

# THE FOURTH ESTATE

A NEWSLETTER FOR THE OWNERS/TENANTS OF HUNTER'S RIDGE HOMEOWNERS'  
ASSOCIATION

**OCTOBER, 2014**

The Board of Directors conducted their monthly Association meeting on Tuesday, October 14, 2014. 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 regularly scheduled for the second Tuesday of the month. *The next meeting will be the Annual HOA meeting on Thursday, November 13, 2014 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 September 2014.

### **ASSETS**

Checking/Savings	
Fulton Bank-Checking Account	\$13,570.93
Members 1 <sup>st</sup> -Contingency Fund Savings Acct	7,297.58
Members 1 <sup>st</sup> - Checking	1.05
Members 1 <sup>st</sup> -Money Market	7,673.28
Members 1 <sup>st</sup> -General Savings Acct	<u>5.00</u>
<b>Total Checking/Savings</b>	<b>\$28,547.84</b>

**Accounts Receivable** **13,980.14**

### Other Current Assets

Allowance for Bad Debt	(11,194.40)
Exchange Account	<u>20.00</u>

**Total Other Current Assets** **(11,174.40)**

**TOTAL CURRENT ASSETS** **\$31,353.58**

### **LIABILITIES & EQUITY**

#### Current Liabilities

Accounts Payable	0
Payroll Liabilities	699.30
Long Term Liabilities-Security Deposits	7,671.00
Equity-Retained Earnings	22,199.55
Equity-Net Income	<u>783.73</u>

**TOTAL LIABILITIES & EQUITY** **\$31,353.58**

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending September 2014.

#### RESERVE FUND

##### ASSETS

##### Checking/Savings

Members 1 <sup>st</sup> -Checking	\$14,186.05
Members 1 <sup>st</sup> -Money Market Acct	193,581.45
Members 1 <sup>st</sup> -Savings Acct	53.97

**TOTAL CHECKING/SAVINGS** **207,821.47**

**Accounts Receivable** **2,770.67**

**Allowance for Bad Debt** **(2,451.00)**

**TOTAL CURRENT ASSETS** **\$208,141.14**

##### LIABILITIES & EQUITY

Opening Balance Equity	43,504.30
Retained Earnings	123,321.80
Net Income	41,315.04

**TOTAL LIABILITIES & EQUITY** **\$208,141.14**

The Treasurer reported paying the following invoices: Tim Daniels, Heather's Pest Control, storage unit rental, HCS Landscaping, supplies, PP&L, Johnson & Duffie, Good's Tree Service, payroll and transferred funds to the Reserve Account.

In addition, the Treasurer reported that four units are for sale in the development, two on Josiah Chowning Way and two on Weatherburn Drive.

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

##### **Architectural Review Committee**

- The decks are scheduled to be repaired in October and November.
- Cumberland Masonry completed the concrete repairs.

##### **Grounds Committee**

- Good's Tree Service has been contacted to trim the tree overhanging Capital View Drive (between PRC & WBD) and remove the hanging branch in the same area. This is scheduled for mid-November.
- Good's Tree Service will be removing the Evergreen trees behind 1753 WBD and Capital View Drive. This is scheduled for mid-November.
- Parvin Paving has to repair an area on JCW, otherwise all work is completed.
- The Board is obtaining bids to repaint and caulk all exterior wood trim throughout the Association for 2015; per recommendations from the Reserve Fund Study.
- The Board is obtaining bids for new "Hunters Ridge" signs located at Capital View Drive and Kings Arms Court and Capital View Drive and Josiah Chowning Way; per recommendation from the Reserve Fund Study.

### Welcome Committee

- The Welcome Committee visited new residence:
  - 1703 Peyton Randolph Court-Dennis Donahoe and Kristy Bitting

### 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](http://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

Section 10.2 and Section 10.3, Amendment #3 to the Declaration of Covenants (effective 1/8/13) required possible changes to your homeowner's insurance policy. Please review the amendment below and contact your insurance company if you need to make these changes:

#### **Section 10.2, Owner's Insurance**

Each owner shall maintain homeowner's insurance at one hundred percent (100%) replacement coverage on his/her unit that shall name the Association as an additional interest. Each owner shall provide evidence of such insurance within ten (10) days of purchase of the Unit. Owner must provide notice to the Association of annual renewals and/or cancellation of insurance.

#### **Section 10.3, Loss Assessment Coverage**

Each Owner as part of his/her homeowner's insurance policy shall include "loss assessment coverage" with a minimum of \$25,000 to pay for the Unit Owner's share of expenses if the Association has a special assessment of all Unit Owners in the event the total covered loss is higher than the Association's Insurance Limits.

### Finance Committee

- The Finance Committee met on September 22<sup>nd</sup> to prepare the 2015 Budget. The Committee presented the 2015 Budget to the Board for approval. ***The 2015 Budget will be presented to the Association at the Annual Home Owners meeting on Thursday, November 13<sup>th</sup> at 7:00pm at the Lower Allen Township Building.***

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

The Board reviewed the following:

- Maintenance requests:
  - 1733 WBD-block of wood under light needs to be painted (DONE)
  - 1737 WBD-wood around door needs to be repaired and water leaking in through the right side of the front door (DONE).
  - 1744 JCW-pine tree encroaching on patio (DONE)
  - 1732 JCW-downspout off back of unit-DONE
  - 1780 WBD-downspout missing-DONE
  - WBD-street light #5 not working-DONE

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

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural Change Requests
  - 1720 JCW-window replacement
  - 1739 WBD-Satelite dish
  - 1768 PRC-window/door replacement
  - 1775 KAC-window/door replacement
  
- Repairs identified by Criterium Yingst's Reserve Fund Study:
  - 1732 JCW-repair/replace buckled siding near exterior faucet-Tim Daniels contacted
  - 1764 PRC-replace damaged siding at lower right rear side-Tim Daniels contacted
  - 1774 WBD-repair/replace area of loose/lifting siding at rear side-Tim Daniels contacted
  - 1757 KAD-replace loose/separated siding lower right front side-Tim Daniels contacted
  
- Maintenance Requests:
  - 1770 PRC-replace missing siding-Tim Daniels contacted
  - 1736 JCW-oil in parking space to be cleaned by unit owner
  
- **The Annual HOA Meeting will be held on Thursday, November 13, 2014 at 7:00pm at the Lower Allen Township Building at 2233 Gettysburg Road, Camp Hill. In order to keep the cost of our Association fee as affordable as it is, we need your help to continue to self-manage the Association. Your input in the financial outlook of your neighborhood should be very important to you. New Officers will be elected. Please plan to attend.**
  
- **The Board is in need of additional help for various Committees throughout the Association. If you can volunteer about 3-4 hours a MONTH toward the Association, please contact a Board Member or attend the Annual Meeting on November 13<sup>th</sup>. The following are Committees in need of help:**
  - **Architectural Review Committee**-help with obtaining bids for architectural updates and changes to the Association (2-3 people)
  - **Grounds Committee**-help with obtaining bids for snow removal, landscaping (2-3 people)
  - **Welcome Committee**-make an initial visit with new owners/tenants (2 people)
  - **Bylaws Committee**-update Bylaws as necessary (1 or 2 people)
  - **Finance Committee**-help with investing money and obtaining a Budget (2-3 people)
  - **Newsletter Committee**-prepare the monthly newsletter (1 or 2 people)
  
- Changes to the Board:

President	Jeannie Schappell	1701 JCW	774-8413
Vice President	Ann Louis Edmunds	1748 PRC	774-0192
Secretary	Jennie Zarlenga	1720 JCW	623-4653
Treasury	Katie Gipple	1405 Harwich Ct.	774-5564
Asst. Secretary	Heather Doyle	1754 PRC	903-0842

- **Empty garbage/trash receptacles and recyclables containers must be removed from curbside or edge of grassy areas on the same day as collection. This will now be in violation of the Revised Rules and Regulations of the Association that will become effective July 2014.**
- If you have your monthly Association payment taken directly from your account and sent to the Association, please provide your coupon book to Katie Gipple at 1405 Harwich Court, New Cumberland or to the Association PO Box.
- In compliance with the American with Disabilities Act of 1990 (ADA), the Board holds meetings at a facility which is accessible to people with disabilities. In the event that one or more of the Board members are unable to attend the regularly scheduled meeting, an alternative date and sometimes alternative location is necessary. Anyone interested in attending the monthly meeting that is held at an alternative location, please contact a Board member at least 48 hours in advance to arrange for special accommodations.