

# THE FOURTH ESTATE

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

**MAY 2016**

The Board of Directors conducted their monthly Association meeting on Tuesday, May 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, June 14, 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 April 2016.

### **ASSETS**

Checking/Savings	
First National Bank – Checking Account	8,026.17
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	8,717.64
Members 1 <sup>st</sup> - Checking	143.05
Members 1 <sup>st</sup> -Money Market	8,040.33
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$24,932.19</b>

**Accounts Receivable** **\$5,148.89**

Other Current Assets	
Allowance for Bad Debt	0.54

**TOTAL CURRENT ASSETS** **\$30,081.62**

### **LIABILITIES & EQUITY**

Current Liabilities	
Accounts Payable	0.00
Payroll Liabilities	253.80
Long Term Liabilities-Security Deposits	8,040.00
Equity-Retained Earnings	18,797.48
Equity-Net Income	<u>2,990.34</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$30,081.62</b>

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

### **RESERVE FUND**

#### **ASSETS**

<b>Checking/Savings</b>	
Belco-Certificate of Deposit	50,175.37
Belco-Savings Acct	5.42
Members 1 <sup>st</sup> -Certificate of Deposit	25,051.27
Members 1 <sup>st</sup> -Certificate of Deposit	50,295.27
Members 1 <sup>st</sup> -Checking	5.10

Members 1 <sup>st</sup> -Money Market Acct	114,632.08
Members 1 <sup>st</sup> -Savings Acct	<u>55.47</u>
<b>TOTAL CHECKING/SAVINGS</b>	<b>240,219.98</b>
<b>TOTAL CURRENT ASSETS</b>	<b>\$240,219.98</b>
<b>LIABILITES &amp; EQUITY</b>	
Opening Balance Equity	43,504.30
Retained Earnings	196,008.32
Net Income	<u>707.36</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$240,219.98</b>

**\*\*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. The matter has been tabled pending completion of the powerwashing.
- FullBlast Powerwashing will begin work on Tuesday, May 31<sup>st</sup> and finish approximately on Tuesday, June 7<sup>th</sup> throughout the HOA. They will be washing the siding of buildings. In order to have this maintenance completed, the company will need to use the water located at each unit. Thank you for your cooperation.
- Cumberland Masonry has been contacted regarding the damage to curbs and storm drain grates and from the snow removal. Much of the damage has been repaired but there are still a few areas of concern.
- REMINDER: Permission to replace windows, doors, and other architectural changes must be processed through the Association via the application form found on the website. Failure to follow procedures or failure to install the approved replacements will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.

**Grounds Committee**

- Goods Tree Service removed some felled trees and ground down the stumps. Minor clean up remains to be done.

**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).

**Finance Committee**

- No updates at this time.

**Bylaws Committee**

- No updates at this time.

**Welcome Committee**

- The Board would like to welcome Nathan Lloyd and Gabriel Stahl at 1760 PRC.

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

The Board has been notified that the following properties are now for sale:

- 1774 WBD
- 1751 WBD
- 1773 KAC

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 completed work
  - 1776 WBD - Rear shed door frame needs painting and the frame needs replaced-part of bid for HOA painting
  - 1772 PRC – holes where fence was removed – Prism Vinyl has been contacted and work is completed
  - 1753 WBD – patio – cracking and chipping – waiting for verification of completion
  - 1736 JCW – back siding bubbled – Tim Daniels contacted
  - 1746 PRC – patio needs parged
  - 1730-32 JCW – flashing – Tim Daniels completed work
  - 1712 JCW – flashing – Tim Daniels contacted
  - 1755 WBD – siding damage at back of house – Tim Daniels contacted
  - 1755 WBD – wood around doorframes need painted and/or replaced – front back and storage door – Tim Daniels contacted
  - 1755 WBD – trip hazard on front walk – inspection to be done on all streets
  - 1730 JCW – wood inside door has rotted – proposal from Tim Daniels to replace door
  - 1748 PRC – siding loose – Tim Daniels completed work

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

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests:
- Maintenance requests:
  - 1744 JCW – request to trim the large pine tree to access patio
- John and Pat Brewer are removing the blinds in their bay window and are offering them to anyone that can use them free of charge. They are 2 inch venetian blinds; one set is 40 inches wide and the other two sets are 23 inches wide. They are only 2 years old and in good condition. Interested parties may call John or Pat at 770-1992.

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

- REMINDER: As per the HOA rules regarding parking: *Unit owners and occupants should park in the two designated spaces assigned to each unit by the Board. The following areas shall be utilized*

*for additional vehicles of residents: Capitol View Drive; paved areas around center islands of Weatherburn Drive and Peyton Randolph Court; and paved areas along straight section of Kings Arm Court and Josiah Chowning Way. No vehicles shall be parked around the center islands of Josiah Chowning Way and Kings Arm Court. Visitor parking spaces on each street shall not be used by Hunter's Ridge residents or extended-stay visitors.*

*FURTHER: No leakage of gas, oil, antifreeze, or other fluids shall be permitted. If such leakage does occur, the responsible unit owner must immediately clean the area affected and shall be liable to the Association for any expenses incurred by it in cleaning or repairing as a result of such leakage.*

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.