

THE FOURTH ESTATE



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

2012 Volume 20 - # 56 The monthly meeting of the Hunters Ridge Homeowners Association was held on Tuesday, June 12, 2012. Agenda items discussed and actions taken, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

Monthly meetings are held at 7 PM on the 2nd Tuesday of each month from January through October in the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill

*** FINANCIAL REPORT ***

The Association's Treasurer filed the following report for **Hunters' Ridge Homeowners Association** for the month ending May 31, 2012:

ASSETS

Checking/Savings	
Fulton Bank - Checking Account	= \$ 11,584.02
Members 1 st - Contingency Fund Savings Acct	= 4,245.65
Members 1 st - Security Deposits MM Acct	= 7,306.01
Members 1 st - General Savings Acct	= 5.00
Members 1 st - Security Deposit Checking Acct	= 1.05
Accounts Receivable	= 19,083.29
203 - Allowance for Bad Debt	= - 8,000.00
Undeposited Funds	= 200.00
Total Current Assets	= \$ 34,225.02

LIABILITIES & EQUITY

Current Liabilities	
Payroll Liabilities	= \$ 415.46
Long Term Liabilities - Security Deposits	= 7,304.00
Equity - Retained Earnings	= 13,912.06
- Net Income	= 12,593.50
Total Liabilities & Equity	= \$ 34,225.02

She filed the following report for **Hunters' Ridge HOA Reserve Fund** for the month ending May 31, 2012:

ASSETS

Checking/Savings	
Members 1 st - Checking	= \$ 0.55
Members 1 st - Money Market Account	= 68,580.96
Members 1 st - CD # 44	= 25,062.52
Members 1 st - CD # 45	= 50,054.81
Members 1 st - Savings Account	= 53.88
Total Checking/Savings	= \$ 143,752.72

Accounts Receivable	= \$ 1,300.00
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Other Current Assets

Intermediate Term Investment Fund	= \$ 4,548.98
Short Term Investment Fund	= 4,108.35
Vanguard Admiral Fund	= 13,746.84
Total Current Assets	= \$ 167,456.89

Liabilities & Equity

Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 104,229.40
Net Income	= 19,723.19
Total Equity	= \$ 167,456.89

The Treasurer again noted that the 2012 budget is generally as projected. Capital improvements is slightly over budget, but is related to when funds were apportioned. She paid a deposit for the replacement of doors on two units, the monthly lawn care bill, and for electrical repairs

The following bills were presented for approval and payment: Bower's Pest Control, PP & L, the premium on the Association's umbrella liability policy, and office supplies.

A \$25,000 CD matured earlier this month. The funds were placed in the Association's money market account until a decision is made regarding reinvestment.

*** COMMITTEE REPORTS ***

Architectural Review Committee:

Nothing to report.

Grounds Committee:

The Board decided to fill in the missing ground in the tree island on Kings Arms Court

The Board signed a two-year snow removal contract with Cumberland Masonry.

BBEC, Inc. will be called regarding a faulty street light in the Kings Arms Court cul-de-sac.

HCS, the Association's lawn care contractor, removed and replaced some shrubs throughout the development. Trimming of shrubs will be done later this month or next month. The Board is beginning another list for shrub removal and replacement. Unit owners who have dead or dying shrubs should make the Board aware of any replacement needs.

HCS also spread grass seed on areas damaged last winter during snow removal. The Board is waiting for a proposal for reseeding of the entire development.

Good's Tree Service will be contacted to identify trees throughout the development that need to be trimmed and submit a proposal to the Board.

Welcome Committee:

The checklist, used by Committee members when visiting new unit owners or tenants, was finalized. It contains information related to loss assessment coverage on the homeowner's insurance policy. This checklist will be left with new owners or tenants as a reference document.

Newsletter Committee:

Links to the Association's newsletters, Covenants/Bylaws, financial reports, community directory, architectural changes & maintenance request forms, as well as a "Contact Us" link, can be accessed at www.hrhoa17070.com

NOTE: Unit owners or tenants who do not have access to a computer to review the monthly newsletter & other documents should contact Toddy Holt at 774-8917 to request that a printed copy be delivered to the unit.

***** BYLAWS COMMITTEE*****

The Board is waiting for input from the Association's attorney for wording regarding loss assessment coverage and the Association as an additional interest on the declaration page of the homeowner's insurance policy

***** FINANCE COMMITTEE*****

Board members met with a financial advisor from Members First and reviewed several options for long-term investments. Board members will meet to decide which option(s) to pursue.

***** OLD BUSINESS*****

There currently are three units for sale at Hunters Ridge. Two are on Weatherburn Drive and one is on Josiah Chowning Way.

***** NEW BUSINESS*****

The Board received and approved an Architectural Change Request for replacement of a sliding glass door and windows at a home on Josiah Chowning Way.

***** IMPORTANT REMINDERS*****

New Shrubs & Reseeded Areas

Owners or tenants occupying units where shrubs have been replaced, or adjacent to areas where new grass seed had been added, are asked to water these areas for the next few months when Mother Nature doesn't. Although owners & tenants in units where new shrubs were planted have been contacted, this is

just another reminder so those beautiful shrubs survive. The Board appreciates your efforts to assure the success of these recent enhancements to the development.

Also, please avoid parking on the grass at the edge of the macadam. That will prevent the new grass from growing and thus require additional Association expenditures in the future.

Speed Limit Throughout Hunters Ridge

Several residents have been observed driving through the development at unsafe speeds. Many residents regularly walk their dogs in the cul-de-sacs and often children are playing in these areas. Additionally, now that the weather is warmer and the days are longer, other residents may be walking in the cul-de-sacs. Excessive speeds in these confined areas are dangerous and inconsiderate. **Although there is no speed limit posted, the Board asks that drivers not exceed 10 MPH in the cul-de-sacs.**

Assigned Parking Slots

Each unit owner has two assigned parking slots. With the exception of the Kings Arms Court cul-de-sac, the three other cul-de-sacs have two or more "Visitor" parking slots. Owners and tenants are reminded to park ONLY in their designated numbered slots unless they have an agreement with another unit owners to use one of their slots. Owners and tenants SHOULD NOT use the "Visitor" parking slot and company should not use these slots for an extended period of time.