

THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association
2009 Volume 17 - # 5

The Board of Directors of the Hunters Ridge Homeowners Association conducted its monthly meeting on Tuesday, May 12, 2009.
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 April 30, 2009:

ASSETS

Fulton Bank Checking Account	=	\$	4,713.88
Citizens Bank - Security Deposits	=		5,854.20
Accounts Receivable	=		213.80
Total Current Assets	=	\$	10,781.88

LIABILITIES & EQUITY

Payroll Liabilities	=	\$	216.92
Long Term Liabilities	=		5,853.00
Total Liabilities	=		6,069.92
Equity - Retained Earnings	=		4,808.21
- Net Income	=		- 96.25
Total Equity	=		4,711.96
Total Liabilities & Equity	=	\$	10,781.88

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending April, 2009:

ASSETS

Checking/Savings			
Citizens Bank CD (1994)	=	\$	15,040.77
Citizens Bank - Money Market	=		29,392.62
Fulton Bank CD (6120)	=		10,000.00
Member's First CD (# 47)	=		25,688.93
Member's First CD (# 48)	=		15,289.94
Member's First CD (# 50)	=		5,122.42
Member's First CD (# 51)	=		10,155.03
Member's First CD (#52)	=		15,248.87
Member's First Savings Account	=		52.30
Vanguard Fund	=		7,039.52
Total Current Assets	=	\$	133,030.40

Liabilities & Equity

Total Liabilities	=	\$	4,652.00
Opening Balance Equity	=		43,504.30
Retained Earnings	=		99,809.36
Net Income	=		- 14,935.26
Total Equity	=	\$	128,378.40
Total Liabilities & Equity	=	\$	133,030.40

REMINDER: Unit owners or tenants who recently changed to electronic/on-line bill payment of the monthly maintenance fee must send your coupon book to Katie Gipple, HRHOA Treasurer, PO Box 454, New Cumberland, PA 17070.

The Treasurer reported that overall the budget is as projected. Bank charges, liability and workmen's compensations payments, legal fees, snow removal, and capital expenditures are slightly below projections. Repairs and maintenance costs are above projections, mainly because of the repairs made by BBEC, Inc. for damage to the electrical wires of several street lights by Verizon's sub-contractors last summer, when they installed the fiber-optic cables. However, the contracted cable company responsible for the damage has reimbursed the Board so this overrun will not be reflected in future monthly reports.

Late fees were billed to several unit owners.

Three CDs matured since last month. Those funds, including accrued interest, along with interest earned on security deposits, were transferred to the Reserve Fund.

The Board approved bills for payment.

Walters Construction was paid the balance for the work on Peyton Randolph Court. Working started on the last four-unit, six-unit buildings and the gate house in that cul-de-sac.

*** COMMITTEE REPORTS ***

Architectural Review / Capital Improvement Committee:

Privacy fences

Ernie Piccolo reported that Tim Cox will be power washing and staining privacy fences located behind HR units this summer. He also will be painting the fences, fence extensions, and

trash can enclosures that were added after the units were constructed, which were at the cost of the individuals who owned the units at the time of the additional construction. Written notices of the costs already have been mailed for work that must be completed at such units.

PLEASE NOTE: Unit owners who prefer to do the power washing and staining themselves **MUST NOTIFY A BOARD MEMBER no later than May 30th, as indicated in the letter they received from the Board.** Otherwise, the unit will remain on the list of the work already identified by the Board to be completed by Tim Cox, the Board will notify him to paint those areas, and the unit owner will be billed. Further, those unit owners **must purchase the same stain Tim Cox will be using (Cabot STS-latex: Sun Ray) at Midtown Paints at 1408 N. 3rd Street in Harrisburg.**

Replacement windows

Several unit owners have submitted Architectural Review Forms to have windows replaced in their units. The Board has approved several vendors to install replacement windows and is reviewing information for another.

Only selected vendors and approved replacements for patio doors, storms doors, and windows may be installed. That information along with the Architectural Review Form, Maintenance Form, and other forms are available on the Board's web site at www.hrhoa17070.com

No Parking Signs

Lower Allen Township officials reviewed placement of the "NO PARKING" signs on Kings Arms Court, which are necessary so that emergency vehicles (fire, ambulance, etc.) can navigate around the cul-de-sac in event of an emergency.

Patios, stoops, and walks leading to all units were checked and a list prepared for repairs. The majority of repairs only involve caulking. The Board will seeks bids for these repairs.

Grounds Committee:

Steve Williams reported that the Brickman Group submitted a proposal for replacement of a pine tree on Peyton Randolph Court and an azalea bush on Weatherburn Drive along with

the replacement/addition of other bushes throughout the development.

Steve also reported that the Brickman workmen have encountered several tie out stakes while mowing that are being used to tie pets. Per the Rules and Regulations , **Stakes are not permitted on the lawn in the Hunters' Ridge Development and MUST BE REMOVED immediately.** This metal can damage not only the riding mowers and work crew but also pose a danger to anyone else who might walk through the grass.

Newsletter Committee:

No report.

Welcome Committee:

No report.

By Laws Committee:

No report.

Finance Committee:

No report.

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

The Board is still waiting for required insurance homeowners' insurance information indicating that units are covered for replacement costs and naming Hunters' Ridge as "additional insured." The Association's Covenants require that Hunters' Ridge be listed as "additional insured" to ensure it will be rebuilt if there would be a loss of that unit due to fire, etc.

It also needs to be noted that Hunters' Ridge is a homeowners association. The units are not considered condominiums and condo insurance policies do not meet the requirements for insurance, since they do not cover the actual dwelling.

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

The Board is reviewing several types of liability insurance.

An additional two-year contract will be offered to the current snow removal contractors,

***** REMINDERS *****

Any unit owners or tenants who do not want their address, telephone number, or e-mail address to appear on the Association's web site should contact Heather Doyle at doylehm@hotmail.com or 717-903-0842.