

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2012 Volume 20 # 9

The monthly meeting of the Hunters Ridge Homeowners Association was held on Tuesday, September 11, 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 August 31, 2012:

ASSETS	
Checking/Savings	
Fulton Bank - Checking Account	= \$ 16,993.52
Members 1 st - Contingency Fund Savings Acct	= 5,022.02
Members 1 st - Security Deposits MM Acct	= 7,320.86
Members 1 st - General Savings Acct	= 5.00
Members 1 st - Security Deposit Checking Acc t	= 1.05
Accounts Receivable	= 16,535.33
203 - Allowance for Bad Debt	= - 8,000.00
Undeposited Funds	= 290.00
Total Current Assets	= \$ 38,167.78

LIABILITIES & EQUITY

Current Liabilities	
Payroll Liabilities	= \$ 432.92
Long Term Liabilities - Security Deposits	= 7,319.00
Equity - Retained Earnings	= 13,912.06
- Net Income	= 16,503.80
TOTAL LIABILITIES & EQUITY	= \$ 38,167.78

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

ASSETS	
Checking/Savings	
Members 1 st - Checking	= \$ 0.55
Members 1 st - Money Market Account	= 79,853.90
Members 1 st - CD # 44	= 25,113.09
Members 1 st - CD # 45	= 50,155.81
Members 1 st - Savings Account	= 53.91
Total Checking/Savings	= \$ 155,177.26

Accounts Receivable = \$ 958.74

Other Current Assets	
Intermediate Term Investment Fund	= \$ 4,822.53
Short Term Investment Fund	= 4,320.80
Vanguard Admiral Fund	= 15,522.99
Total Current Assets	= \$ 180,802.32

Liabilities & Equity	
Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 104,229.40
Net Income	= 33,068.62
TOTAL LIABILITIES & EQUITY	= \$ 180,802.32

The Treasurer reported bills were paid for repair of underground street light wires, salaries, the Vanguard fund monthly payment, door frame repairs, storage unit rental, and grounds & landscaping.

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

To date, the majority of line items are slightly below projections.

There currently are two units for sale in the development: one on Weatherburn Drive and one on Josiah Chowning Way.

*** COMMITTEE REPORTS ***

Architectural Review Committee:

No report.

Grounds Committee:

The Board is waiting for a proposal for reseeding throughout the development as well as a proposal for annual tree trimming.

Welcome Committee:

A Committee member will contact new tenants on Kings Arms Court.

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 regarding revisions to the Bylaws made earlier this year.

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

CD # 44 matured and the funds were placed in the money market account.

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

Board members discussed various investment options with a representative from Members 1st and will be reviewing these options at a future Board meeting.

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

Previous maintenance requests have been addressed.

The Board still is dealing with a non-compliance issue related to lease requirements.

The Board reviewed information on trash can enclosures.

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

The Board reviewed and approved a request for replacement of a railing at a unit on Josiah Chowning Way.

The Board reviewed a request for removal of a dead pine tree behind a unit on Kings Arms Court.

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

MARK YOUR CALENDAR - The 2012 Annual meeting is scheduled for 7 PM on Thursday, November 8th. Information will be sent via e-mail to all unit owners for whom the Association has an e-mail address and hard copies to those who do not utilize e-mail.

As noted last month, there is an opening for one Board member and a volunteer to do the newsletter beginning January of 2013.