



HUNTERS CROSSING OF GETTYSBURG HOMEOWNERS' ASSOCIATION

PO Box 3543 • Gettysburg, PA 17325-0543

The 2021 Annual Meeting of Hunters Crossing of Gettysburg Homeowners' Association will be held as follows:

Date: Wednesday, September 22, 2021, Time: 7:00 P.M – 8:00 P.M.

Annual meeting will be held at Linda Larson's home at 17 North Steeple Chase? **Masks Are Optional.**

If you have an item concerning the HOA you wish the board to consider placing on the agenda, please contact a board member prior to September 10, 2021.

The Annual Assessment will be \$120.00 for 2022. The additional funds will be used to defray the cost of capital improvement over the next few years.

If you are interested in serving as a board member, please contact a member of the HOA Board or the HOA Secretary prior to September 10, 2021.

It is critical that we have people willing to serve on the HOA board. Without officers, the homeowners would need to turn to a for-profit entity to do the work of the HOA board, which will affect the amount of our membership dues paid on an annual basis, which is \$120.00 for 2022. Please consider serving on a board position.

Board Members & Officers:

Director & President: Chuck Shively, charles.shively@gmail.com, 410-913-0936

Director & Vice President: Bill Aldrich, vicepresident@hchoa.us aldrichwf@yahoo.com, 717-339-9389

Director & Treasurer: Linda Larson, treasurer@hchoa.us or purplepizzaz@hotmail.com, 717-339-0171

Secretary: George R. Helfrick, secretary@hchoa.us or yeh@msn.com, 717-309-5874

Nominating Committee:

Dave Staub, 717-334-7959

Julieta Booz, 301-509-7141

Architectural Committee:

Marty Rickell, 717-334-5248

Judy Lewis, 717-377-5304

Jennifer Aldrich, 717-339-9389

HOA Web Master

Andrew Page

717-253-8793

idrewwpage@icloud.com

The HOA website is located at <http://www.hunterscrossing.us/>. It contains information on the association, Articles of Incorporation, Declarations, By Laws and Assignments. If you have never visited this site and wish to do so and don't know the USERID or Password, please contact one of the Board Members listed above.

Reminder to homeowners that guest should not park on the side of Hounds Run posted for No Parking at any time. This impedes Emergency vehicles to enter the Hunters Crossing.

Pet owners are responsible to clean up after their pet. If attacked or bitten by a dog in the neighborhood you should report IAW PA State Law. Enforcement of the state dog law in Adams County is performed by State Dog Warden Region 6 Brandon Mitchem, 717-756-4350 or Region 6 Supervisor Rickee Miller, 717-514-1422.

Please keep in mind as you trim your bushes that lawn refuse should NOT be thrown into the wetlands or empty wooded areas. You can take twigs, grass and other lawn & yard refuse to 1745 Granite Station Road, at the left side of the township office. There are signs posted to the dump area location.

Please send your telephone number and email address to the HOA Secretary at email: yeh@msn.com so the HOA data base and sign in roster can be updated. In the future all communication with Hunters Crossing Homeowners will be done by email.

Hunters Crossing Homeowners Association Annual Board Agenda, 22 September 2021

Call to order – President/Vice President - *Chuck Shively & Bill Aldrich*

Review of 23 September 2020 Minutes - *Chuck Shively*

President's & Vice President's Report – *Bill Aldrich*

- Overview of current state in the housing development with no pending issues.
- Straban Township milled and paved the road on South Steeple Chase in April 2021.
- Inspection of sidewalks in Hunters Crossing development were done by the President and Treasurer on 12 May 2021.
- The HOA paid for the repair work done for the broken and raised paver on the east side of the bridge.
- Homeowners were notified of the repairs required at their homes advising them to contact a contractor and finish the work up by the end of the summer.
- Lawnsapes Unlimited completed Routine and Non-Routine Maintenance of the Detention Basins to eliminate the accumulated sediment and vegetation that prevents the water flow from the culvert's inlets and outlets.

Treasurer's Report - *Linda M. Larson*

- Year to Date Operating Budget/Actual Statement provided to all attending Homeowners, reviewed by Treasure.
- Dues Collection for 2022 will remain at \$120.00.

Secretary's Report - *George R. Helfrick*

- Report on Resale Certificate was issued for 3 Hounds Run & 93 Hounds Run in 2021.
- Straban Township Office advised that Straban Township will be looking at the developments in the township in the next year or two to resurface and or repair the roads in the HOA.

Architectural Review Committee - *Marty Rickell, Judy Lewis and Jennifer E. Aldrich*

- Five permits were approved in 2021 year to date.

Old Business - *Chuck Shively*

- Review of New Business from 23 September 2020 Minutes of Annual Meeting of the Directors.
- Lawnsapes Unlimited is currently performing Routine and Non-Routine Maintenance of the Detention Basins to eliminate the accumulated sediment and vegetation that prevents the water flow from the culvert's inlets and outlets.
- The board identified Andrew Page as the new HOA Webmaster.

New Business - *Chuck Shively*

- No new election of HOA Board officers are required. Officers who take office will be either one year, two years or three-year terms, to be determined by the current officers of the HOA.
- Lawnsapes Unlimited will continue as our common area contractor.
- If you are interested in serving as a board member, please contact a member of the HOA Board or the HOA Secretary prior to September 15, 2021.

Adjourn

- Next Regular Board Meeting – Mid December 2021, 7:00PM.