

# THE FOURTH ESTATE

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

**FEBRUARY, 2013**

The Board of Directors conducted their monthly Association meeting on Tuesday, January 8, 2013. 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, March 12, 2013 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 month ending January 2013.

<b>ASSETS</b>	<b>January 2013</b>
Checking/Savings	
Fulton Bank-Checking Account	\$6,674.92
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	6,270.47
Members 1 <sup>st</sup> -Security Deposit Checking Acct	1.05
Members 1 <sup>st</sup> -Security Deposits MM Acct	7,337.39
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$20,288.83</b>
<b>Accounts Receivable</b>	<b>19,454.08</b>
Other Current Assets	
203-Allowance for Bad Debt	<u>(8,000.00)</u>
<b>Total Other Current Assets</b>	<b>(8,000.00)</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$31,742.91</b>
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<b>LIABILITIES &amp; EQUITY</b>	
Current Liabilities	
Accounts Payable	0
Payroll Liabilities	211.04
Long Term Liabilities	7,334.00
Equity-Retained Earnings	20,011.24
Equity-New Income	<u>4,186.63</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$31,742.91</b>

The Association's Treasurer filed the following **Reserve Fund Account** reports for the month ending January 2013.

**RESERVE FUND**

<b>ASSETS</b>	<b>January 2013</b>
<b>Checking/Savings</b>	
Members 1 <sup>st</sup> -Checking	0.55
Members 1 <sup>st</sup> -Money Market Acct	109,202.89
Members 1 <sup>st</sup> -Savings Acct	53.97
Members 1 <sup>st</sup> -CD #45	50,324.33
Members 1 <sup>st</sup> -CD #47	<u>25,050.78</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>184,632.09</b>
<b>Accounts Receivable</b>	<b>1,431.14</b>
<b>Other Current Assets</b>	
Vanguard 500 Index Fund	17,211.98
Vanguard Interim Term Fund	5,131.99
Vanguard Short Term Fund	<u>4,617.52</u>
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>26,961.49</b>
<b>TOTAL CURRENT ASSETS</b>	<b>213,024.72</b>
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<b>LIABILITES &amp; EQUITY</b>	
Opening Balance Equity	43,504.30
Retained Earnings	164,606.46
Net Income	<u>4,913.96</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>213,024.72</b>

The Treasurer reported paying salaries, supplies, storage unit rental, Cumberland Masonry (two snow removal invoices), taxes, workers compensation, certified letters, PPL (street lights), Tim Daniels (siding repair), BBEC (street light repairs) and postage.

Also, the Treasurer reported that three units are for sale in the development; one on Weatherburn Drive, one on Josiah Chowning Way and one on Peyton Randolph Court.

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

**Architectural Review Committee**

The Board received Architectural Change Requests for sliding glass door and window replacements. The Board also reviewed three proposals received for paving the Associations streets. Further investigation is necessary to make an informed decision. This will be discussed further at the meeting in March.

**Grounds Committee**

Meet with the township to determine who is responsible for the trees that are overhanging the back grass area on Josiah Chowning Way. Further investigation is necessary to determine ownership.

### **Welcome Committee**

No updates.

### **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](http://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**

New Amendments to the Covenants that were approved at the annual meeting in November need to be filed by the Associations lawyer.

### **Finance Committee**

No updates.

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

The Board reviewed the following:

- Completed maintenance requests
- Non-compliance issues
- Waiting on additional prices for trash can enclosures

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

The Board reviewed the following:

- Architectural Change Requests
- Possible purchase of a power washer
- Replacement of the Associations lawyer from Steven Howell to Johnson, Duffie, Stewart & Weidner.

#### **\*\*Important Reminders\*\***

**ASSOCIATION FEE UPDATE**...Please remember to update your direct payment for the Home Owners Association fee from \$130 to \$132 for 2013.