

# THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2009 Volume 17 - # 10

The Board of Directors of the Hunters Ridge Homeowners Association conducted its monthly meeting on Thursday, October 15, 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 September 30, 2009:

### ASSETS

Fulton Bank Checking Account	=	\$ 14,190.27
Citizens Bank - Security Deposits	=	6,052.80
Accounts Receivable	=	975.80
Undeposited Funds	=	1,228.00
<b>Total Current Assets</b>	=	<b>\$ 22,446.87</b>

### LIABILITIES & EQUITY

Payroll Liabilities	=	\$ 634.44
Long Term Liabilities	=	6,049.00
Total Liabilities	=	6,683.44
Equity - Retained Earnings	=	4,808.21
- Net Income	=	10,955.22
Total Equity	=	15,763.43
<b>Total Liabilities &amp; Equity</b>	=	<b>\$ 22,446.87</b>

She filed the following report for the Hunters' Ridge HOA Reserve Fund for the month ending September 30, 2009:

### ASSETS

#### Checking/Savings

Citizens Bank - Money Market	=	\$ 30,064.42
Fulton Bank CD # 6034	=	10,000.00
Fulton Bank CD # 6055	=	5,000.00
Member's First CD # 4 (40)	=	25,33.16
Member's First CD # 5 (50)	=	5,207.37
Member's First CD # 4 (40)	=	25,33.16
Member's First CD # 5 (50)	=	5,207.37
Member's First CD # 4 (51)	=	10,302.75
Member's First CD # 5 (52)	=	15,486.20
Member's First Savings Account	=	52.61
Vanguard Fund	=	8,210.07
<b>Total Current Assets</b>	=	<b>\$ 109,456.58</b>

### Liabilities & Equity

Opening Balance Equity	=	\$ 43,504.30
Retained Earnings	=	99,809.36
Net Income	=	- 33,857.08
<b>Total Equity</b>	=	<b>\$ 109,456.58</b>
<b>Total Liabilities &amp; Equity</b>	=	<b>\$ 109,456.58</b>

Bills for services from Bruce Barclay Electrical Contractors, Inc., Bower's Pest Control, Good's Tree Service, Tim Cox, Tim Daniels, and PP&L were approved for payment.

The Treasurer noted that quarterly taxes will be paid by the end of the month.

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

### Architectural Review Committee:

Tim Cox has finished painting all privacy fences.

Repairs/replacement of the banisters at 1701 Josiah Chowning Way will be delayed until next year.

### Grounds Committee:

Technicians from Bruce Barclay Electrical Contractors, Inc. (BBEC) continue their work to determine the cause of problems with the lights on Capitol View Drive and Peyton Randolph Court. BBEC also will replace the light knocked down by the Brickman work crew and the broken globe on one of the lights on Kings Arms Court.

Good's Tree Service will be planting a evergreen tree behind 1746 Peyton Randolph Court unit and also will remove debris remaining from removal of a flowering cherry tree in front of 1712 Josiah Chowning Way.

### Newsletter Committee:

No report.

**NOTE:** 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 a printed copy.

**Welcome Committee:**

Committee members will be visiting the following new residents:

Joel & Morgan Simpson  
1762 Peyton Randolph Court

Jaison Amman  
1741 Weatherburn Drive

Sue Khouri & Shawn Carney  
1716 Josiah Chowning Way

**By Laws Committee:**

No report.

**Finance Committee:**

Andy Irons made recommendations regarding the Association's making investments in the Vanguard Fund.

A \$10,000 CD matures on October 19<sup>th</sup>. This money will be placed in the Money Market Fund until the Association determines what funds to place money in for a better return on investments.

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

Proxy forms, nomination forms for a new member for the Board, and the 2010 proposed budget will be delivered to unit owners starting the week of October 25<sup>th</sup>. Unit owners are required to sign for these documents which acknowledges receipt of them. IF YOU CAN NOT ATTEND THE ANNUAL MEETING, and you complete the proxy form enclosed in the packet of materials and submit it prior to the start of the meeting, your vote on issues addressed at this annual meeting can be counted.

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

The Board reviewed maintenance requests from unit owners at 1712 Josiah Chowning Way and Peyton Randolph Court.

The Board will be issuing a letter to one of our homeowners to obtain the required request from the homeowner for approval to lease the unit owner, to remain compliant with Association Rules & Regulations.

The proposed 2010 budget was presented to the Board by the Treasurer. The Board has worked diligently to permit the monthly Association fee to remain at \$128. The Board adopted the proposed budget which will be distributed to unit owners in the packet of

materials to be delivered prior to the Annual Meeting on November 12<sup>th</sup>. Unit owners will vote on the budget at this meeting.

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

Unit owners and residents should use ONLY the two parking spaces assigned to them for their vehicles and inform their visitors to park either in unused VISITOR spaces or other areas where parking is permitted. Additionally, when contractors come to the development to provide services to our units, they should be instructed to park in one of the homeowner's/resident's spaces and not in a space assigned to another homeowner/resident.

√ Don't forget the HRHOA Association Annual meeting on Thursday, November 13<sup>th</sup>. The meeting will be held in the auditorium of the New Cumberland Middle School on 9<sup>th</sup> Street (and backs up onto Brandt Avenue) and will begin at 7 PM.