

THE FOURTH ESTATE

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

OCTOBER 2015

The Board of Directors conducted their monthly Association meeting on Tuesday, October 13, 2015. 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 12, 2015 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 2015.

ASSETS

Checking/Savings	
Metro Bank – Checking Account	11,190.09
Members 1 st -Contingency Fund Savings Acct	10,430.80
Members 1 st - Checking	1.17
Members 1 st -Money Market	7,767.98
Members 1 st -General Savings Acct	<u>5.00</u>
Total Checking/Savings	\$29,395.04

Accounts Receivable **\$7,758.07**

Other Current Assets	
Allowance for Bad Debt	0.54

TOTAL CURRENT ASSETS **\$37,153.65**

LIABILITIES & EQUITY

Current Liabilities	
Accounts Payable	0
Payroll Liabilities	722.40
Long Term Liabilities-Security Deposits	7,767.00
Equity-Retained Earnings	15,827.84
Equity-Net Income	<u>12,836.41</u>
TOTAL LIABILITIES & EQUITY	\$37,153.65

The Association's Treasurer filed the following **Reserve Fund Account** report for the month ending September 2015.

RESERVE FUND

ASSETS

Checking/Savings	
Belco-Certificate of Deposit	50,000.00
Belco-Savings Acct	5.00
Members 1 st -Certificate of Deposit	25,000.48
Members 1 st -Certificate of Deposit	50,002.74
Members 1 st -Checking	0.08
Members 1 st -Money Market Acct	116,048.06

Members 1 st -Savings Acct	55.47
TOTAL CHECKING/SAVINGS	241,111.83
TOTAL CURRENT ASSETS	\$241,111.83
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LIABILITES & EQUITY	
Opening Balance Equity	43,504.30
Retained Earnings	168,347.48
Net Income	<u>29,260.05</u>
TOTAL LIABILITIES & EQUITY	\$241,111.83

COMMITTEE REPORTS

Architectural Review Committee

- The Board has requested bid proposals from four contractors for painting, caulking, or repairing wood trim on all units, as recommended by the Yingst Engineers, Inc. study. Two vendors submitted proposals and another requested a walk around with the Board.
- The Board approved a proposal from Prizm Vinyl to remove and replace privacy fences behind units. Installation of the new fences should be complete by mid November.
- Parvin was on site to view an issue in the pavement and evaluate the oil spot on JCW and their proposal was received.
- All unit owners have been asked to submit concrete repair requests so that the Board can evaluate and make the repairs at one time. Jeannie walked around with Cumberland Masonry on August 19th and an updated list of needed repairs has been created. We are now waiting on Cumberland Masonry to send us a breakdown/estimate by street.
- REMINDER: Permission to replace windows and doors must be processed through the Association via the application form found on the website. Failure to follow procedures or failure to install the correct door/window will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.

Grounds Committee

- A proposal from Good's has been received for the removal of trees that fell from the grassy area along Capital View Drive. The Board is considering having this area surveyed.
- Louis Landscaping removed Boxwood shrubs along side entrance to 1725 WBD. Grass was planted in its place.
- Weed killer was applied by HCS Landscaping, but fertilization is still to be completed.
- The Board received a proposal from Louis Landscaping to remove the mulch at all units and common areas.
- Two diseased pine trees on PRC were removed. Blue spruce will be planted in their place.
- The Board has approved a proposal from Good's for tree trimming and fall maintenance.

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.

Finance Committee

- The annual budget meeting was held on September 22nd.

- The Board approved the budget for 2016 which includes: an increase of the monthly fee to \$135; compensation for the Board President (2 months HOA fee), Vice President and Secretary (1 month HOA fee); increase for Grounds and Landscaping.
- The Board voted via email to approve the purchase recommendations by the committee for the purchase of 3 CD's: \$50,000 for 11 months at .6% interest at Belco Federal Credit Union; \$25,000 for 7 months at .35% interest at Members First, and \$50,000 for 19 months at 1% interest at Members First.

Bylaws Committee

- The Committee will be developing an amendment to the bylaws to increase the number of voting members from three to five.

Welcome Committee

- The Board welcomes Jeffrey Amman to 1741 Weatherburn Drive.

****OLD BUSINESS****

The Board reviewed outstanding maintenance requests and prior compliance issues.

- Maintenance requests. The Board will be contacting contractors and/or unit owners to address all requests.
 - 1722 JCW - Concrete repairs on stoop and patio - contacted for bid
 - 1736 JCW - back siding bubbled - contacted
 - 1709 PRC - cracked cement below storage door outside - contacted for bid
 - 1709 PRC - damaged drain spout
 - 1711 PRC - buckled siding near door - completed
 - 1715 PRC - large hornets nests underneath top floor windows
 - 1768 PRC - patio - contacted for bid
 - 1733 WBD - front door needs painted - completed
 - 1733 WBD - replace rotten wood on the front porch stoop - completed
 - 1749 WBD - leak in front bedroom - contacted
 - 1751 WBD – patio cracking and chipping - contacted for bid
 - 1753 WBD - patio has cracks - contacted for bid
 - 1776 WBD - Rear shed door frame needs painting-part of bid for HOA painting

****NEW BUSINESS****

The Board reviewed the following:

- Owners delinquent on their Homeowners' Association fees.
- Compliance issues
- Architectural change requests
- Maintenance requests. The Board will be contacting contractors to address all requests.
 - 1781 KAC – issue with bird droppings in parking spot

****IMPORTANT REMINDERS****

- The date of the Annual Meeting is Thursday, November 12th. More information was sent via email. For residents that do not have email, the information will be hand delivered.

- **REMINDER:** Permission to replace windows and doors must be processed through the Association via the application form found on the website - www.hrhoa17070.com. Failure to follow procedures or failure to install the correct door/window will result in the Association requiring the owner to remove the unapproved door/window and install the approved style.
- 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 became effective July 2014.
- Effective 1/8/13, Section 10.2 and Section 10.3, Amendment #3 to the Declaration of Covenants 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.

- 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.