

# The Fourth Estate

A newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association

**March 2017**

The Board of Directors conducted their monthly board meeting on Monday, March 20, 2017. 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, April 11, 2017 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 2017.

### **ASSETS**

Checking/Savings	
First National Bank – Checking Account	9,123.85
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	14,509.89
Members 1 <sup>st</sup> - Checking	1.05
Members 1 <sup>st</sup> -Money Market	8,177.35
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$31,817.14</b>
<b>Accounts Receivable</b>	<b>\$6,973.64</b>
Other Current Assets	
Allowance for Bad Debt	0.54

**TOTAL CURRENT ASSETS** **\$38,791.32**

### **LIABILITIES & EQUITY**

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	493.68
Long Term Liabilities-Security Deposits	8,177.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>10,456.48</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$38,791.32</b>

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending February 2017.

### **ASSETS**

<b>Checking/Savings</b>	
Belco-Certificate of Deposit	\$50,525.39
Belco-Savings Acct	5.42
Members 1 <sup>st</sup> -Certificate of Deposit	50,715.75
Members 1 <sup>st</sup> -Checking	5.10
Members 1 <sup>st</sup> -Money Market Acct	171,926.22
Members 1 <sup>st</sup> -Savings Acct	55.47

Members 1 <sup>st</sup> -Certificate of Deposit	<u>25,010.10</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>\$298,243.45</b>
<b>Accounts Receivable</b>	<b>\$5000.00</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$303,243.45</b>
<hr/>	
<b>LIABILITES &amp; EQUITY</b>	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>7,964.04</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$303,243.45</b>

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

### **Architectural Review Committee**

- Painting, caulking, or repairing wood trim on all units, as recommended by the Yingst Engineers, Inc. study is pending some updated estimates. The board will be contacting 3 of the companies that submitted bids to ask for more information and an updated bid. The work may be spaced out over the next couple of years to keep the costs with in the budget without the increase in HOA fees.
- The Board will be reviewing the parking rules and revising them for clarification. The Board will also be looking in to some NO PARKING signs to be placed in those areas that parking is restricted.

### **Grounds Committee**

- A proposal from Good's Tree Service is pending to replace some trees that had to be removed. The committee will be calling to get some price comparisons before acting on the proposal from Good's.
- HCS Landscaping will be reseeding areas throughout the HOA where the use of the riding mowers has left the ground bare.

### **Newsletter Committee**

- The board encourages unit owners to contact the board if there are any special request or offers that may be suitable for the newsletter.

### **Finance Committee**

- A new Certificate of Deposit has been purchased and another CD that will mature next month will be reinvested.

### **Welcome Committee**

- The Welcome Committee would like to welcome Fanghui (Natalie) ren to 1725 WBD!

### **Insurance Committee**

- The Insurance Committee continues to gather information on home owner insurance compliance and will be addressing issues with those owners who are noncompliant via a letter in the mail.

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

The Board has been notified that the following properties are currently for sale but are under contract and pending a closing date:

- 1740 JCW
- 1773 KAC

The Board continues to research some community service groups to come in and paint unit numbers on trash cans to address the ongoing problem of trash cans being left at the curb beyond trash day. It is our hope to have something in place so that we can begin the project when the spring weather finally arrives.

The Board reviewed outstanding maintenance requests and prior compliance issues.

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

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests:
- Maintenance requests.

## **\*\*REMINDER OF THE MONTH\*\***

The Board would like to thank everyone for their input and patience regarding the last snow storm. The contract for snow removal is with a new provider this year and we recognize that there may be some communication needed between the Board and the contractor. Since this was a substantial storm, however, there was also so some need for understanding and patience in getting us all dug out. We'd also like to thank those who were able to lend a helping hand with their neighbors who may have been less able to do any of their shoveling.

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.