suitable for the newsletter.

Finance Committee

- 2 CD's will be up for renewal in April and rates will be researched to get the most of our investments. The current CD's are valued at about \$55,000 and will be reinvested.

Welcome Committee

No updates.

Insurance Committee

- The Insurance Committee continues to gather information on home owner insurance compliance and we are reaching full compliance. Currently there are 74 of the 85 unit owners in compliance with a few more in the works. If you are still not in compliance and we have not heard from you, 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.

****REMINDERS OF THE MONTH****

The Board would like to thank residents for their patience with this year's winter weather and our snow removal contractors. Unfortunately, we did experience some melting and refreezing while we tried to minimize costs after multiple saltings. There is a budget amount each year for snow removal and salting and every trip the contractor makes to our community reduces the amount of money in the budget. Those residents who are able to help curb the costs by keeping a small bag of salt for spotty icing are much appreciated.

The Board would also like to remind residents about removing emptied trash cans from the curb on the day of pick up. If the trash collectors did not take any bulk items then the owner is responsible for removing them from the curb until the next trash day. The trash collectors may not take some bulk items if they are not certain they are indeed trash because they are not with other trash cans and items.

And, finally, please remember that the HOA fees are \$140/mo. We are still getting some payments of \$135 at last year's rate. Failure to pay in full could result in late fees being attached to the remaining \$5 balance.

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.