

# THE FOURTH ESTATE



A Newsletter for the Owners/Tenants of Hunter's Ridge Homeowners' Association  
2008 Volume 16 - # 9

The Board of Directors conducted their monthly meeting on Tuesday, September 16, 2008. 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, 2008:

### ASSETS

Fulton Bank Checking Account	= \$ 11,613.73
Citizens Bank - Security Deposits	= 5,596.38
Accounts Receivable	= 1,171.00
<b>Total Current Assets</b>	<b>= \$ 18,381.11</b>

### LIABILITIES & EQUITY

Payroll Liabilities	= \$ 424.84
Long Term Liabilities	= 5,594.00
Total Liabilities	= 6,018.84
Equity - Retained Earnings	= - 6,246.23
- Net Income	= 18,608.50
Total Equity	= 12,362.27
<b>Total Liabilities &amp; Equity</b>	<b>= \$ 18,381.11</b>

She filed the following report for the **Hunters' Ridge HOA Reserve Fund** for the month ending August 31, 2008:

### ASSETS

Citizens Bank - Money Market	= 29,458.83
Member's First CD # 1	= 10,623.79
Member's First CD # 2	= 10,298.74
Member's First CD # 3	= 51,116.63
Member's First CD # 4	= 25,108.81
Member's First CD # 5	= 15,026.92
Member's First Savings Account	= 51.98
Vanguard Fund	= 10,631.57
<b>Total Current Assets</b>	<b>= \$ 152,317.31</b>

### Liabilities & Equity

Opening Balance Equity	= \$ 43,504.30
Retained Earnings	= 111,586.19
Net Income	= - 2,773.18
<b>Total Equity</b>	<b>= \$ 152,317.31</b>
<b>Total Liabilities &amp; Equity</b>	<b>= \$ 152,317.31</b>

The Treasurer reviewed the proposed-to-actual budget to-date. There are several line items that are over budget for the year, most notably accounting, legal fees, and grounds/landscaping.

A \$15,000 CD was purchased at Member's First.

Bills requiring Board action were presented for approval.

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

### Architectural Review Committee:

Cumberland Masonry completed repairs to the storm sewer on Weatherburn Drive and R.S. Asphalt Maintenance, Inc. completed repairs of minor cracks on Kings Arms Court and Weatherburn Drive. The potholes on Josiah Chowning Way will be repaired shortly, along with the remaining streets.

### Grounds Committee:

The Board is still seeking proposals for a new snow removal company.

### Welcome Committee:

Please welcome our newest unit owner:

Martha Yancoskie  
1709 Peyton Randolph Court  
(717) 507-4693  
[myancoskie@yahoo.com](mailto:myancoskie@yahoo.com)

### Newsletter Committee:

REMINDER: The Association's newsletter will be available on its new website, **www.hrhoa17070.com** by the 1<sup>st</sup> of each month following the scheduled monthly meeting. Although printed copies will continue to be mailed to investment owners, copies will only be distributed to those unit owners or tenants who request this.

**NOTE:** Unit owners or tenants who do not have access to a computer to review the monthly newsletter or prefer a printed copy of the newsletter should contact Toddy Holt at 774-8917, or at [TAL.HOLT@Prodigy.net](mailto:TAL.HOLT@Prodigy.net) to request that a printed copy be delivered to the unit.

### Finance Committee:

The Finance Committee met on September 10<sup>th</sup> to develop a proposed budget for 2009. They presented it to the Board for review and comments.

Two CDs, both at Member's First, will mature shortly. A \$10,000 CD will mature on September 18<sup>th</sup> and a \$50,000 CD will mature on October 7<sup>th</sup>. Some funds will be placed in the Association's money market account to be available for paving and roofing projects as needed, and some will be reinvested in CDs.

**By Laws Committee:**

No report; however, the Committee will meet during the coming year to conduct a general review.

**Capital Improvements Committee:**

Gutter guards will be installed on the multiple unit buildings on Kings Arms Court and Weatherburn Drive. Gutter guards will be added to buildings on Peyton Randolph Court and Josiah Chowning Court after those roofs have been replaced.

The Board reviewed a quote from Walters Construction for roof replacements on Peyton Randolph Court. One more multiple unit building, 1717 to 1723 PRC, will be completed this year. Roofs on the remaining buildings on that cul-de-sac and the units on Josiah Chowning Way will have roofs replaced over the next two years.

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

The Association's new website went live on September 1<sup>st</sup>. The web site address is: [www.hrhoa17070.com](http://www.hrhoa17070.com) As noted in last month's newsletter, the website will contain the Association's Covenants and By Laws, financial statements, newsletters, directory, etc., as well as a link for contacting the Board.

The main objective is to provide owners and tenants of Hunters' Ridge with the most pertinent and current information. The site is maintained by a small group of volunteers so if there are any residents interested and willing to help with the maintenance of this website, please contact Heather Doyle at (717) 903-0842 or at [doylehm@hotmail.com](mailto:doylehm@hotmail.com)

Matt White, Katie Gipple, and Toddy Holt attend the fall meeting of the Pennsylvania & Delaware Valley Chapter of Community Associations Institute on September 5<sup>th</sup>. Presentations included information on conducting meetings and elections, establishing quorums, nominations and qualifications for Board members, rules for voting, proxies and ballots, and minutes.

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

The Board approved the proposed budget for 2009 and will present it to the membership at the Annual Meeting.

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

Window replacements and storm doors - To maintain consistency in the appearance of the homes in Hunters' Ridge a number of years ago the Board approved just one manufacturer, **Simonton**, for replacement windows. **Norandex**, in Mechanicsburg, carries this brand. Please note that Kreamer Brothers in Camp Hill will only replace the glass in the windows and not the frames.

Unit owners planning to replace any windows need to complete a "Maintenance Request Form" prior to installation. These forms can be obtained from Heather Doyle at [doylehm@hotmail.com](mailto:doylehm@hotmail.com) or (717) 903-0842.

**ANNUAL MEETING**

*Please mark you calendars now!*

The Annual Meeting of the Hunters' Ridge Homeowners Association will be held at 7:00 PM on Thursday, November 13<sup>th</sup> at the New Cumberland Middle School, located at 331 Eighth Street. In October all unit owners will receive official notification of the Meeting, the 2009 proposed budget, and a nomination form for electing one new Board member.