

# THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2012 Volume 20 - # 2

The monthly meeting of the Hunters Ridge Homeowners Association was held on Tuesday, February 7, 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 preliminary report for **Hunters' Ridge Homeowners Association** for the month ending December 31, 2011:

### ASSETS

Checking/Savings	
Fulton Bank - Checking Account	= \$ 6,066.62
Members 1 <sup>st</sup> - Contingency Fund Savings Acct	= 3,015.52
Members 1 <sup>st</sup> - Security Deposits MM Acct	= 7,105.54
Members 1 <sup>st</sup> - General Savings Acct	= 5.00
Members 1 <sup>st</sup> - Security Deposit Checking Acct	= 1.05
Accounts Receivable	= 17,365.03
Undeposited Funds	= 468.00
<b>Total Current Assets</b>	<b>= \$ 34,026.76</b>

### LIABILITIES & EQUITY

#### Current Liabilities

Accounts Payable	= \$ 4,245.00
Payroll Liabilities	= 649.41
Long Term Liabilities - Security Deposits	= 7,229.00
Equity - Retained Earnings	= 21,056.39
- Net Income	= 846.96
<b>Total Liabilities &amp; Equity</b>	<b>= \$ 34,026.76</b>

She filed the following report for **Hunters' Ridge HOA Reserve Fund** for the month ending December 31, 2011:

### ASSETS

Checking/Savings	
Members 1 <sup>st</sup> - Checking	= \$ 0.55
Members 1 <sup>st</sup> - Money Market Account	= 50,381.46
Members 1 <sup>st</sup> - CD # 42	= 25,161.41
Members 1 <sup>st</sup> - CD # 43	= 25,080.60
Members 1 <sup>st</sup> - CD # 53	= 25,479.96
Members 1 <sup>st</sup> - Savings Account	= 53.41
<b>Total Checking/Savings</b>	<b>= \$ 126,157.40</b>

Accounts Receivable	= \$ 744.16
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#### Other Current Assets

Intermediate Term Investment Fund	= \$ 4,110.04
Short Term Investment Fund	= 3,782.14
Vanguard Admiral Fund	= 12,939.96
<b>Total Current Assets</b>	<b>= \$ 147,733.70</b>

### Liabilities & Equity

Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 89,851.80
Net Income	= 14,733.70
<b>Total Equity</b>	<b>= \$ 139,973.25</b>

The Treasurer also filed the following report for **Hunters' Ridge HOA Reserve Fund** for the month ending December 31, 2011:

### ASSETS

Checking/Savings	
Members 1 <sup>st</sup> - Checking	= \$ 0.55
Members 1 <sup>st</sup> - Money Market Account	= 56,499.95
Members 1 <sup>st</sup> - CD # 42	= 25,182.78
Members 1 <sup>st</sup> - CD # 43	= 25,091.25
Members 1 <sup>st</sup> - CD # 53	= 25,513.29
Members 1 <sup>st</sup> - Savings Account	= 53.43
<b>Total Checking/Savings</b>	<b>= \$ 132,341.25</b>

Accounts Receivable	= \$ 933.12
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#### Other Current Assets

Intermediate Term Investment Fund	= \$ 4,160.04
Short Term Investment Fund	= 3,832.14
Vanguard Admiral Fund	= 13,039.96
<b>Total Current Assets</b>	<b>= \$ 154,306.51</b>

### Liabilities & Equity

Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 104,229.40
Net Income	= 6,572.81
<b>Total Equity</b>	<b>= \$ 154,306.51</b>

The December 2011 Operations Budget and Reserve Fund reports are considered preliminary until the accounting service reviews the Association's 2011 transactions. Only the January Reserve Fund report is included in the February newsletter since the bank statement for the Operations Budget was not available at the time of the January meeting.

Katie Gipple, the Treasurer, reported that interest from security deposits was transferred to the Reserve Fund. To date, income from capital improvement funds is above budget and interest earned is below projections.

Expenditures included office supplies, workman's compensation, rental fees for the safety deposit & storage shed, payroll, snow removal, 4<sup>th</sup> quarter taxes, attorney fees, Good's tree service, etc. Income from homeowners fees is slightly above budget since

many homeowners pay in advance. Accounts Receivable remain high since two units are in foreclosure, liens were placed on two units, and one unit owner has filed for bankruptcy.

The Treasurer will be meeting with auditors this month.

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

#### Architectural Review Committee:

The Board is waiting for additional information prior to selecting a contractor to repair/replace deteriorating concrete.

The Board selected a company called Full Blast to do the power washing of designated units stained by mildew.

#### Grounds Committee:

Review of a proposal from Good's Tree Service for continued treatment of a Norway Spruce on Weatherburn Drive was tabled until the March meeting.

A subcontractor, hired to do some excavating in the parking divider island between 1769 & 1771 Kings Arms Court, left a large hole. The company has been notified and asked to resolve the problem.

#### Welcome Committee:

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

Heather & Chris Keller  
1727 Weatherburn Drive

Cory Marshall  
1728 Josiah Chowning Way

#### 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\*\*\*

No report.

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

A CD matured on February 5<sup>th</sup>. A seven-month CD, for \$25,000, with an interest rate of 0.8% will be

purchased at Members First. Interest earned on the previous CD will be transferred to the Reserve Fund.

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

The Board reviewed the status of previous maintenance requests.

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

The Board discussed a rental request from owners of a unit on Josiah Chowning Way.

Charlie Daniels was contracted regarding a leaking roof on Josiah Chowning Way.

The Board also discussed several non-compliance issues, including two related to pets.

### \*\*\* REMINDERS \*\*\*

As residents of a homeowners association, residents of the Hunters Ridge development, unit owners and tenants are expected to remain compliant with the Association's Covenants and Rules and Regulations. These documents are transferred to the new owner(s) upon settlement of each unit. The documents also can be found on the Association's website at [www.hrhoa17070.com](http://www.hrhoa17070.com)

Owners should be aware that the costs of repairs for any damage caused by the owner, or her/his visitor(s), to the grounds around the unit, the vinyl on the unit, or the assigned parking area, are the responsibility of the owner. The Association will schedule the necessary repairs with one of its approved contractors and the cost for repairs will be billed back to the respective unit owner(s).

#### **Pet Etiquette**

Complaints about unit owners allowing their pets to run unleashed and failing to pick up pet droppings on Association property come to Board members every month. This inconsiderate behavior causes unsanitary conditions and is in violation of Lower Allen Township ordinances. Unit owners observing these violations are asked to call Lower Allen Township Police County Control at (717) 238-9676 at the time of the incident to report these types of violations. A policeman will be dispatched to the unit or area involved to investigate the incident.

Animal ordinances are found on the Township's website at <http://www.lower-allen.pa.us/>. From the homepage click on the link **Township Code-Codified Ordinances**, on the next page click on **Quick View**, and when that page opens scroll down to **Part II General Legislation, Chapter 65. Animals** for a full description of violations and the penalties imposed.