

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2011 Volume 19 - # 9

The Board of Directors conducted their monthly meeting on Tuesday, September 13, 2011. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

Meetings generally are held at 7 PM on the 2nd 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 August 31, 2011:

ASSETS

Checking/Savings	
Fulton Bank - Checking Account	= \$ 11,379.01
Members 1 st - Contingency Fund Savings Acct	= 2,041.44
Members 1 st - Security Deposits MM Acct	= 7,409.05
Members 1 st - General Savings Acct	= 5.00
Members 1 st - Balance in Security Deposit Checking Account	= 1.05
Accounts Receivable	= 16,344.98
Total Current Assets	= \$ 37,180.53

LIABILITIES & EQUITY

Payroll Liabilities	= \$ 432.92
Long Term Liabilities - Security Deposits	= 7,406.00
Equity - Retained Earnings	= 21,056.39
- Net Income	= 8,285.22
Total Liabilities & Equity	= \$ 37,180.53

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

ASSETS

Checking/Savings	
Members 1 st - Money Market Account	= \$ 65,681.87
Members 1 st - CD # 42	= 25,077.48
Members 1 st - CD # 43	= 25,038.72
Members 1 st - CD # 53	= 25,349.22
Members 1 st - Savings Account	= 53.38
Total Checking/Savings	= \$ 141,200.67

Other Current Assets

Intermediate Term Investment Fund	= \$ 3,863.18
Short Term Investment Fund	= 3,582.22
Vanguard Admiral Fund	= 11,637.06
Total Current Assets	= \$ 160,283.13

Liabilities & Equity

Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 89,851.80
Net Income	= 26,927.03
Total Equity	= \$ 160,283.13

Katie Gipple, Treasurer, reviewed the Profit and Loss for the year to date. At this time total expenses overall are under budget.

Bills for the month included electricity for the outside lighting and computer paper.

*** COMMITTEE REPORTS ***

Architectural Review Committee:

Walter's Construction has completed three of the seven (7) decks scheduled for replacement. The Board was received a compliment from a unit owner whose deck was replaced.

Board members reviewed previous requests for concrete repairs. The President will walk through the development to check if there are any additional repairs that need to be made. Following this review bid requests will be sent to local contractors.

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

The Board approved the addition of planter boxes at a unit on Peyton Randolph Court. They will be stained the color of privacy fences

Grounds Committee:

The Board is waiting for a proposal from HCS Landscaping for shrub replacement throughout the development.

Good's Tree Service removed the debris from a tree limb that fell down on Josiah Chowning Way during the recent stormy weather. The company will be contacted to evaluate trees through the development that need trimming.

Welcome Committee:

Please welcome the following new residents:

Cassandra N. Hare
1715 Peyton Randolph Court
James Gruenfeld
1738 Josiah Chowning Way

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*****

Proposed revision to the current By-Laws and Declarations & Covenants are currently being reviewed by members of the Board

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

Committee members will meet on September 20th at 8 P.M. to prepare the 2012 budget.

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

The Board reviewed maintenance requests related the following issues:

- excessive water in front of property on Kings Arms Court
- water leaking into basement at a unit on Peyton Randolph Court - (owner needs to contact waterproofing contractor to determine issue)
- dead shrub at a unit on Peyton Randolph Court
- deteriorating door frame on a unit at Weatherburn Drive - (Tim recommends the install-ation of storm doors to avoid this deterioration)
- moisture coming out of concrete blocks in basement at a unit at
- problems with a downspout and gutters at a unit on Weatherburn Drive

- roots of evergreen trees coming up through three patios - 2 units on Peyton Randolph Court and 1 unit on Weatherburn Drive (discussion tabled until next meeting)

The following repairs were completed:

- siding and screws coming out of roof line at a unit on Weatherburn Drive
- fascia is missing under the roof peak at a unit on Kings Arms Court
- missing metal on side of dormer at a unit on Kings Arms Court
- deck replacement on Peyton Randolph Court

The Board also reviewed landscaping needs for the area behind Weatherburn Drive & Capital View Drive. Suggestions were for planting lilac bushes, spruce trees, etc. The PA Landscape Group referred the Board President to two local companies that sell fencing for consideration in providing privacy along the area where the large evergreen trees formerly sat. The trees fell during one of our big storms last year, but since electrical power lines run through that area, we have been advised not to replant trees. This matter also was tabled until the next meeting.

Currently there are two units for sale in the development. Both are on Weatherburn Drive.

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

The Board accepted the resignation of Andy Irons, who served as the Vice-President since his election last November. Board members expressed their appreciation for the time he served.

The Board reviewed an Architectural Change Request for the replacement of windows and a sliding glass door at a unit on Josiah Chowning Way.

A unit owner on Weatherburn Drive was notified that selling a unit as a rental property will not be approved by the Board.

BBEC, Inc was contacted for replacement of a light pole on Josiah Chowning Way which was damaged by a vehicle.

The President walked throughout the development to check units that need to be power washed. Bid requests will be sent after the number has been determined.

***** REMINDERS *****

Thefts in the area :

An e-mail recently was sent to residents of Hunters Ridge Homeowners Association to remind them again to lock vehicles parked in the development. Cars in the Creekview and Hunters Ridge developments were entered during the week of September 19th. Unit owners also should store valuables, or any items left in the car, in the trunk, under the seat, in the glove box, etc. to keep them from view.

Meeting dates:

The October Board meeting will be held at 7 PM on Tuesday, October 4th

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