

# THE FOURTH ESTATE

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

**MARCH, 2014**

The Board of Directors conducted their monthly Association meeting on Tuesday, March 18, 2014. 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, April 8, 2014 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 February 2014.

### **ASSETS**

Checking/Savings	
Fulton Bank-Checking Account	\$3,537.10
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	523.66
Members 1 <sup>st</sup> - Checking	1.05
Members 1 <sup>st</sup> -Money Market	7,535.86
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$11,602.67</b>
<b>Accounts Receivable</b>	<b>20,515.63</b>
Other Current Assets	
203-Allowance for Bad Debt	(6,627.40)
Undeposited Funds	<u>0</u>
<b>Total Other Current Assets</b>	<b>(6,627.40)</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$25,490.90</b>

### **LIABILITIES & EQUITY**

Current Liabilities	
Accounts Payable	1,427.00
Payroll Liabilities	447.96
Long Term Liabilities	7,535.00
Equity-Retained Earnings	26,766.55
Equity-New Income	<u>(10,685.61)</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$25,490.90</b>

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending February 2014.

**RESERVE FUND**

**ASSETS**

**Checking/Savings**

Members 1 <sup>st</sup> -Checking	1.05
Members 1 <sup>st</sup> -Money Market Acct	139,961.62
Members 1 <sup>st</sup> -Savings Acct	<u>53.97</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>140,016.64</b>

**Accounts Receivable** **2,907.64**

**Other Current Assets**

Vanguard 500 Index Fund	23,313.26
Vanguard Interm Term Fund	5,872.95
Vanguard Short Term Fund	<u>5,359.38</u>
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>34,545.59</b>

**TOTAL CURRENT ASSETS** **177,469.87**

**LIABILITES & EQUITY**

Opening Balance Equity	43,504.30
Retained Earnings	125,772.80
Net Income	<u>8,192.77</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>177,469.87</b>

The Treasurer reported paying the following invoices: storage unit, snow removal invoices, payroll, PPL, BBEC (street light repair), safety deposit box rental, Goods Tree Service (clean up from winter storm) and Greg Law (partial payment for light installations). Also, the Treasurer reported that one unit remains for sale in the development on Josiah Chowning Way.

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

**Architectural Review Committee**

- Due to the inclement weather, the electrician is slowly installing the front/back lights on all units. KAC has been completed and WBD is partially completed. **PLEASE REMEMBER TO TURN YOUR FRONT AND BACK LIGHTS OFF DURING THE DAY, SO THE ELECTRICIAN CAN REPLACE YOUR LIGHTS.**
- SAS is going to repair the storm basin at KAC 1759-1769 when the weather permits (probably in the Spring).

**Grounds Committee**

- No updates.

**Welcome Committee**

- The Welcome Committee visited:
  - Sarah Striefsky at 1724 JCW

### 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](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

- No updates

### Finance Committee

- No updates

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

The Board reviewed the following:

- Completed maintenance requests
- Several non-compliance issues

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

The Board reviewed the following:

- 1770 PRC-concrete repair (on the list)
- The street grates on several streets have sunk this winter; Parvin will be contacted to repair when weather permits.
- **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.**