

GWHOA				
TREASURERS REPORT	**QUARTERLY**			1/1/2025
(per BANK Account)				
DATE	Explanation	\$\$\$	BALANCE	
9/30/2024	BALANCE-Beginning	-	\$ 10,090.51	
10/16/2024	RKG Law echeck**	\$ (340.00)		
10/31/2024	BALANCE-Ending	\$ (340.00)	\$ 9,750.51	
	OCTOBER-Bank		\$ 9,750.51	ATTACHED
10/31/2024	BALANCE-Beginning	-	\$ 9,750.51	
11/5/2024	USPS #116**	\$ (73.00)		
11/5/2024	St. Edwards #117**	\$ (300.00)		
11/30/2024	BALANCE-Ending	\$ (373.00)	\$ 9,377.51	
	NOVEMBER-Bank		\$ 9,377.51	ATTACHED
11/30/2024	BALANCE-Beginning	-	\$ 9,377.51	
12/19/2024	RKG Law echeck**	\$ (2,283.00)		
12/19/2024	RKG Law echeck**	\$ (748.00)		
12/19/2024	RKG Law echeck**	\$ (680.00)		
12/31/2024	BALANCE-Ending	\$ (3,711.00)	\$ 5,666.51	
	DECEMBER-Bank		\$ 5,666.51	ATTACHED
	**Documentation Attached (No Outstanding Checks)			

1 of 12



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 October 01, 2024
 through October 31, 2024

Questions? Contact us today:



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



VISIT:
 Access your account online:
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		10,090.51
Checks	-	.00
Debits	-	340.00
Deposits & Credit	+	.00
Current Balance	=	9,750.51

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 November 29, 2024.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

Debits **

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

Date	Amount	Description	Previous Balance
			10,090.51
			Total Debits
			340.00
Other Debits			
10/16	340.00	RKG Law eCheck 101624 000000006101953	

Please See Additional Information on Next Page

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

101 North Pointe Boulevard
 Suite 202
 Lancaster, PA 17601

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

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

October 11, 2024
 Client: 023566
 Matter: 000001
 Invoice #: 369939
 Resp. Atty: ASM
 Page: 1

RE: General Legal Services

For Professional Services Rendered Through August 31, 2024

SERVICES

Date	Person	Description of Services	Hours	
08/21/2024	ASM	Telephone call with client regarding rules and regulations and fine policy; draft fine policy and select a number of rules and regulations for client to review; send to Board.	0.8	
08/29/2024	ASM	Respond to email regarding using home as short term vacation rental.	0.2	
Total Professional Services			1.0	\$340.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	1.0	\$340.00

Total Services	\$340.00	
Total Current Charges		\$340.00
Previous Balance		\$1,190.00
Less Payments		(\$1,190.00)
PAY THIS AMOUNT		\$340.00

akay mark Ce. + BSS

*PAID by echeck
10/15/24*



US759 | BR309 | 2
 ROP 450
 P.O. Box 7000
 Providence, RI 02940

Business Account Statement

Page 1 of 5

Beginning November 01, 2024
 through November 30, 2024

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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

Clearly Better Business Checking for XXXXXX

Balance Calculation

Previous Balance		9,750.51
Checks	-	373.00
Debits	-	.00
Deposits & Credit	+	.00
Current Balance	=	9,377.51

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 December 31, 2024.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING

Checks						Previous Balance
<i>Check #</i>	<i>Amount</i>	<i>Date</i>	<i>Check #</i>	<i>Amount</i>	<i>Date</i>	
116	73.00	11/05	117	300.00	11/05	9,750.51
						Total Checks
						- 373.00

Please See Additional Information on Next Page



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

10/31/2024 09:58 AM

Product	Qty	Unit Price	Price
Flags2024Coil/100	1	\$73.00	\$73.00
Grand Total:			\$73.00
Personal/Bus Check			\$73.00

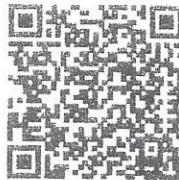
Stamps

Preview your Mail
Track your Packages *etc*
Sign up for FREE @ *Me*
<https://informedelivery.usps.com>

NOW HIRING - JOIN OUR TEAM!
\$15.00 to \$18.62 per hour
depending on position
APPLY ONLINE at www.usps.com/careers
Use Keyword Search
"Type City of Interest within PA"

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 414428-0538
Receipt #: 840-51750084-2-6154828-1
Clerk: 16

All approved.

LETTER OF AGREEMENT

This letter will serve to document an agreement between St. Edward's Episcopal Church, 2453 Harrisburg Pike, Lancaster, PA 17601 (SEEC) and Getz's Woods Homeowners Association, Inc. regarding the use of the buildings/property on November 21, 2024.

Getz's Woods Homeowners Association, Inc. will provide proof of liability insurance to provide for any personal injury during the November 21, 2024 meeting or sign the accompanying Waiver of Insurance for use of the property owned by SEEC.

The compensation is for the use of the facility for November 21, 2024 is as follows:

Room Rental Fee: \$250; Set up, open, and lock up: \$50; **TOTAL: \$300**

ck# 117

Check should be made payable to: St. Edward's Episcopal Church and mailed to the address indicated below.

10/31/24

The hours for use will be 7:00 PM – 9:00 PM.

St. Edward's will set up chairs/table and will break down.

Microphone

Use of the kitchen is limited to refrigerator and any preparation space (no use of stove/oven).

St. Edward's Episcopal Church

2453 Harrisburg Pike
17601

Richard C. Bauer

10/29/2024

The Reverend Dr. Richard C. Bauer

Date

Getz's Woods Homeowners Association, Inc.

All Approved.

Representative Name

Date



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

**Business Account
 Statement**

Page 1 of 3

Beginning December 01, 2024
 through December 31, 2024

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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
 XXXXXX [REDACTED]

Clearly Better Business Checking for XXXXXX [REDACTED]

Balance Calculation

Previous Balance		9,377.51
Checks	-	.00
Debits	-	3,711.00
Deposits & Credit	+	.00
Current Balance	=	5,666.51

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 January 31, 2025.

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>	Previous Balance
			9,377.51
			Total Debits
			3,711.00
Other Debits			
12/19	2,283.00	RKG Law eCheck 121924 000000006286499	
12/19	748.00	RKG Law eCheck 121924 000000006286547	
12/19	680.00	RKG Law eCheck 121924 000000006286524	

Please See Additional Information on Next Page

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

November 15, 2024
Client: 023566
Matter: 000001
Invoice #: 371684
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours
08/16/2024	ASM	(No charge) Prepare Corrective Amendment to Bylaws to enact Corporate Transparency language; correspondence to client regarding fine structure.	0.7
09/03/2024	ASM	Correspondence from R. Ebersole regarding budget notification; correspondence to Board to correct Ebersole email.	0.2
09/04/2024	ASM	Correspondence with Board over amending budget; review Declaration regarding setting budget annually.	0.5
09/05/2024	ASM	Revise Bylaw amendment with client comments (no charge); correspondence to Board regarding whether to redo budget based on going over budget on basin repairs.	0.4
09/12/2024	ASM	Correspondence with Board regarding existing violations; correspondence regarding CTA Amendment (no charge for Amendment).	0.4
09/13/2024	KAC	(No charge) Emails to and from A. Marines regarding Corporate Transparency Act amendment and Bylaws.	0.2
09/16/2024	ASM	Correspondence from R. Ebersole regarding budget and election issues; respond to same; correspondence to Board regarding R. Ebersole demand to include removal of Board members on agenda for annual meeting.	0.5
09/17/2024	ASM	Correspondence to Board regarding registration for Corporate Transparency Act; answer to C. Gullaksen's opposition to Rules and Regulations.	0.4
09/24/2024	ASM	Multiple correspondence with Board in response to C. Gullaksen questions regarding election and list of Unit owners.	0.8
10/07/2024	ASM	Correspondence from C. Gullaksen regarding access to basin; correspondence to Board regarding Association absolute easement rights to access basin for inspections and repairs.	0.3

SERVICES

Date	Person	Description of Services	Hours	
10/09/2024	ASM	Review correspondence from C. Gullaksen regarding neighbor complaint to Attorney General.	0.2	
10/15/2024	ASM	Review R. Ebersole Consumer Protection Complaint; correspondence to Board regarding answer to Complaint.	0.3	
10/16/2024	ASM	Multiple correspondence with Board regarding R. Ebersole Attorney General Complaint and revisions to Amendment to Bylaws (no charge for bylaws).	0.5	
10/17/2024	DLS	Gather information for FinCEN filing; email to A. Marines regarding correct address for Association.	0.3	
10/22/2024	CMH	Phone call from M. Gainer; review file; email to M. Gainer for remaining CTA information; email to/email from D. Sears.	0.4	
10/23/2024	ASM	Correspondence with Board regarding receiving copy of driver's license for CTA provisions in Bylaws; correspondence to potential Board candidates regarding same; correspondence with candidate that military ID is not sufficient for FinCEN registration.	0.6	
10/24/2024	DLS	Complete initial FinCEN filing; email proof of filing to M. Gainer.	0.3	
Total Professional Services			7.0	\$1,783.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	5.8	\$1,631.00
KAC Katharine A. Costlow	0.2	\$0.00
CMH Chad M. Hudson	0.4	\$56.00
DLS Debra L. Sears	0.6	\$96.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
09/25/2024	Mejia Law Group, LLC- Miscellaneous- CTA Opinion Letter - Getz's Woods	\$500.00
Total Disbursements		\$500.00

November 15, 2024
Client: 023566
Matter: 000001
Invoice #: 371684
Resp. Atty: ASM
Page: 3

Total Services	\$1,783.00
Total Disbursements	\$500.00
Total Current Charges	\$2,283.00
Previous Balance	\$1,088.00
Less Payments	(\$340.00)
PAY THIS AMOUNT	\$3,031.00

All approved.

paid via check.

12/18/24



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

101 North Pointe Boulevard
 Suite 202
 Lancaster, PA 17601

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

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

December 09, 2024
 Client: 023566
 Matter: 000001
 Invoice #: 371593
 Resp. Atty: ASM
 Page: 1

RE: General Legal Services

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	
11/04/2024	ASM	Correspondence to clients regarding receiving absentee ballots and election issues.	0.2	
11/21/2024	ASM	Review complaints from R. Ebersole and C. Gullaksen; prepare for annual meeting; attendance at annual meeting.	2.0	
Total Professional Services			2.2	\$748.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	2.2	\$748.00

Total Services	\$748.00
Total Current Charges	\$748.00
Previous Balance	\$2,283.00
PAY THIS AMOUNT	\$3,031.00

*All
 Approved.*

paid via echeck 12/18/24

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

101 North Pointe Boulevard
 Suite 202
 Lancaster, PA 17601

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

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

December 09, 2024
 Client: 023566
 Matter: 000001
 Invoice #: 371685
 Resp. Atty: ASM
 Page: 1

RE: General Legal Services

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	
11/01/2024	ASM	Correspondence to Board in response to C. Gullaksen complaints; provide handout on fiduciary duty of Board members.	0.6	
11/12/2024	ASM	Correspondence to Board to respond to C. Gullaksen email concerning hostile environment harassment.	0.3	
11/18/2024	ASM	Correspondence to Board in response to C. Gullaksen requests for information and to have his attorney record annual meeting.	0.4	
11/20/2024	ASM	Multiple correspondence with Board regarding C. Gullaksen complaints and requests to record annual meeting.	0.4	
11/25/2024	ASM	Correspondence with Board regarding C. Gullaksen email about recording Amendments to Bylaws.	0.3	
Total Professional Services			2.0	\$680.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	2.0	\$680.00

Total Services	\$680.00
Total Current Charges	\$680.00
Previous Balance	\$3,031.00
PAY THIS AMOUNT	\$3,711.00

All Approved.

paid via echeck 12/18/24/ 188