

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2012 Volume 20 - # 3

The monthly meeting of the Hunters Ridge Homeowners Association was held on Tuesday, March 13, 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 2nd 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 February 29, 2012:

ASSETS

Checking/Savings

Fulton Bank - Checking Account	= \$ 8,450.48
Members 1 st - Contingency Fund Savings Acct	= 3,505.67
Members 1 st - Security Deposits MM Acct	= 7,286.99
Members 1 st - General Savings Acct	= 5.00
Members 1 st - Security Deposit Checking Acc t	= 1.05
Accounts Receivable	= 17,724.50
Undeposited Funds	= 460.00
Total Current Assets	= \$ 37,433.69

LIABILITIES & EQUITY

Current Liabilities

Payroll Liabilities	= \$ 398.00
Long Term Liabilities - Security Deposits	= 7,284.00
Equity - Retained Earnings	= 21,912.00
- Net Income	= 7,839.63
Total Liabilities & Equity	= \$ 37,433.69

She filed the following report for **Hunters' Ridge HOA Reserve Fund** for the month ending February 29, 2012:

ASSETS

Checking/Savings

Members 1 st - Checking	= \$ 0.55
Members 1 st - Money Market Account	= 60,283.83
Members 1 st - CD # 42	= 25,202.79
Members 1 st - CD # 44	= 25,012.05
Members 1 st - CD # 53	= 25,544.51
Members 1 st - Savings Account	= 53.85
Total Checking/Savings	= \$ 136,097.58

Accounts Receivable	= \$ 1,075.74
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Other Current Assets

Intermediate Term Investment Fund	= \$ 4,237.48
Short Term Investment Fund	= 3,898.69
Vanguard Admiral Fund	= 13,139.96
Total Current Assets	= \$ 158,449.45

Liabilities & Equity

Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 104,229.40
Net Income	= 10,715.75
Total Equity	= \$ 158,449.45

The Board approved payments to PP & L Electric and to State Farm for liability insurance. The Board also approved changing electric suppliers from Dominion to PP & L Electric.

A motion was made and unanimously passed to transfer to approve the IRC Section 118 to transfer excess income from the 2011 Operating Budget to the Homeowners' Association's Reserve Fund.

*** COMMITTEE REPORTS ***

Architectural Review Committee:

Board members reviewed proposals for concrete repair. A motion was made and approved to award the contract to Cumberland Masonry.

The Board also signed a contract with Full Blast to power wash the units stained by mildew.

Two units owners contacted the Board regarding issues related to the painting of a door and a kick plate. Kent Construction will be contacted to resolve the problems.

Grounds Committee:

The Board reviewed an initial proposal from HCS Landscaping for replacement of shrubs throughout the development. The Board is waiting for more detailed information before voting on the proposal.

The Board did, however, vote to accept a proposal from Good's Tree Service to inject the roots of a tree at 1755 Weatherburn Drive in an attempt to save the tree.

The issue with the hole in the parking divider island between 1769 & 1771 Kings Arms Court has not yet been resolved. Lower Allen Township officials have been notified.

Welcome Committee:

The Committee is developing a checklist to give to new residents detailing documents that need to be completed and returned to the Homeowners' Association.

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

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*****

The Board continues to work with the Association's attorney to refine some language in the revised Declarations and Covenants.

***** FINANCE COMMITTEE*****

Another CD will mature in April.

***** OLD BUSINESS*****

Previous maintenance requests have been addressed and have been completed or should be completed when concrete repairs are made and shrubs replaced.

Several unit owners reported tree roots lifting the patio. These will be checked in the Spring.

The Board reviewed a lease agreement. Some wording needs to be revised.

One unit on Weatherburn Drive has been sold. Three others on Weatherburn Drive and one on Josiah Chowning Way were recently put up for sale.

The Board continues to discuss landscaping options in the area behind Weatherburn Drive along & Capital View Drive

***** NEW BUSINESS*****

Board members reviewed and approved architectural change requests for replacement of windows in a unit on Josiah Chowning Way and a unit on Peyton Randolph Court.

Letters requesting bids will be sent to three contractors for repainting of the lines and unit numbers in the parking areas of the four cul-de-sacs. A Board member will check the streets for any issues which need fixed prior to painting.

A letter will be sent to a unit owner on Weatherburn Drive regarding non-compliance with Association and Township regulations regarding an unleashed dog and not picking up droppings.

The Board reviewed the following four maintenance requests:

- 1764 PRC – siding loose
- 1727 WBD – excess water accumulating near the building it rains
- 1727 WBD – repair of dry rotting noticed on the door frame
- 1727 WBD – noticeable cracks on the front stoop and patio

Tim Daniels already was contacted about the first three requests and Cumberland Masonry will be asked to check the problem with the concrete at the unit on Weatherburn Drive.