

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2010 Volume 18 - # 2

The Board of Directors conducted their monthly meeting on Tuesday, February 9, 2010. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

*** FINANCIAL REPORT ***

The Association's Treasurer filed the following report for the **Hunters' Ridge Homeowners Association** for the month ending January 31, 2010:

ASSETS

Checking/Savings

Fulton Bank Checking Account	=	\$ 1,798.76
Citizens Bank - Security Deposits	=	6,281.53
Accounts Receivable	=	<u>2,618.80</u>
Total Current Assets	=	\$ 10,699.09

LIABILITIES & EQUITY

Payroll Liabilities	=	\$ 272.16
Long Term Liabilities - Security Deposits	=	<u>6,281.00</u>
Total Liabilities	=	6553.16
Equity - Retained Earnings	=	839.67
- Net Income	=	4,985.60
Total Equity	=	<u>4,145.93</u>
Total Liabilities & Equity	=	\$ 10,699.09

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending January 31, 2010:

ASSETS

Checking/Savings

Citizens Bank - Money Market	=	\$ 37,958.83
Fulton CD 6055	=	5,000.00
Member's First CD # 40	=	25,301.29
Member's First CD # 46	=	30,055.52
Member's First CD # 50	=	5,276.68
Member's First CD # 52	=	15,679.66
Member's First Savings Account	=	52.69

Other Current Assets

Intermed Term Investfund	=	3,000.00
Short Term Investfund	=	3,000.00
Vanguard Fund	=	<u>10,005.09</u>
Total Current Assets	=	\$ 135,329.76

LIABILITIES & EQUITY

Opening Balance Equity	=	\$ 43,504.30
Retained Earnings	=	87,178.67
Net Income	=	<u>4,646.79</u>
Total Equity	=	\$ 135,329.76
Total Liabilities & Equity	=	\$ 135,329.76

Bills/expenses requiring Board action were presented for approval.

Letters will be sent to several unit owners whose Homeowners' Association fees are late. Please be reminded that the Association must depend on timely submission of our homeowners' fees to pay our bills. Homeowners who are in arrears affect all of the homeowners who comprise the Association.

A rate change in PA Unemployment Compensation will result in this line item being over budget for the year.

*** COMMITTEE REPORTS ***

Architectural Review Committee:

The Board is waiting for information from Tim Daniels regarding repair of a banister at a unit on Josiah Chowning Way.

Daniels Construction will begin roof replacements on Josiah Chowning Way when the weather improves.

The Board has approved one style of replacement front door available at Lowe's and two styles available at Home Depot. A form containing this information will be uploaded to the Association's website. The Association is responsible for painting the exteriors of the door.

Grounds Committee:

Requests for lawn care bids will be mailed to area contractors by April 1st with a request to respond by June 1st.

Welcome Committee:

Committee members made visits to new residents of the development. Please welcome the following individuals to Hunters' Ridge:

1741 WBD - Jason Amman
1756 PRC - Wendy Douchette

Newsletter Committee:

The Association's newsletter is on the website www.hrhoa17070.com by the 1st of each month

following the scheduled monthly meeting. **NOTE: Unit owners or tenants who do not have access to a computer to read the monthly newsletter should contact Toddy Holt at 774-8917 to request that a printed copy be delivered to the unit.**

By Laws Committee:

Committee members will meet in March to review all of the Association's Bylaws.

Finance Committee:

The Committee does not recommend adding additional money to the Vanguard Funds at this time.

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

A formal letter will be sent to the remaining unit owner who still has not supplied proof of insurance.

As of January 31st the cost for snow removal was \$4,320 over budget due to the heavy snowfall we experienced in December 2009. Last year the Association's auditors informed the Secretary that the Association cannot "borrow" money from another line item, thus a special assessment will be necessary. At the time of the February meeting each unit would owe \$50.83. However, the Board will wait until after the next bill is received for snow removal in order to determine the amount of the assessment. It could very well exceed the 2010 Budget for snow removal.

Katie Gipple, Association's Treasurer, signed up with Dominion for electric rates at a 5% savings. This rate decrease will become effective March 11th.

Quick Book Pro has been purchased and installed for the Association's bookkeeping activities.

The Association's insurance agent will send a letter to Steven Howell, the Association's attorney with his recommendation regarding assignment of insurance policy proceeds.

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

Complaints/Violations

A light pole on Capital View Drive was damaged during the December storm. BBEC, Inc stated the replacement cost for the light pole would be under \$1,000. Since the Association's insurance deductible is \$1,000 HRHOA can not submit a claim to cover the replacement cost.

Three pine trees also were uprooted & one tree was partially uprooted as a result of the storm. Good's Tree Service removed the debris. The trees eventually will be replaced, preferably with something sturdier

There have been several parking violations reported by unit owners who are letting vehicles that aren't in operating condition sit in their parking spaces. A report also was received that a tenant has been using a VISITOR'S parking space for parking. Owners are being notified of the violations and informed the problems must be corrected so that the vehicles will not be towed at the owners' expense."

The investment owner will be notified to discuss these violations with the tenants.

A commercial vehicle had been parked in one of the cul-de-sacs. Oversized and commercial vehicles may not be parked on HRHOA property.

The Board received a noise complaint (Friday night into Saturday morning) for one of the units on Peyton Randolph Court. A letter will be sent to the owner.

Lower Allen Township Police have been notified about unit owners who have been letting dogs run outside unleashed and who have not been picking up after their dogs, as required by our Rules and Regulations and the Lower Allen Township.

Maintenance Requests

A unit owner on Josiah Chowning Way reported that the aluminum panel under the bay window is loose and the wood underneath is rotted. Tim Daniels will be called to repair it.

Siding is missing along the roof of a unit on Kings Arms Court. Tim Daniels also will be called to replace the missing siding.

***** REMINDERS *****

Snow Removal

It has been a snowy season so far and, according to the Association's contract with Hambright & Vorkapich, our sidewalks will be shoveled when the snow accumulates beyond 1 inch and they will begin to plow the cul-de-sacs when the accumulation exceeds 4 inches. **So, once again, unit owners & residents are asked to move their vehicles when plowing is in progress. If you will not be home during a predicted snow storm, but your car is in its designated space, please make arrangements to have a neighbor move the car for you.** The Board appreciates everyone's cooperation to facilitate snow removal because it will be less costly for the Association.

Concerns

Residents are reminded that they can, and should, contact the Board if they are concerned about problems within the development. Safety, security, tranquility, and appearance of the development should to be a priority for all residents. 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 Don't hesitate to contact Board members via the Association's website or phone. The Board members' phone numbers and email addresses are listed in the directory and on the separate list of Board Members' info on our website.