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# HUNTER'S RIDGE NEWSLETTER

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2021 Volume 1

## Message from the Board of Directors

2020 presented unique challenges with the COVID-19 Pandemic. However, the Association was still able to proceed with scheduled maintenance despite the quarantine. Early in the year several trees and shrubs were trimmed or removed. Those shrubs were then replaced throughout the season as needed. The siding was washed on those units that needed it in July. The Association also cleaned up the garden beds in the rear of units.

There were unexpected repairs needed to the street lighting on Peyton Randolph, Josiah Chowning, and Kings Arms Court, as well as some minor building repairs throughout last year. Going into 2021, we are still experiencing issues with street lights on Josiah Chowning and will be looking into the possibility of rewiring the entire court. Additionally, we are currently gathering proposals to replace the siding on the buildings and repaint the house numbers and street signs. We welcome feedback and guidance from any homeowners who may have expertise with these maintenance items.

We will send announcements out to the community when we have updates regarding the proposed work in the community. Please keep an eye on your e-mail. If you have any suggestions for other projects the Board should look into, please contact Ryn Miller at 717-501-4435 or [ryn.miller@yorkhgproperties.com](mailto:ryn.miller@yorkhgproperties.com)

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### **Board of Directors**

*Shannon Danley, President*

*Jennifer Green, Secretary*

*Ernie Piccolo, Vice President*

*Matt White, Treasurer*

## Board of Directors Meetings

The Board of Directors meets on the second Tuesday of every month at 6:30pm. These meetings are held either virtually via GoTo Meeting or in person at the Lower Allen Township Building. These meetings are always open to the members of the Association. If you are interested in attending a board meeting to ask questions, voice concerns, share feedback, or even just to sit in and listen, please contact Ryn Miller at 717-501-4435 or [ryn.miller@yorkhgproperties.com](mailto:ryn.miller@yorkhgproperties.com). She will advise you of how the meeting will be held and will provide you with information needed to join.

## Looking for Board and Committee Members

We are always looking for interested homeowners to serve on the Board or as a Committee Member. Board and Committee Members are volunteers and a strong community always needs new volunteers with fresh ideas! Please consider getting involved! You do not need any special skills to be on the Board. All you need is a willingness to serve your community and the ability to spend approximately two hours a month at monthly meetings. Everything else is accomplished via email.

As a homeowner, you have a big stake in the safety and cleanliness of our neighborhood. How can you ensure that your community will be properly maintained and cared for? The best way is to volunteer with your homeowner's association. Perhaps this list will encourage you to get involved with your association:

**1. Protect Your Property:** One of the top priorities of every homeowner is to protect the value of his or her home. Being involved with an HOA will put you in a better position to make and implement rules in your community. Some of these regulations will directly affect property value, especially if they require decisions about the association's budget or routine maintenance.

**2. Correct Problems:** Are you noticing problems in your community, such as lack of parking and maintenance? Maybe there is a problem with unruly neighbors? You can take charge now and help to correct them by being a part of the Board.

**3. Meet More of your Expectations:** Did you have certain expectations when you bought your home in the community? Are your expectations being met? By serving on your HOA Board, you can achieve your expectations of a more perfect community much sooner by working with your neighbors.

**4. Gain Better Understanding of the Laws:** Volunteering as a Board member will make you well-versed in laws, rules, and regulations related to community associations and maintenance. It will also give you a good grasp of finances and budgeting.

**5. Have Fun Experiences:** Taking on some of your association's tasks is not boring. It can be fun, especially when you get to socialize and work with your neighbors to come up with creative ideas on how to make your community run better.

**6. Learn Life Lessons:** As an HOA Board member, you learn valuable life lessons about working as a team. You learn to share your interests and responsibilities with others, and at the same time, you understand the importance of valuing others' opinions before making decisions.

**7. Help Build a Resume:** Did you know volunteering with a homeowner's association can help build your resume and perhaps help advance your career? Any kind of community volunteer service is favorable in the eyes of future employers.

**8. Learn Leadership Skills:** Serving on a HOA gives you a chance to hone leadership skills, take charge of issues, and work with others to fix them.

**9. Give Back to the Community:** One way to give back to your neighbors and community is to serve on your association's board, which allows the opportunity to make good decisions that will have a positive impact on everyone.

**10. Meet Neighbors:** An HOA meeting is a great place to meet your neighbors, get to know more about them, and make friends with others in your neighborhood.

## Rules and Regulations Update

The Board of Directors is currently looking into amending and updating the Rules and Regulations of the Association. Hunter's Ridge is an exceptional place to own a home and we are committed to keeping it exceptional through enforcement of Rules and Regulations. These Rules and Regulations were created to ensure the peaceful enjoyment of your home for all residents and to help us maintain the aesthetic and ambiance of the community. To assist in enforcement, York H-G Properties will be performing impromptu monthly inspections of the front and back of every unit to identify maintenance concerns and violations of the Rules and Regulations. We are seeking homeowner feedback regarding the rules and regulations and welcome homeowners to submit your recommendations, questions, or concerns regarding the rules to Ryn Miller at 717-501-4435 or [ryn.miller@yorkhgproperties.com](mailto:ryn.miller@yorkhgproperties.com)

## Snow Removal

We hope that snow removal is behind us for the foreseeable future, however, we would like to address some questions and concerns that arose during the last few months. Snow removal is provided for Hunter's Ridge in the event that snow accumulations reach 3" or more. It is at the discretion of the snow removal vendor as to when the community will be serviced for snow removal within 24 hours after the storm has stopped. This means that snow removal is not guaranteed prior to residents needing to leave the development for work. We will do our best to coordinate with the vendor to ensure that roads are passable during work hours, but this will not include sidewalks. Snow will be removed from the roads and sidewalks completely within 24 hours, with follow-up service during the following days for empty parking spaces. The vendor is not responsible for removing snow from vehicles.

Snow removal is very expensive for our community. This year we have spent approximately \$15,000 of the \$19,000 budget and we may still get snow at the end of the year. If our snow removal services exceed our budget for the year, we have a snow contingency fund so that we will not have to make a special assessment.

Please note that our service cannot be compared to our neighboring communities. Our neighboring communities are situated on public roads that are serviced by the township. Additionally, some of the communities do not provide snow removal of the sidewalks and individual homeowners are responsible to clean them.

## Emergency Contact

York H-G properties facilitates all communication between homeowners and the Board of Directors. Please send all questions, comments, concerns, and requests to Ryn Miller. In the case of emergency or other urgent concerns, she is available after hours and over the weekend.

[Ryn.miller@yorkhgproperties.com](mailto:Ryn.miller@yorkhgproperties.com)

Office #: 717-501-4435

Cell #: 240-409-7719



DID YOU KNOW HUNTER'S RIDGE HOA HAS A FACEBOOK PAGE?

JOIN US TO STAY ON TOP OF THE MOST CURRENT NEWS IN THE NEIGHBORHOOD.

[HTTPS://WWW.FACEBOOK.COM/GROUPS/1893492900892548/](https://www.facebook.com/groups/1893492900892548/)

The Facebook page was created to help Hunter's Ridge homeowners connect through social media, it is not intended nor is it to be deemed official communication between homeowners and the Board of Directors. For any questions concerning the Homeowners Association, please contact Ryn Miller at York H-G Properties at 717-501-4435 or [ryn.miller@yorkhgproperties.com](mailto:ryn.miller@yorkhgproperties.com).

The Board of Directors may choose to share newsletters or other announcements through this page, however any posts or comments made by Board Members are as individual members and are not an official communication from the Board of Directors. The Board will monitor posts and comments to ensure civility and will remove communication that is directed to the Board of Directors and address it privately.



CHECK OUT THE HUNTER'S RIDGE WEBSITE AND GET IMMEDIATE ACCESS TO THE FORMS YOU NEED TO SUBMIT MAINTENANCE OR ARCHITECTURAL REQUESTS. YOU'LL ALSO SEE THE ASSOCIATION'S FINANCIAL REPORTS, NEWSLETTERS AND OTHER IMPORTANT DOCUMENTS! GO TO [YORKHGPROPERTIES.COM](http://YORKHGPROPERTIES.COM) AND LOOK FOR HUNTER'S RIDGE UNDER HOA'S OR VISIT [HRHOA.YORKHGPROPERTIES.COM](http://HRHOA.YORKHGPROPERTIES.COM)

## Mailing Address:

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