

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2009 Volume 17 - # 1

The Board of Directors conducted their monthly meeting on Tuesday, January 13, 2008. Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter. The Association's Covenants, Bylaws, financial statements, directory, and newsletters are found on the HRFHOA web site at www.hrhoa17070.com

*** FINANCIAL REPORT ***

The Association's Treasurer filed the following report for the **Hunters' Ridge Homeowners Association** for the month ending November 30, 2008:

ASSETS

Fulton Bank Checking Account	= \$	10,469.49
Citizens Bank - Security Deposits	=	5,855.42
Accounts Receivable	=	1,171.00
Undeposited funds	=	128.00
Total Current Assets	= \$	17,623.91

LIABILITIES & EQUITY

Payroll Liabilities	= \$	441.16
Security Deposits	=	5,853.00
Total Liabilities	=	6,294.16
Equity - Retained Earnings	=	- 6,246.23
- Net Income	=	17,575.98
Total Equity	=	11,329.75
Total Liabilities & Equity	= \$	17,623.91

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending, November 30, 2008:

ASSETS

Citizens Bank - Money Market	= \$	17,606.64
Citizens Bank CD # 1	=	15,000.00
Fulton Bank CD # 1	=	10,000.00
Member's First CD # 1	=	10,417.31
Member's First CD # 2	=	25,325.40
Member's First CD # 3	=	15,125.29
Member's First CD # 4	=	5,035.05
Member's First CD # 5	=	5,039.94
Member's First CD # 6	=	10,011.34
Member's First CD # 7	=	15,018.20
Member's First Savings Account	=	52.14
Vanguard Fund	=	10,691.16
Total Current Assets	= \$	139,322.47

Liabilities & Equity

Opening Balance Equity	= \$	43,504.30
Retained Earnings	=	111,586.19
Net Income	=	- 15,768.02
Total Equity	= \$	139,322.47
Total Liabilities & Equity	= \$	139,322.47

The Treasurer reported that four new CDs were purchased: one for \$15,000 at Citizens Bank: two for \$10,000 and one for \$15,000 at Members First Bank.

The following preliminary report for the **Hunters' Ridge Homeowners Association** was filed for the month ending December 31, 2008:

ASSETS

Fulton Bank Checking Account	= \$	4,195.70
Citizens Bank - Security Deposits	=	5,853.00
Accounts Receivable	=	996.80
Undeposited funds	=	253.00
Total Current Assets	= \$	11,298.60

LIABILITIES & EQUITY

Payroll Liabilities	= \$	637.26
Security Deposits	=	5,853.00
Total Liabilities	=	6,490.26
Equity - Retained Earnings	=	- 6,246.23
- Net Income	=	17,575.98
Total Equity	=	11,054.47
Total Liabilities & Equity	= \$	11,298.50

The following preliminary report for the **Hunters' Ridge HOA Reserve Fund** for the month ending, December 31, 2008:

ASSETS

Citizens Bank - Money Market	= \$	28,733.64
Citizens Bank CD # 1	=	15,000.00
Fulton Bank CD # 1	=	10,000.00
Member's First CD # 1	=	10,458.01
Member's First CD # 2	=	25,399.61
Member's First CD # 3	=	15,158.95
Member's First CD # 4	=	5,049.80
Member's First CD # 5	=	5,056.76
Member's First CD # 6	=	10,040.67
Member's First CD # 7	=	15,065.27
Member's First Savings Account	=	52.14
Vanguard Fund	=	10,757.22
Total Current Assets	= \$	150,322.47

Liabilities & Equity

Accounts Payable	= \$	4,652.00
Opening Balance Equity	=	43,504.30
Retained Earnings	=	111,586.19
Net Income	=	- 8,970.38
Total Equity	= \$	146,120.11
Total Liabilities & Equity	= \$	150,772.11

The Treasurer noted that the December report was a preliminary report because the Association's books may have year end adjustments when the audit is done.

She also noted that Verizon has reimbursed the Association for what it paid to BBEC (Bruce Barclay Electrical Contractor) to repair damages done to electrical wires last fall when Verizon repairmen replaced cable.

Surplus funds from 2006, in the amount of \$6,918, were transferred to the Reserve Fund. This money was not transferred in January of 2007 since the Board was operating at a deficit during that time. Expenses for fiscal year 2008 were slightly below budget and income was above estimated so there may be a small amount of funds to be transferred. IRC 118 replacement fund excess also will be transferred.

The Treasurer reported that she paid the annual Federal & State Unemployment Taxes and the PA Withheld Earned Income Tax and e-filed the W2 & W3 forms for the Social Security Administration. She also noted that the Association's 2009 Workmen's Compensation rate has been reduced.

Letters will be mailed to unit owners who are in arrears for the monthly maintenance fee.

Bills/expenses requiring Board action were presented for approval.

The Board voted unanimously to cap the Capital Improvement fee at \$1,500.

For more information related to HRHOA finances, please contact Katie Gipple at 774-5564 or dikgip@aol.com

NOTE: Unit owners who pay the monthly maintenance fee electronically are reminded to send the coupon book to the Association's Treasurer, Katie Gipple, at 1405 Harwich Court, New Cumberland 17070.

*** COMMITTEE REPORTS***

Architectural Review Committee:

No report.

Grounds Committee:

BBEC has been contracted to repair the street lights on Josiah Chowning Way.

A deposit was paid to Tim Daniels for the installation of gutter guards on roofs on Kings Arms Court and Weatherburn Drive.

The Board approved an estimate from Good's Tree Care to remove the underbrush from the area at the electrical box on Capital View to Kings Arms Court. They also will remove a dead limb from a cherry tree on Josiah Chowning Way.

The Board also reviewed suggestions from the Brickman Lawn Service for landscape improvements in selected areas throughout the development. A decision will be made later this year.

Welcome Committee:

Committee members will be visiting new unit owners on Weatherburn Drive and Josiah Chowning Way. Directory information will be included in a later newsletter.

Newsletter Committee:

As noted in previous newsletters, unit owners or tenants who do not have access to a computer to review the monthly newsletter should contact Toddy Holt at 774-8917 to request that a printed copy be delivered to the unit.

By Laws Committee:

No report.

Finance Committee:

No report.

Capital Improvements Committee:

Gutter guards have been installed on several units and Tim Daniels will continue to install the remaining guards as weather permits.

Walters Construction will begin roof replacements on Peyton Randolph Court as weather permits.

*** OLD BUSINESS***

Unit owners who are out of compliance with the Association's Bylaws or Rules will be required to have a hearing with the Board. Violations of local ordinances will be dealt with by local authorities.

*** NEW BUSINESS***

None.

*** HELP WANTED***

We still need members on several of the HRHOA Committees as well as volunteers to help with maintenance of the website. Interested unit owners or tenants should contact Heather Doyle at (717) 903-0842 or at doylehm@hotmail.com