

The Fourth Estate

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

May 2017

The Board of Directors conducted their monthly board meeting on Tuesday, May 9, 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, June 13, 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 April 2017.

ASSETS

Checking/Savings	
First National Bank – Checking Account	13,537.38
Members 1 st -Contingency Fund Savings Acct	15,021.12
Members 1 st - Checking	1.05
Members 1 st -Money Market	8,319.34
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$36,883.89
Accounts Receivable	\$5,477.64
Other Current Assets	
Allowance for Bad Debt	0.54

TOTAL CURRENT ASSETS **\$42,362.07**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	5,000.00
Payroll Liabilities	260.54
Long Term Liabilities-Security Deposits	8,319.00
Equity-Retained Earnings	14,664.16
Equity-Net Income	<u>14,118.37</u>
TOTAL LIABILITIES & EQUITY	\$42,362.07

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

ASSETS

Checking/Savings	
Belco-Certificate of Deposit	\$50,609.88
Belco-Savings Acct	5.42
FNB-Certificate of Deposit	25,000.00
Members 1 st -Certificate of Deposit	50,797.83
Members 1 st -Checking	5.10
Members 1 st -Money Market Acct	157,080.33

Members 1 st -Savings Acct	55.47
Members 1 st -Certificate of Deposit	<u>25,066.14</u>
TOTAL CHECKING/SAVINGS	\$308,620.17
Accounts Receivable	\$5,000.00
TOTAL CURRENT ASSETS	\$313,620.17
LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	251,775.11
Net Income	<u>18,340.76</u>
TOTAL LIABILITIES & EQUITY	\$313,620.17

COMMITTEE REPORTS

Architectural Review Committee

- The contract with University Painters has been approved and the Board anticipates that the painting may begin in June.
- The parking rules and NO PARKING signs have been tabled for the next meeting.
- NO LANDSCAPING signs will be reviewed for homeowners who wish to purchase them for areas where they do not wish to have mulch or trimming done.
- Cumberland Masonry has come in and done the repairs to the curbs from the previous year's snow removal.

Grounds Committee

- A proposal from Good's Tree Service to plant new trees behind 1748-1752 PRC and 1701 JCW has been approved. The trees have been ordered and the work will be done once Good's receives them. Good's will also be doing some spraying all azaleas, rhododendrons, and all of a few types of trees for Lacebug.
- HCS Landscaping will be reseeding areas throughout the HOA where the use of the riding mowers has left the ground bare. The committee will be asking for a quote to reseed other areas in the community that may also need attention.

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 \$50,000 CD has matured and will be split up and reinvested in two new CDs with Belco Credit Union.

Welcome Committee

- The Board would like to welcome Blair Moore to 1740 JCW.

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. Many owners do not seem to have the required Loss Assessment coverage needed and could be facing fines from the HOA for non-compliance.

****OLD BUSINESS****

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 will be looking for bids for concrete repair work in the community. If you have any repair requests, please be sure to submit a maintenance request. Doing all of the repairs at once cuts down on the costs which helps the Board remain within budget.

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.