

GWHOA				
TREASURERS REPORT	**QUARTERLY**		10/10/2024	
(per BANK Account)				
DATE	Explanation	\$\$\$	BALANCE	
6/30/2024	BALANCE-Beginning	-	\$ 16,315.35	
	Dues deposits	\$ 5,350.00		
7/3/2024	RKG Law echeck**	\$ (68.00)		
7/18/2024	RKG Law echeck**	\$ (306.00)		
7/31/2024	BALANCE-Ending	\$ 4,976.00	\$ 21,291.35	
	JULY-Bank		\$ 21,291.35	ATTACHED
7/31/2024	BALANCE-Beginning	-	\$ 21,291.35	
8/2/2024	ERIE Ins. echeck**	\$ (613.00)		
8/16/2024	RKG law echeck**	\$ (1,190.00)		
	Dues deposits	\$ 600.00		
8/31/2024	BALANCE-Ending	\$ (1,203.00)	\$ 20,088.35	
	AUGUST-Bank		\$ 20,088.35	ATTACHED
8/31/2024	BALANCE-Beginning	-	\$ 20,088.35	
9/5/2024	Koser Excavating #113**	\$ (9,780.00)		
9/9/2024	DUES deposit	\$ 200.00		
9/12/2024	USPS #114**	\$ (87.60)		
9/13/2024	Kevin Snoke #115**	\$ (330.24)		
9/30/2024	BALANCE-Ending	\$ (9,997.84)	\$ 10,090.51	
	SEPTEMBER-Bank		\$ 10,090.51	ATTACHED
	**Documentation Attached (No Outstanding Checks)			

10/14



US702 | BR309  
 ROP 450  
 P.O. Box 7000  
 Providence, RI 02940

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
 PO BOX 132  
 LANDISVILLE PA 17538-0132

**Business Account  
 Statement**

Page 1 of 3

Beginning July 01, 2024  
 through July 31, 2024

**Questions? Contact us today:**



**CALL:**  
 Business Account Customer  
 Service  
 1-800-862-6200



**VISIT:**  
 Access your account online:  
[citizensbank.com](http://citizensbank.com)



**MAIL:**  
 Citizens  
 Customer Service Center  
 P.O. Box 42001  
 Providence, RI 02940-2001

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
 Clearly Better Business Checking  
 XXXXX [REDACTED]

**Clearly Better Business Checking for XXXXXX [REDACTED]**

**Balance Calculation**

Previous Balance		16,315.35
Checks	-	.00
Debits	-	374.00
Deposits & Credit	+	5,350.00
<b>Current Balance</b>	=	<b>21,291.35</b>

As a Clearly Better Business Checking customer, you do not pay a monthly maintenance fee. We appreciate your continued business.

Your next statement period will end on August 30, 2024.

**TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]**

**Debits \*\***

\*\*May include checks that have been processed electronically by the payee/merchant.

<i>Date</i>	<i>Amount</i>	<i>Description</i>	<b>Previous Balance</b>
			<b>16,315.35</b>
			<b>Total Debits</b>
			<b>374.00</b>
<b>Other Debits</b>			
07/03	68.00	RUSSELL KRAFFT a eCheck 070324 000000005817946	
07/18	306.00	RKG Law eCheck 071824 000000005856403	

Please See Additional Information on Next Page

## Clearly Better Business Checking for XXXXXX [REDACTED] Continued

Deposits & Credits			Total Deposits & Credits
<i>Date</i>	<i>Amount</i>	<i>Description</i>	<b>+</b> 5,350.00
07/02	3,400.00	DEPOSIT	
07/08	200.00	MOBILE DEPOSIT	
07/08	200.00	MOBILE DEPOSIT	
07/08	200.00	MOBILE DEPOSIT	
07/11	200.00	MOBILE DEPOSIT	
07/11	200.00	MOBILE DEPOSIT	
07/11	200.00	MOBILE DEPOSIT	
07/22	200.00	MOBILE DEPOSIT	
07/22	200.00	MOBILE DEPOSIT	
07/22	150.00	MOBILE DEPOSIT	
07/26	200.00	MOBILE DEPOSIT	

Daily Balance						Current Balance
<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<b>=</b> 21,291.35
07/02	19,715.35	07/11	20,847.35	07/22	21,091.35	
07/03	19,647.35	07/18	20,541.35	07/26	21,291.35	
07/08	20,247.35					

Law Offices  
**Russell, Krafft  
 & Gruber** LLP

101 North Pointe Boulevard  
 Suite 202  
 Lancaster, PA 17601

Accounts Receivable Contact  
 Lynn Good  
[lmg@rkglaw.com](mailto:lmg@rkglaw.com)  
 (717) 293-9293

Getz's Woods Homeowners Association, Inc.  
 c/o Mark Gainer  
 995 Chapel Forge Court  
 Lancaster, PA 17601

June 27, 2024  
 Client: 023566  
 Matter: 000001  
 Invoice #: 367507  
 Resp. Atty: ASM  
 Page: 1

RE: General Legal Services

For Professional Services Rendered Through May 31, 2024

**SERVICES**

Date	Person	Description of Services	Hours	
05/21/2024	ASM	Correspondence with Board regarding giving access to legal bills, attorney-client privilege.	0.2	
Total Professional Services			0.2	\$68.00

**PERSON RECAP**

Person	Hours	Amount
ASM Aaron S. Marines	0.2	\$68.00
Total Services	\$68.00	
Total Current Charges		\$68.00
Previous Balance		\$544.00
Less Payments		(\$544.00)
<b>PAY THIS AMOUNT</b>		<b>\$68.00</b>

okay per Mark G. + BSS.

paid 7/27/24  
 echeck.

Law Offices  
**Russell, Krafft  
 & Gruber LLP**

101 North Pointe Boulevard  
 Suite 202  
 Lancaster, PA 17601

Accounts Receivable Contact  
 Lynn Good  
[lmg@rkglaw.com](mailto:lmg@rkglaw.com)  
 (717) 293-9293

Getz's Woods Homeowners Association, Inc.  
 c/o Mark Gainer  
 995 Chapel Forge Court  
 Lancaster, PA 17601

July 09, 2024  
 Client: 023566  
 Matter: 000001  
 Invoice #: 367886  
 Resp. Atty: ASM  
 Page: 1

RE: General Legal Services

For Professional Services Rendered Through June 30, 2024

**SERVICES**

Date	Person	Description of Services	Hours	
06/10/2024	ASM	Correspondence from R. Ebersole regarding budgets and voting records; correspondence to Board regarding same.	0.3	
06/17/2024	ASM	Correspondence to clients about budgeting and assessment issues.	0.5	
06/21/2024	ASM	Telephone conference with M. Gainer regarding budgeting process explanation for owners.	0.1	
Total Professional Services			0.9	\$306.00

**PERSON RECAP**

Person	Hours	Amount
ASM Aaron S. Marines	0.9	\$306.00
Total Services	\$306.00	
Total Current Charges		\$306.00
Previous Balance		\$68.00
Less Payments		(\$68.00)
<b>PAY THIS AMOUNT</b>		<b>\$306.00</b>

All Approved

paid by check  
 7/17/24  
 [Signature]



US702 | BR309  
 ROP 450  
 P.O. Box 7000  
 Providence, RI 02940

**Business Account Statement**

Page 1 of 3

Beginning August 01, 2024  
 through August 31, 2024

**Questions? Contact us today:**



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 Providence, RI 02940-2001

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
 PO BOX 132  
 LANDISVILLE PA 17538-0132

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
 Clearly Better Business Checking  
 XXXXX [REDACTED]

**Clearly Better Business Checking for XXXXX [REDACTED]**

**Balance Calculation**

Previous Balance		21,291.35
Checks	-	.00
Debits	-	1,803.00
Deposits & Credit	+	600.00
<b>Current Balance</b>	=	<b>20,088.35</b>

As a Clearly Better Business Checking customer, you do not pay a monthly maintenance fee. We appreciate your continued business.

Your next statement period will end on September 30, 2024.

**TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]**

			Previous Balance
			21,291.35
			Total Debits
<b>Debits **</b>			
<i>**May include checks that have been processed electronically by the payee/merchant.</i>			
Date	Amount	Description	
<b>Other Debits</b>			
08/02	613.00	ERIEINSURANCEWEB PAYMENT 240802 017520018072549	
08/16	1,190.00	RKG Law eCheck 081624 000000005935281	1,803.00

Please See Additional Information on Next Page

Clearly Better Business Checking for XXXXXX [REDACTED] Continued

Deposits & Credits

Date	Amount	Description
08/15	200.00	MOBILE DEPOSIT
08/23	200.00	MOBILE DEPOSIT
08/30	200.00	MOBILE DEPOSIT

Total Deposits & Credits

+ 600.00

Daily Balance

Date	Balance	Date	Balance	Date	Balance
08/02	20,678.35	08/16	19,688.35	08/30	[REDACTED] 35
08/15	20,878.35	08/23	19,888.35		

Current Balance

= 20,088.35

[Faint mirrored text from the reverse side of the page, including account details and a signature area.]

## Invoice

### Named Insured

GETZS WOODS HOMEOWNERS  
ASSOCIATION INC  
PO BOX 132  
LANDISVILLE PA 17538-0132



95300134  
AA7135

Please call your Agent with questions about your  
billing statement or to make changes to your policy.

### ERIE Agent

SUSQUEHANNA INSURANCE  
650 DELP RD  
LANCASTER, PA 17601  
(717)290-7780

See following page(s) for policy details.

<b>Minimum Due:</b>	<b>\$613.00</b>
<b>Due by:</b>	<b>08/08/2024</b>
<b>Pay in Full:</b>	<b>\$613.00</b>

Fees will be added for any returned payments and included on future invoices.

Make a secure online payment at [erieinsurance.com](http://erieinsurance.com).

Mail Date: 07/18/2024  
Policy Number: Q610215763  
Policy Type: ErieSecure Business  
Policyholder: Getzs Woods Homeowners

**Thank you for choosing Erie Insurance  
for your insurance needs!**

*Approved by all Directors*

Detach here PC0004 05/17

Keep top portion for your records / Return bottom portion with your payment

Detach here

**Policy Number:** Q610215763  
**Agent Number:** AA7135  
**Policy Type:** ErieSecure Business

<b>Minimum Due:</b>	<b>\$613.00</b>
<b>Due by:</b>	<b>08/08/2024</b>
<b>Pay in Full:</b>	<b>\$613.00</b>
Amount you are paying:	\$613.00

Getzs Woods Homeowners  
Association Inc  
PO BOX 132  
LANDISVILLE, PA 17538 - 0132

### ERIE INSURANCE

100 Erie Insurance Place  
Erie, PA 16530

Please write your Policy number on your check.  
Make check payable to Erie Insurance.  
Make a secure online payment at [erieinsurance.com](http://erieinsurance.com).

*paid still due  
by ACH 1/6*

Please do not write below this line

01017135610215763996060000001006130000061300



Law Offices  
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 & Gruber** LLP

101 North Pointe Boulevard  
 Suite 202  
 Lancaster, PA 17601

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 (717) 293-9293

Getz's Woods Homeowners Association, Inc.  
 c/o Mark Gainer  
 995 Chapel Forge Court  
 Lancaster, PA 17601

August 09, 2024  
 Client: 023566  
 Matter: 000001  
 Invoice #: 368590  
 Resp. Atty: ASM  
 Page: 1

RE: General Legal Services

For Professional Services Rendered Through July 31, 2024

**SERVICES**

Date	Person	Description of Services	Hours	
07/03/2024	ASM	Review letter from "The Gardener" sent to Lot Owners; correspondence to Board regarding potential responses.	0.4	
07/10/2024	ASM	Correspondence with Board regarding opinion letter on budgeting process.	0.2	
07/16/2024	ASM	Correspondence to client regarding C. Gullaksen's request for political sign; correspondence to Board regarding C. Gullaksen's complaint about tree removal on property boundary.	0.4	
07/24/2024	ASM	Conference with Getz's Woods Board members.	2.0	
07/29/2024	ASM	Correspondence to client regarding regulating political signs.	0.4	
07/30/2024	ASM	Telephone conference with client regarding establishing rule for political signs.	0.1	
Total Professional Services			3.5	\$1,190.00

**PERSON RECAP**

Person	Hours	Amount
ASM Aaron S. Marines	3.5	\$1,190.00

Total Services	\$1,190.00	
Total Current Charges		\$1,190.00
Previous Balance		\$306.00
Less Payments		(\$306.00)
<b>PAY THIS AMOUNT</b>		<b>\$1,190.00</b>

All Approved

paid check 8/15/24 /S



US759 | BR309 | 3  
 ROP 450  
 P.O. Box 7000  
 Providence, RI 02940

**Business Account Statement**

Page 1 of 5

Beginning September 01, 2024  
 through September 30, 2024

**Questions? Contact us today:**



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GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
 PO BOX 132  
 LANDISVILLE PA 17538-0132

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC  
 Clearly Better Business Checking  
 XXXXXX [REDACTED]

**Clearly Better Business Checking for XXXXXX [REDACTED]**

**Balance Calculation**

Previous Balance		20,088.35
Checks	-	10,197.84
Debits	-	.00
Deposits & Credit	+	200.00
<b>Current Balance</b>	=	<b>10,090.51</b>

As a Clearly Better Business Checking customer, you do not pay a monthly maintenance fee. We appreciate your continued business.

Your next statement period will end on October 31, 2024.

**TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]**

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	
113	9,780.00	09/13	115	330.24	09/13	20,088.35
114	87.60	09/16				<b>Total Checks</b>
						<b>10,197.84</b>

Please See Additional Information on Next Page

Clearly Better Business Checking for XXXXXX-████████████████████ Continued

**Deposits & Credits**

<i>Date</i>	<i>Amount</i>	<i>Description</i>
09/09	200.00	MOBILE DEPOSIT

**Total Deposits & Credits**

+ 200.00

**Daily Balance**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
09/09	20,288.35	09/13	10,178.11	09/16	10,090.51

**Current Balance**

= 10,090.51

# KOSER Excavating Inc.

7998 Old Auction Rd., Manheim PA 17545  
717-898-7195 COSTARS-029-039

To: Getz's Woods Homeowners Association Inc.  
P.O. Box 132  
Landisville, PA 17538

August 23, 2024

Job: Retention Basin Work

Invoice # 2024823

Description	Amount
Sawing and removing trees Cleaning up brush around retention basin Taking approx. 120 ton of sediment out Rearranging rip rap rock Matting Silt fence Clean up site	\$7,600.00
EXTRA: 8 Rolls of matting and labor	\$2,180.00
<i>All Directors Approved.</i>	
	\$9,780.00

TERMS: NET PAYABLE UPON RECEIPT.  
Service charge at the rate of 1.5 % per month will be charged on any unpaid balance 30 days from billing date.

*PAID 9/5/24 # 113*



LANDISVILLE  
 241 ELIZABETH ST  
 LANDISVILLE, PA 17538-9998  
 (800)275-8777

09/12/2024 10:35 AM

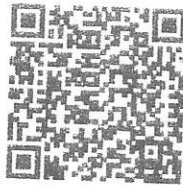
Product	Qty	Unit Price	Price
Flags2024Coil/100	1	\$73.00	\$73.00
US FlagsBklt/20	1	\$14.60	\$14.60
Grand Total:			\$87.60
Personal/Bus Check # 0140			\$87.60

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#8 - Post Auct letters

UFN: 414428-0538  
 Receipt #: 840-51750084-2-6082323-1  
 Clerk: 16

- MacKenzie

All approved



**LandyShade**  
MULCH LLC

1801 Colebrook Road  
Lancaster, PA 17601  
717-898-7689

# Invoice

Date	Invoice #
9/4/2024	#1-11695

**PAID**  
09/04/2024

**Bill To**

Kevin Snoke  
987 Chapel Forge Ct.  
Lancaster, PA 17601

**Ship To**

Kevin Snoke  
987 Chapel Forge Ct.  
Lancaster, PA 17601  
610-35

P.O. Number	Terms	Rep	Ship	Via
	Net 30		9/5/2024	

**LandyShade**  
MULCH LLC

Description	Quantity
Playground (Wood Carpet) - Homeowner-Retail \$32.95	9
2. Delivery 4-9 yards - <3 Miles	1
Sales Tax	

*All Approved*

*ck #115*

*PAID 9/13/24*

*(Retention Basin Access)*

1801 Colebrook Road  
Lancaster, Pennsylvania  
17601  
7178987689

**TOTAL**  
**\$330.24**

Items	Price
Playground (Wood Carpet) Homeowner-Retail \$32.95 (9 x \$32.95)	\$296.55
2. Delivery 4-9 yards <3 Miles	\$15.00
<b>SUBTOTAL</b>	<b>\$311.55</b>
<b>PENNSYLVANIA STATE TAX (6%)</b>	<b>\$18.69</b>
<b>TOTAL</b>	<b>\$330.24</b>
Credit Card	\$330.24

Payment Due upon receipt.  
Please make checks payable to Landyshade Mulch LLC. (Please use Blue or Black ink only)  
1.5% finance charge after 30 days-18% annual and all collection costs.

**Order Note:**  
Invoice Number: #1-11695

**Sold to: Kevin Snoke**  
Sep 04, 2024, 01:29PM  
Receipt: #1-10013  
Visit [www.landyshade.com](http://www.landyshade.com)

Like us on Facebook! [www.facebook.com](http://www.facebook.com)