

THE FOURTH ESTATE

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

FEBRUARY 2016

The Board of Directors conducted their monthly Association meeting on Tuesday, February 16, 2016. 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, March 8, 2016 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 2016.

ASSETS	
Checking/Savings	
Metro Bank – Checking Account	11,390.93
Members 1 st -Contingency Fund Savings Acct	11,452.66
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,030.34
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$30,879.98
Accounts Receivable	\$7,401.89
Other Current Assets	
Allowance for Bad Debt	0.54
Undeposited Funds	429.00
TOTAL CURRENT ASSETS	\$38,711.41
LIABILITIES & EQUITY	
Current Liabilities	
Accounts Payable	4,826.00
Payroll Liabilities	310.98
Long Term Liabilities-Security Deposits	8,030.00
Equity-Retained Earnings	18,797.48
Equity-Net Income	<u>6,746.95</u>
TOTAL LIABILITIES & EQUITY	\$38,711.41

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending January 2016.

RESERVE FUND

ASSETS	
Checking/Savings	
Belco-Certificate of Deposit	50,101.19
Belco-Savings Acct	5.42
Members 1 st -Certificate of Deposit	25,029.98
Members 1 st -Certificate of Deposit	50,171.46
Members 1 st -Checking	5.10

Members 1 st -Money Market Acct	118,107.94
Members 1 st -Savings Acct	<u>55.47</u>
TOTAL CHECKING/SAVINGS	243,476.56
TOTAL CURRENT ASSETS	\$243,476.56
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	196,008.32
Net Income	<u>3,963.94</u>
TOTAL LIABILITIES & EQUITY	\$243,476.56

The treasurer also reports that paperwork has been filed for the annual insurance audit and the records have been submitted for the federal income tax return.

****COMMITTEE REPORTS****

Architectural Review Committee

- The Board has requested bid proposals from four contractors for painting, caulking, or repairing wood trim on all units, as recommended by the Yingst Engineers, Inc. study. Four vendors are being considered for their bids on the work. Absent Jeannie Schappell, further discussion for updates on this project was tabled for the next meeting.
- The streetlight problem on WBD has been resolved.
- REMINDER: Permission to replace windows and doors must be processed through the Association via the application form found on the website. Failure to follow procedures or failure to install the correct door/window will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.

Grounds Committee

- The Board has approved a proposal from Cumberland Masonry for more concrete work.
- The Board would like all residents to be aware that there is an HOA owned power washer available to those residents who would like to use it to clean their patios. Please contact a board member for arrangements.

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" link, can be accessed at www.hrhoa17070.com.

Finance Committee

- No updates at this time.

Bylaws Committee

- No updates at this time.

Welcome Committee

- The Board welcomes - Jason Rinehart at 1709 Peyton Randolph Court.

****OLD BUSINESS****

The Board reviewed outstanding maintenance requests and prior compliance issues.

- Maintenance requests. The Board will be contacting contractors and/or unit owners to address all requests.
 - 1736 JCW - back siding bubbled – Tim Daniels contacted
 - 1709 PRC - cracked cement below storage door outside – Cumberland Masonry contacted for bid
 - 1776 WBD - Rear shed door frame needs painting-part of bid for HOA painting
 - 1772 PRC – holes where fence was removed – waiting for snow to melt and contacting Prism Vinyl
 - 1751 WBD – patio cracking and chipping – Cumberland Masonry contacted for bid
 - 1732 JCW – downspout and cap – Charlie Walters contacted
 - 1770 PRC – leaking roof at dormer – bid from Allied Exteriors approved

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests
- Maintenance requests. The Board will be contacting contractors to address all requests.
 - Call will be made to Full Blast for power washing all vinyl siding
 - The Board has been made aware of some storm sewer grates and curb damage following the clean up from the big snow storm a few weeks ago. The board will collect pictures of the damage and contact Cumberland Masonry.
- The township has issued new recycling bins. A change to the rules will be drafted to allow these new bins to be kept on back patios. The rule will read as: *The Township-issued green wheeled trash cart and blue/yellow recyclables cart MAY be stored on the rear patio or deck. Covers must be CLOSED at all times. NO other bags, loose trash/recyclable receptacles, INCLUDING THE BLUE OR GREEN RECYCABLE CONTAINERS THE TOWNSHIP ISSUED IN THE PAST, shall be stored outside the unit.*

****IMPORTANT REMINDERS****

- REMINDER: Permission to replace windows and doors must be processed through the Association via the application form found on the website - www.hrhoa17070.com. Failure to follow procedures or failure to install the correct door/window will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.
- REMINDER: When listing your home for sale, the Blue Binder must be complete with all **UPDATED** documents and provided to the new home owner upon settlement. All documents can be downloaded and printed from the HOA website: www.hrhoa17070.com
- To assist with snow removal, please try to move vehicles from the parking spaces to enable the equipment to plow the snow from the parking areas. Any neighborly assistance would be greatly appreciated.

- Empty garbage/trash receptacles and recyclables containers must be removed from curbside or edge of grassy areas on the same day as collection. This will now be in violation of the Revised Rules and Regulations of the Association that became effective July 2014.
- Effective 1/8/13, Section 10.2 and Section 10.3, Amendment #3 to the Declaration of Covenants required possible changes to your homeowner's insurance policy. Please review the amendment below and contact your insurance company if you need to make these changes:

Section 10.2, Owner's Insurance

Each owner shall maintain homeowner's insurance at one hundred percent (100%) replacement coverage on his/her unit that shall name the Association as an additional interest. Each owner shall provide evidence of such insurance within ten (10) days of purchase of the Unit. Owner must provide notice to the Association of annual renewals and/or cancellation of insurance.

Section 10.3, Loss Assessment Coverage

Each Owner as part of his/her homeowner's insurance policy shall include "loss assessment coverage" with a minimum of \$25,000 to pay for the Unit Owner's share of expenses if the Association has a special assessment of all Unit Owners in the event the total covered loss is higher than the Association's Insurance Limits.

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