

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2009 Volume 17 # 7

The Board of Directors of the Hunters Ridge Homeowners Association conducted its monthly meeting on Wednesday, July 15, 2009.
Topics discussed, which should be of interest to ALL Unit Owners and Tenants, are summarized in this newsletter.

The Board mourns the passing of the Association's Secretary, Marilyn Kangas, on June 29th.

*** FINANCIAL REPORT ***

The Association's Treasurer filed the following report for the **Hunters' Ridge Homeowners Association** for the month ending June 30, 2009:

ASSETS

Fulton Bank Checking Account	=	\$ 8,611.24
Citizens Bank - Security Deposits	=	5,984.64
Accounts Receivable	=	1,766.80
Undeposited Funds	=	20.00
Total Current Assets	=	\$ 16,382.68

LIABILITIES & EQUITY

Payroll Liabilities	=	\$ 618.12
Long Term Liabilities	=	5,981.00
Total Liabilities	=	6,599.12
Equity - Retained Earnings	=	4,808.21
- Net Income	=	4,975.35
Total Equity	=	9,783.56
Total Liabilities & Equity	=	\$ 16,382.68

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

ASSETS

Savings

Citizens Bank Money Market	=	\$ 38,457.96
Fulton CD # 6120	=	10,000.00
Member's First CD # 40	=	25,008.14
Member's First CD # 50	=	5,156.12
Member's First CD # 51	=	10,213.67
Member's First CD # 52	=	15,343.05
Member's First Savings Account	=	52.55
Vanguard Fund	=	8,163.62
Total Current Assets	=	\$ 112,395.11

Liabilities & Equity

Opening Balance Equity	=	\$ 43,504.30
Retained Earnings	=	99,809.36
Net Income	=	- 30,918.55
Total Equity	=	\$ 112,395.11
Total Liabilities & Equity	=	\$ 112,395.11

The Treasurer reported that overall budget projections are slightly below estimates. Interest is below estimates. To-date, maintenance fees are above projections; however, this is a result of apportioning and will balance out by the end of the year.

The treasurer made payments to two contractors: partial payment to Tim Cox for privacy fence painting and to Walters Construction for roof replacements and installation of gutter guards on the units on Peyton Randolph Court. She also paid the quarterly taxes, and, following Board approval will be paying Bruce Barclay Electrical Contractors for repairs on three street lights and the current PP & L electric bill.

A Fulton Bank CD, for approximately \$10,214.42, will mature on July 19th, and another one will renew in October. Interest will be placed in the reserve fund and the \$10,000 principle will be reinvested.

*** COMMITTEE REPORTS ***

Architectural Review Committee/ Capital

Improvement Committee:

The Board reviewed the proposal and then signed a contract with Cumberland Masonry for numerous concrete repairs throughout the development.

Tim Cox continues to paint privacy fences.

Grounds Committee:

The Board reviewed and signed a contract with Good's Tree Service for removal of tree stumps and Fall planting of two Douglas firs behind 1746 Peyton Randolph Court along Capital View Drive.

The Board will inquire about the cost of trimming the cherry trees throughout the development

The Board also reviewed and approved a proposal from Brickman Lawn Service for the replacement of several bushes on several of the cul-de-sacs. Plantings will be later in the summer or early Fall to ensure better survival of the bushes.

Some of the juniper bushes in the center islands on Peyton Randolph Court and Weatherburn Drive are dead and need to be replaced. An evergreen tree at Josiah Chowning Way and Capital View Drive also needs to be replaced. The Board discussed replacement of these bushes with liriopse.

The Board reviewed a proposal and signed a two-year contract with Hambright & Vorkapich for snow removal for the 2009-2010 season.

Newsletter Committee:

Monthly newsletters can be accessed at www.hrhoa17070.com The website also contain the Association's Covenants & Bylaws, monthly financial statements, directory, etc. as well as a link for contacting the Board.

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. (Copies will continue to be mailed to investment owners.)

Welcome Committee:

Please welcome the following new resident to Hunter's Ridge:

Kyle MacIntire
1718 Josiah Chowning Way

Committee members will be visiting additional new residents next month.

Finance Committee:

The Committee will review interest rates prior to reinvestment of the \$10,000 CD that matured this month.

Bylaws Committee:

Marian Rohm was appointed to chair this Committee which previously was chaired by Marilyn Kangas. Board members will review

the bylaws and, as necessary, make recommendations for revisions to the Committee.

NOTE: According to the Association's Declaration of Covenants and Bylaws, the Board is authorized to appoint a unit owner to fill a vacant Board position if the vacancy occurs between Annual Meetings. The Board appointed Marian Rohm to fill the Secretary position until an election can be held in conjunction with the Annual Meeting in November 2009.

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

The Board is still waiting for copies of homeowners' insurance documents naming the Association as "additional insured" from several unit owners. As noted in last month's newsletter, it is necessary to have these documents to ensure that, following a fire or another event at a unit, the money disbursed to the owner by the insurance company is used to repair the unit. This requirement is found in the Board's Declaration of Covenants.

The Board continues to receive complaints about unit owners who are not picking up pet excrement. Once again, this is inconsiderate of other unit owners and our lawn care workers. It also is in violation of Lower Allen Township ordinances.

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

The Board reviewed 6 maintenance requests from unit owners for such things as shrub removal, concrete repairs, reattachment or replacement of siding flashing, etc.

The Board is working with the Lower Allen Township Law Enforcement office for **NO PARKING** signs.

A memorial contribution will be made to the National Amyotrophic Lateral Sclerosis Foundation (Lou Gehrig's Disease) in memory of Marilyn Kangas.

***** REMINDERS *****

The Association's Rules & Regulations require unit owners to notify the Board and to receive approval prior to posting a **For Sale, For Rent, or For Lease** signs on the property.