

THE FOURTH ESTATE

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

MARCH 2015

The Board of Directors conducted their monthly Association meeting on Tuesday, March 10, 2015. 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 is scheduled for Tuesday, April 14, 2015 at 7:00 pm at the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill.*

Financial Report:

Financial reports for the month ending February 2015 were not filed. Financial reports will be submitted at the April meeting.

****COMMITTEE REPORTS****

Architectural Review Committee

- The Committee is seeking estimates from contractors to replace privacy fences behind units.

Grounds Committee

- The Board is obtaining permits for installation of replacement Hunter's Ridge signs along Capital View Drive at Kings Arms Court and Josiah Chowning Way. Schaeffer Signs has been contracted to build and install the signs.

Welcome Committee

- The Welcome Committee visited new residents in February:
 - Shannon Danley – 1744 Josiah Chowning Way
 - Lisa Schertzer – 1716 Josiah Chowning Way

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.
- Unit owners or tenants who do not have access to a computer to review the monthly newsletter and other documents should contact Tara Landis at 265-3038 to request a printed copy.

Bylaws Committee

- The Board may explore changes to the bylaws that would expand voting privileges to include committee chairpersons in addition to the Board of Directors.

****OLD BUSINESS****

The Board reviewed the following:

- Maintenance requests:
 - 1757 KAD-replace loose/separated siding lower right front side- needs follow-up
 - 1776 WBD – cracks in siding and shed doors needs to be painted.

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- New maintenance requests:
 - 1761 KAC – replace missing siding

****IMPORTANT REMINDERS****

- Unit owners must request approval from the Board prior to renting their units. Owners who wish to rent their homes as investment units must submit a request in writing in order to be added to a waiting list.
- Any alteration to the exterior of a unit, including replacement of windows and doors, must be requested in writing and approved. Replacement windows and doors must comply with approved styles. Approval forms can be downloaded from the association website at www.hrhoa17070.com.
- 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 will become 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.