

# THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2011 Volume 19 - # 8

The Board of Directors conducted their monthly meeting on Tuesday, August 9, 2011. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

Meetings are held at 7 PM on the 2<sup>nd</sup> Tuesday of each month in the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill

## \*\*\* FINANCIAL REPORT \*\*\*

The Association's Treasurer filed the following report for the **Hunters' Ridge Homeowners Association** for the month ending July 31, 2011:

### ASSETS

#### Checking/Savings

Fulton Bank - Checking Account	=	\$	6,881.06
Members 1 <sup>st</sup> - Contingency Fund Savings Acct	=		1,786.10
Members 1 <sup>st</sup> - Security Deposits MM Acct	=		7,155.92
Members 1 <sup>st</sup> - General Savings Acct	=		5.00
Members 1 <sup>st</sup> - Balance in Security Deposit			
Checking Account	=		1.05

Accounts Receivable = 17,583.61

**Total Current Assets = \$ 33,954.94**

### LIABILITIES & EQUITY

Payroll Liabilities	=	\$	233.92
Long Term Liabilities - Security Deposits	=		7,150.00
Equity - Retained Earnings	=		21,056.39
- Net Income	=		5,514.63
<b>Total Liabilities &amp; Equity</b>	=	<b>\$</b>	<b>33,954.94</b>

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending July 31, 2011:

### ASSETS

#### Checking/Savings

Members 1 <sup>st</sup> - Money Market Account	=	\$	74,490.74
Members 1 <sup>st</sup> - CD # 42	=		25,056.20
Members 1 <sup>st</sup> - CD # 43	=		25,028.09
Members 1 <sup>st</sup> - CD # 53	=		25,316.11
Members 1 <sup>st</sup> - Savings Account	=		53.37
<b>Total Checking/Savings</b>	=	<b>\$</b>	<b>149,944.51</b>

#### Other Current Assets

Intermediate Term Investment Fund	=	\$	3,706.80
Short Term Investment Fund	=		3,520.98
Vanguard Admiral Fund	=		12,894.05
<b>Total Current Assets</b>	=	<b>\$</b>	<b>170,066.34</b>

### Liabilities & Equity

Opening Balance Equity	=	\$	43,504.30
Retained Earnings	=		89,851.80
Net Income	=		36,710.24
<b>Total Equity</b>	=	<b>\$</b>	<b>170,066.34</b>

Katie Gipple, Treasurer, reported payment of the usual monthly bill. No new bills were reported for payment. Overall, the 2011 HRHOA is under budget.

She also reported that she received a letter from Paden, Guerrini & Associates regarding the annual review/audit and corporate tax return for FY2011.

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

### Architectural Review Committee:

The President reported that Walter's Construction was awarded the contract for replacement of the seven (7) decks in the Hunters Ridge development. The average cost of a deck is \$5986.

Kent Construction completed painting of doors and shutters on Kings Arms Court and Weatherburn Drive. Work was started on Josiah Chowning Way and shortly will begin on Peyton Randolph Court.

### Grounds Committee:

The Board President met with Justin Sherman from HCS Landscaping to discuss shrub replacement and is waiting for a proposal.

**NOTE:** As part of the Hunters Ridge Homeowners' Association contract, Bowers Pest Control will inspect units and issue a certificate which is usually requested for the sale of a unit. The dates for this year's inspection are September 12<sup>th</sup> through the 16<sup>th</sup>. If you want your unit inspected please contact Katie Gipple at [dikgip@verizon.net](mailto:dikgip@verizon.net) or Heather Doyle at [doyleh@hotmail.com](mailto:doyleh@hotmail.com) to arrange for an inspection.

### **Welcome Committee:**

Tara Landis, Committee Chair, reported that there were settlements for the units at 1738 Josiah Chowning Way & 1715 Peyton Randolph Court.

Two units on Weatherburn Drive currently are for sale.

### **Newsletter Committee:**

The Association extends its condolences to Reuben Appleby whose wife, Martha, passed away last month.

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](http://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 proposed revisions to the By-Laws and Declarations & Covenants continue to be reviewed by Board members.

### **\*\*\* FINANCE COMMITTEE\*\*\***

The Committee reviewed insured market linked CD's. These are 4 to 6 year investments of a minimum of \$10,000 and any gain is averaged at the end of term.

The committee will meet with the Advisor after the August Board Meeting after the deck replacement cost is finalized. The Committee also will be meeting soon to develop the 2012 budget since approval of the proposed budget needs to take place at the October Board Meeting.

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

Tim Daniels continues to work on several previous maintenance requests.

An issue on Weatherburn Drive regarding window covering and parking of a commercial vehicle has been resolved.

The Board received notification from the Pennsylvania Human Relations Board that a complaint filed against the Association several years ago has been withdrawn by the complainant.

Two unit owners on Peyton Randolph Court and one unit owner on Weatherburn Drive reported that the roots of evergreen trees are coming up through their patio. The Board will discuss this problem in more depth at its September meeting.

Board members discussed landscaping options behind Weatherburn Drive along Capital View Drive where several evergreen trees were destroyed. Brickman Landscaping suggested planting several lilac bushes and the PA Landscape Group recommended planting spruce and viburnum. This agenda item was tabled until the September meeting.

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

The Board received two new maintenance requests: one for a new door frame on Weatherburn Drive & another on Weatherburn Drive for repair of siding and replacement of screws coming out along the roof line. Tim Daniels will be contacted regarding these requests.

Compliance letters will be sent to two units owners. The first was to a owner on Josiah Chowning Way regarding oil leaking from a car. The other is to a resident on Peyton Randolph Court regarding non-compliance for window coverings. A fine will be established if not remedied.

### **\*\*\* REMINDERS \*\*\***

#### **Safety & Security:**

Another reminder to residents of Hunters Ridge Homeowners Association to lock their vehicles when parking in the development. Unfortunately, a resident on Weatherburn Drive recently had items stolen from the car. Valuables, if left in the car, should be stored in the trunk, under the seat, in the glove box, etc. to keep them from view.

#### **Meeting dates:**

The next Board meeting will be held at 7 PM on Tuesday, September 13<sup>th</sup>.

The October Board meeting will be on October 4<sup>th</sup> instead of October 11<sup>th</sup>.

The Association's Annual Meeting will be held on Thursday, November 10<sup>th</sup>. *Mark your calendar!*