

# THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2009 Volume 17 - # 9

The Board of Directors of the Hunters Ridge Homeowners Association conducted its monthly meeting on Wednesday, September 16, 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 August 31, 2009:

### ASSETS

Fulton Bank Checking Account	=	\$ 12,824.87
Citizens Bank - Security Deposits	=	6,111.54
Accounts Receivable	=	700.80
<b>Total Current Assets</b>	=	<b>\$ 19,637.21</b>

### LIABILITIES & EQUITY

Payroll Liabilities	=	\$ 433.84
Long Term Liabilities	=	6,109.00
Total Liabilities	=	6,542.84
Equity - Retained Earnings	=	4,808.21
- Net Income	=	8,286.16
Total Equity	=	13,094.37
<b>Total Liabilities &amp; Equity</b>	=	<b>\$ 19,637.21</b>

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

### ASSETS

Citizens Bank - Savings		
Citizens Bank - Money Market	=	\$ 25,528.07
Fulton CD #6034	=	10,000.00
Fulton CD #6055	=	5,000.00
Member's First CD # 40	=	25,092.32
Member's First CD # 50	=	5,190.60
Member's First CD # 51	=	10,273.62
Member's First CD # 51	=	15,439.37
Member's First Savings Account	=	52.59
Vanguard Fund	=	8,163.62
<b>Total Current Assets</b>	=	<b>\$ 103,740.19</b>

### Liabilities & Equity

Opening Balance Equity	=	\$ 3,504.30
Retained Earnings	=	99,809.36
Net Income	=	- 39,573.47
Total Equity	=	\$ 103,740.19
<b>Total Liabilities &amp; Equity</b>	=	<b>\$ 103,740.19</b>

The Treasurer noted that all line items are under budget with the exception of Repairs and Maintenance.

A total of \$2,835 in Capital Improvements Fees was deposited from the sale of units. Since the beginning of 2009, \$78,243.00 has been spent on capital improvements (roofs, gutter guards, and concrete work) for the development. This reduced the Reserve Fund by \$39,573.47.

The Board approved the payment of various bills.

## \*\*\* COMMITTEE REPORTS\*\*\*

### Architectural Review Committee:

The Board received a bid from Tim Cox for repair/replacement of a wooden banister. The Board is waiting for a proposal for replacement with a vinyl banister.

Tim has finished painting all by five privacy fences throughout the development

### Grounds Committee:

Steve Williams, Committee Chair, reported that Goods Tree Trimming Company finished trimming trees throughout the development and removed a cherry tree on Josiah Chowning Way.

Brickmann Landscaping soon will begin replacing the old juniper bushes in the plant beds/islands of the cul-de-sacs on Peyton Randolph Court and Weatherburn Drive.

The cause of the outage of several streetlights on Capital View Drive and Peyton Randolph Court will be checked .

A hornet's nest on Josiah Chowning Way has been removed. Bower's Pest Control did not find evidence of termites anywhere in the development when they did their annual spraying. The mulch level will be monitored since deep mulch can harbor termites.

**Newsletter Committee:**

No report.

**NOTE:** Monthly newsletters can be accessed at [www.hrhoa17070.com](http://www.hrhoa17070.com) 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:**

Tara Landis, Committee Chair, reported that the Committee visited the following new residents to Hunters' Ridge:

Lisa & Corban Caldwell  
1708 Josiah Chowning Way

Nikki Winters & Kristen Shue  
1720 Josiah Chowning Way

Please welcome them to the development!

**By Laws Committee:**

No report.

**Finance Committee:**

Matt White reported that another CD will mature in October. He also noted that the Finance Committee will meet on September 21<sup>st</sup> to prepare the 2010 budget.

**\*\*\* OLD BUSINESS\*\*\***

The Association's Attorney, Steven Howell, will review the Hold Harmless Indemnification clause on insurance policies to determine if it meets the intent of the Association's need to be named "additional insured."

According to Officer Clay of Lower Allen Township, the new NO PARKING signs installed in the development are in compliance with Township codes.

**\*\*\* NEW BUSINESS\*\*\***

The Board reviewed maintenance requests to replace a shutter at 1724 Josiah Chowning Way and to check problems with a downspout at 1704 Josiah Chowning Way.

The Board also reviewed a window replacement request for 1756 Peyton Randolph Court.

Good's Tree Service will be contacted regarding a proposal for replacement of the cherry tree removed on Josiah Chowning Way.

A form for owners to use when leasing a unit is being developed. The Board must be notified when a unit is leased to tenants.

**\*\*\* REMINDERS \*\*\***

✓ **Mark your calendars to attend the Association's Annual Meeting on November 12<sup>th</sup>. The meeting, to be held at the New Cumberland Middle School, begins at 7 PM.**