

The Fourth Estate

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

JULY, 2013

The Board of Directors conducted their monthly Association meeting on Tuesday, July 9, 2013. 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 held the second Tuesday of the month. The next meeting will be Tuesday, August 13, 2013 beginning 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 June 2013.

ASSETS	
Checking/Savings	
Fulton Bank-Checking Account	\$20,308.33
Members 1 st -Contingency Fund Savings Acct	7,516.91
Members 1 st -Security Deposit Checking Acct	1.05
Members 1 st -Security Deposits MM Acct	7,337.49
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$35,168.78
Accounts Receivable	17,517.13
Other Current Assets	
203-Allowance for Bad Debt	<u>(6,627.40)</u>
Total Other Current Assets	(6,627.40)
TOTAL CURRENT ASSETS	\$46,058.51
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LIABILITIES & EQUITY	
Current Liabilities	
Accounts Payable	0
Payroll Liabilities	650.82
Long Term Liabilities	7,336.00
Equity-Retained Earnings	16,256.24
Equity-Net Income	<u>21,815.45</u>
TOTAL LIABILITIES & EQUITY	\$46,058.51

The Association's Treasurer filed the following **Reserve Fund Account** reports for the month ending June 2013.

RESERVE FUND

ASSETS

Checking/Savings

Members 1 st -Checking	1.05
Members 1 st -Money Market Acct	79,883.07
Members 1 st -Savings Acct	53.97
Members 1 st -CD #47	<u>25,117.77</u>
TOTAL CHECKING/SAVINGS	105,055.86

Accounts Receivable

2,046.94

Other Current Assets

Vanguard 500 Index Fund	19,130.43
Vanguard Interm Term Fund	5,248.23
Vanguard Short Term Fund	<u>4,838.05</u>

TOTAL OTHER CURRENT ASSETS

29,216.71

TOTAL CURRENT ASSETS

136,319.51

LIABILITES & EQUITY

Opening Balance Equity	43,504.30
Retained Earnings	164,606.46
Net Income	<u>(71,791.25)</u>

TOTAL LIABILITIES & EQUITY

136,319.51

The Treasurer reported paying the following: salaries, storage unit rental, quarterly taxes, contract landscaping, other landscaping, electric, petty cash and Johnson Duffie(legal fees).

Also, the Treasurer reported that three units are for sale in the development; two on Josiah Chowning Way and one on Peyton Randolph Court.

****COMMITTEE REPORTS****

Architectural Review Committee

- The Committee is looking for replacement lights and will be requesting estimates to replace the front and rear lights on all of the units.
- Parvin Paving was contacted regarding some of the spottiness and ruts in the pavement; they recommended we seal the pavement in one year.

Grounds Committee

- Awaiting proposal for reseeding throughout the Association.
- The Grounds Committee is checking with our attorney to see if we can trim the overhanging trees at the back of Josiah Chowning Way.
- Awaiting proposal from HCS Landscaping to extend the contract for an additional 3-years at the current cost.
- Good's Tree Services will provide Evergreen maintenance throughout the Association.

Welcome Committee

No updates

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 Ann Louise Edmunds at 774-0192 to request a printed copy.

Bylaws Committee

No updates

Finance Committee

No updates

****OLD BUSINESS****

The Board reviewed the following:

- The Sale of a unit on PRC.
- Maintenance requests
 - 1765 KAC-depression is natural; awaiting on cost proposal from HCS to fill and plant grass seed
 - 1728 JCW-molding repair
 - The following units will be looked at in the Spring for roots lifting up the patio: 1723 PRC, 1768 PRC, 1753 WBD
- Non-compliance issues

****NEW BUSINESS****

The Board reviewed/noted the following:

- The Association's power washer is available for resident's use. Contact Jeannie Shappell at 774-8413 to arrange for use of the power washer.
- Requests for concrete repair vendors will be sent out.
- Maintenance Request: street lights and a broken flower pot.
- The Grounds Committee became aware that the culvert surrounding the storm basin behind Kings Arm Court has become severely eroded. The Board is seeking proposals to clear the culvert, fill it in with stone and repair damaged drain caps.
- The following articles are permissible on a patio or deck: patio furniture and accessories, planters, hose reels/carts, and the **Township's contracted waste management company issued green wheeled trash cart.**
- The Township's contracted waste management company issued green wheeled trash cart covers must be CLOSED at all times. No bags, loose trash/garbage, or any other type of trash/garbage receptacle, shall be visible outside the unit, including township issued

recyclable materials containers. **Only one township issued green wheeled trash cart may be on the rear patio or deck.**