

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2012 Volume 20 # 8

The monthly meeting of the Hunters Ridge Homeowners Association was held on Tuesday, August 14, 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 July 31, 2012:

ASSETS	
Checking/Savings	
Fulton Bank - Checking Account	= \$ 13,963.46
Members 1 st - Contingency Fund Savings Acct	= 4,772.17
Members 1 st - Security Deposits MM Acct	= 7,319.93
Members 1 st - General Savings Acct	= 5.00
Members 1 st - Security Deposit Checking Acct	= 1.05
Accounts Receivable	= 16,421.33
203 - Allowance for Bad Debt	= - 8,000.00
Total Current Assets	= \$ 34,482.94

LIABILITIES & EQUITY

Current Liabilities	
Payroll Liabilities	= \$ 233.92
Long Term Liabilities - Security Deposits	= 7,319.00
Equity - Retained Earnings	= 13,912.06
- Net Income	= 13,017.96
TOTAL LIABILITIES & EQUITY	= \$ 34,482.94

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

ASSETS	
Checking/Savings	
Members 1 st - Checking	= \$ 0.55
Members 1 st - Money Market Account	= 77,206.34
Members 1 st - CD # 44	= 25,096.04
Members 1 st - CD # 45	= 50,121.75
Members 1 st - Savings Account	= 53.90
Total Checking/Savings	= \$ 152,478.58

Accounts Receivable = \$ 864.26

Other Current Assets	
Intermediate Term Investment Fund	= \$ 4,753.77
Short Term Investment Fund	= 4,243.35
Vanguard Admiral Fund	= 14,830.15
Total Current Assets	= \$ 177,170.11

Liabilities & Equity

Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 104,229.40
Net Income	= 29,436.41
TOTAL LIABILITIES & EQUITY	= \$ 177,170.11

The Treasurer reported bills were paid for repair of underground streetlight wires, quarterly taxes, salaries, and the Vanguard fund monthly payment.

Several unit owners continue to be in arrears for their monthly maintenance fees.

To date, electricity costs, banking fees, postage, and grounds & landscaping are slightly below budget while accounting fees, legal fees, and repairs and maintenance fees are slightly above budget. It was noted that none of the line items are far from projections.

There currently is one unit for sale in the development.

*** COMMITTEE REPORTS ***

Architectural Review Committee:

The design of the new storm doors being installed at Hunters Ridge requires the addition of a kick plate; thus, you may notice these beige metal kick plates. Original kick plates are wooden and painted grey.

Deteriorating wood has been replaced around the doors on two units.

Grounds Committee:

The Board approved a bid from Good's Tree Service for trimming trees throughout the development, as well as the annual treatment of azalea bushes.

The annual termite inspection by Bower's Pest Control was conducted between August 13th & 17th. As noted in the August 5th e-mail, unit owners who have a concern about their home should contact Bower's Pest Control at 717-266-0723 (office) or 717-324-1177 (cell) to request a free evaluation of the unit.

The remaining shrub replacements will be done in September when the weather is cooler to ensure their survival.

Welcome Committee:

Please welcome the newest unit owner to Hunter's Ridge:

David Krulak
1786 Weatherburn Drive

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 Committee is still waiting for feedback from the Association's attorney.

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

CD # 44 will mature within the next few weeks. That money will be placed in the money market account until it can be reinvested while members check the interest rate for short-term CD.

Committee members will meet on October 2nd to prepare the 2013 budget.

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

Previous maintenance requests have been addressed.

The Board notified a unit owner of continued non-compliance with a rental request issue and fines will be levied as of August 14, 2012.

The Board approved a request for another rental property. The cap on the number of approved rental units of units in the development has been reached at this time.

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

The Board approved a request from an owner on Peyton Randolph Court to replace windows in the unit.

Letters will be sent to area contractors requesting bid for paving the cul-de-sacs in the development.

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

It won't be long until the 2012 Annual Meeting. The meeting is scheduled for 7 PM on Thursday, November 8th so mark your calendar now. In advance of the meeting, and considering cost-saving measures related postage and manpower, the Board wants to share the following information with all unit owners:

The Association's revised Bylaws allow for electronic distribution of Annual Meeting notification and related documents. Therefore, this year's Annual Meeting information will be sent via e-mail to all unit owners for whom the Association has an e-mail address.

Owners will be asked to respond to that e-mail acknowledging receipt of the information. Printed copies will be available upon request.

Additionally, there will an opening for one Board member this year. Any owner interested in serving in this capacity is encouraged to contact a current Board member or come to a monthly Board meeting.

Our Association is self-managed. This allows for a more cost-effective, rapid, and efficient way of addressing the Association's day-to-day issues; thus, it is important that unit owners volunteer to serve on the Association's committees. In addition to a new Board member, the Association also will need a volunteer to do the newsletter beginning January of 2013.