

GWHOA Treasurer's Report (8/9/23 to 9/30/23)

Notes:

1. This report encompasses the time period that the current Board has been in charge of running the HOA.
2. The bank account given to the current board was subject to monthly bank fees. The Board opened a new HOA bank account with no monthly bank fees. The balance of the old bank account was deposited into the new bank account and the old bank account was closed. Copies of the monthly statements of the old bank account and the new bank account are attached to this report as Exhibit 1.
3. The Board retained attorney Aaron Marines to prepare changes to the Bylaws required by Act 115, to assist with the annual meeting and elections, and to address various concerns raised by owners. The engagement letter with Attorney Marines and initial billing statement associated with his services are attached as Exhibit 2.
4. Copies of the billing statements for the insurance coverage for the Association along with a copy of the Declarations page for the insurance coverage are attached as Exhibit 3.
5. Copies of other invoices or reimbursements paid by the HOA are attached as Exhibit 4.

GWHOA			
TREASURERS REPORT			
(per BANK Account)		**CONFIDENTIAL**	
DATE	Explanation	\$\$\$	BALANCE
8/9/2023	New Board-Balance	-	\$ 18,631.82
8/14/2023	Dues deposit	\$ 50.00	
8/15/2023	Erie Insurance-(see attached)	\$ (556.00)	
8/22/2023	Dues deposit	\$ 50.00	
8/23/2023	Erie Insurance-(see attached)	\$ (57.00)	
8/28/2023	Carr-Electric #1266-(see attached)	\$ (50.00)	
8/28/2023	New account	\$ -	
8/30/2023	Dues deposit	\$ 300.00	
8/31/2023	BALANCE	\$ (263.00)	\$ 18,368.82
	See attached	New Acct=	\$ 18,318.82
	See attached	Old Acct=	\$ 50.00
DATE	Explanation	\$\$\$	BALANCE
8/31/2023	BALANCE	-	\$ 18,368.82
9/6/2023	Porter-Electric #1267--(see attached)	\$ (25.00)	
9/6/2023	Deluxe Checks-bank charge	\$ (12.00)	
9/11/2023	Dues deposit	\$ 1,300.00	
9/19/2023	Dues deposit	\$ 250.00	
9/19/2023	Old account transfer	\$ -	
9/25/2023	Dues deposit	\$ 150.00	
9/25/2023	RKG-Legal #101--(see attached)	\$ (1,277.11)	
9/30/2023	BALANCE	\$ 385.89	\$ 18,754.71
	See attached	New Acct=	\$ 18,754.71
	See attached	Old Acct=	\$ -



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

Exhibit 1

Business Account Statement

Page 1 of 3

Beginning August 28, 2023
 through August 31, 2023

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
 PO BOX 132
 LANDISVILLE PA 17538-0132

"New Acct."

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC

[Redacted]

[Redacted]

Balance Calculation

Previous Balance		.00
Checks	-	.00
Debits	-	.00
Deposits & Credit	+	18,318.82
Current Balance	=	18,318.82

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 29, 2023.

TRANSACTION DETAILS FOR [Redacted]

Deposits & Credits			Previous Balance
<i>Date</i>	<i>Amount</i>	<i>Description</i>	.00
08/28	18,018.82	DEPOSIT	
08/30	50.00	MOBILE DEPOSIT	
08/30	50.00	MOBILE DEPOSIT	
08/30	50.00	MOBILE DEPOSIT	
08/30	50.00	MOBILE DEPOSIT	
08/30	50.00	MOBILE DEPOSIT	
08/30	50.00	MOBILE DEPOSIT	
			Total Deposits & Credits
			+ 18,318.82

Please See Additional Information on Next Page



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

**Business Account
 Statement**

Page 1 of 5

Beginning August 01, 2023
 through August 31, 2023

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
 PO BOX 132
 LANDISVILLE PA 17538-0132

"C/O Acct."

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC



Balance Calculation

Previous Balance		18,931.82
Checks	-	350.00
Debits	-	18,631.82
Deposits & Credit	+	100.00
Current Balance	=	50.00

You can waive the monthly maintenance fee of \$9.99 by maintaining an average daily balance in your account of \$2,000 or by making 5 qualifying transactions that post to your account during the statement period.

Your average daily balance used to qualify this statement period is: \$16,052

Your number of qualifying transactions this statement period is: 5

Your next statement period will end on September 29, 2023.

TRANSACTION DETAILS FOR

Checks						Previous Balance
<i>Check #</i>	<i>Amount</i>	<i>Date</i>	<i>Check #</i>	<i>Amount</i>	<i>Date</i>	
1265	300.00	08/04	1266	50.00	08/28	18,931.82
						Total Checks
						350.00

Please See Additional Information on Next Page



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 ROP 450
 P.O. Box 7000
 Providence, RI 02940

Business Account Statement

Page 1 of 5

Beginning September 01, 2023
 through September 30, 2023

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
 PO BOX 132
 LANDISVILLE PA 17538-0132

new acct.

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC

[Redacted Business Checking Account Information]

[Redacted Account Information]

Balance Calculation

Previous Balance		18,318.82
Checks	-	1,277.11
Debits	-	12.00
Deposits & Credit	+	1,725.00
Current Balance	=	18,754.71

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, 2023.

TRANSACTION DETAILS FOR [Redacted Business Checking Account Ending]

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	18,318.82
101	1,277.11	09/25				Total Checks
						1,277.11

Please See Additional Information on Next Page



Debits **

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

			Total Debits
Date	Amount	Description	-
			12.00

Other Debits

09/06	12.00	DELUXE CHECK CHECK/ACC. 230901 <i>new checks</i>
-------	-------	--

Deposits & Credits

			Total Deposits & Credits
Date	Amount	Description	+
			1,725.00
09/11	1,300.00	DEPOSIT	
09/19	250.00	DEPOSIT	
09/19	25.00	DEPOSIT	
09/25	50.00	MOBILE DEPOSIT	
09/25	50.00	MOBILE DEPOSIT	
09/25	50.00	MOBILE DEPOSIT	

Daily Balance

						Current Balance
Date	Balance	Date	Balance	Date	Balance	=
09/06	18,306.82	09/19	19,881.82	09/25	18,754.71	18,754.71
09/11	19,606.82					



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Business Account Statement

Page 1 of 5

Beginning September 01, 2023
 through September 30, 2023

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 1-800-862-6200



VISIT:
 Access your account online:
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MAIL:
 Citizens Customer Service Center
 P.O. Box 42001
 Providence, RI 02940-2001

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

"elo" - closed

GETZ'S WOODS HOMEOWNERS ASSOCIATION INC

Balance Calculation

Previous Balance		50.00
Checks	-	25.00
Debits	-	25.00
Deposits & Credit	+	.00
Current Balance	=	.00

You can waive the monthly maintenance fee of \$9.99 by maintaining an average daily balance in your account of \$2,000 or by making 5 qualifying transactions that post to your account during the statement period.

Your average daily balance used to qualify this statement period is: \$19

Your number of qualifying transactions this statement period is: 2

Your next statement period will end on October 31, 2023.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	50.00
1267	25.00	09/06				Total Checks
						25.00

Please See Additional Information on Next Page

Debits **

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

Total Debits

Date	Amount	Description	-	25.00
-------------	---------------	--------------------	---	--------------

Other Debits

09/19	25.00	WITHDRAWAL		
-------	-------	------------	--	--

Daily Balance

Current Balance

Date	Balance	Date	Balance	Date	Balance	=	.00
09/06	25.00	09/19	.00				

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

101 North Pointe Boulevard
 Suite 202
 Lancaster, PA 17601

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

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

September 08, 2023
 Client: 023566
 Matter: 000001
 Invoice #: 361099
 Resp. Atty: ASM
 Page: 1

RE: General Legal Services

For Professional Services Rendered Through August 31, 2023

SERVICES

Date	Person	Description of Services	Hours	
08/22/2023	ASM	Initial consult with Mark Gainer.	1.0	<i>- no change</i>
08/23/2023	ASM	Prepare letter to community regarding validity of Board and upcoming elections.	0.7	
08/28/2023	ASM	Review multiple emails and threats of litigation from Unit Owner; correspondence with the Board regarding same.	0.5	
08/29/2023	ASM	Correspondence with client and unit owner regarding access to Board meeting minutes; telephone conference with client about letter to owners and response to threats of litigation.	1.0	
08/30/2023	ASM	Multiple correspondence from Unit Owners and to Board regarding HOA issues; send letters to Unit Owners.	1.2	
08/30/2023	DLS	Prepare letter to all unit owners and mail same.	0.5	
08/31/2023	ASM	Correspondence with client about access to engagement letter.	0.2	
Total Professional Services			5.1	

PERSON RECAP

Person		Hours	Amount
ASM	Aaron S. Marines	4.6	\$1,495.00
DLS	Debra L. Sears	0.5	\$77.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
08/31/2023	Postage for August 2023	\$29.61

7 + h.c. b. T "2"

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

September 08, 2023
Client: 023566
Matter: 000001
Invoice #: 361099
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through August 31, 2023

Total Services	\$1,572.50
Total Disbursements	\$29.61
Total Current Charges	\$1,602.11
PAY THIS AMOUNT	\$1,602.11

- 325.00

A 1272.11

paid 9/18/23 #101

REMITTANCE

PLEASE PRINT ADDRESS CHANGE ON REVERSE SIDE

Client Name: Getz's Woods Homeowners Association, Inc.
Matter Name: General Legal Services
Client Number: 023566
Matter Number: 000001

Checks Payable to: **Russell, Krafft & Gruber, LLP**

Invoice Date: September 8, 2023
Invoice Number: 361099

Pay by Mail: Use remittance advice & enclosed envelope

Pay Online: [Click here](#) to pay now

Responsible Atty: ASM - Aaron S. Marines

Total Outstanding: \$1,602.11

Total Remitted: _____

Additional Retainer: _____

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

TOTAL BALANCE DUE WITHIN 10 DAYS OF INVOICE DATE

Finance charge of 1.5% per month (Annual Percentage Rate 18% per year) applied to outstanding balances

✓ AS

101 North Pointe Boulevard
Suite 202
Lancaster, Pennsylvania 17601
(717) 293-9293
Fax (717) 293-5130

Aaron S. Marines, Esquire

August 25, 2023

VIA EMAIL ONLY

Getz's Woods Homeowners Association, Inc.
Attention: Mark D. Gainer
995 Chapel Forge Court
Lancaster, PA 17601

RE: Legal Representation Agreement

Dear Mark:

Thank you for asking Russell, Krafft & Gruber to represent Getz's Woods Homeowners Association, Inc. This engagement letter summarizes things you should know about our representation, including what we have been hired to do and how you will be billed. After you have read this letter, please sign below and return it to us.

THE SCOPE OF OUR REPRESENTATION

We will be representing Getz's Woods Homeowners Association, Inc. in connection with the **General Legal Service matters**. If further or related legal matters arise during our representation, this agreement does not apply to those matters. Rather, a separate agreement for provision of legal services and payment for those services will be required if you wish for our firm to represent Getz's Woods Homeowners Association, Inc. in connection with an additional or related matter.

COMMUNICATING WITH US

Our lawyers work in teams with each other and our staff. Here is the contact information you will want to keep handy during your matter:

- Aaron Marines - asm@rkglaw.com or 717-293-9293 extension 202
- Deb Sears - dls@rkglaw.com or 717-293-9293 extension 219

Should you have any questions about our bills or other concerns, please contact:

- Lynn Good (Billing Coordinator) - lmg@rkglaw.com or 717-293-9293
- Rose Krause (Firm Administrator) - rbk@rkglaw.com or 717-293-9293

If you have questions about your case, please call or email. Even if I am not available, please feel confident speaking with any of our team members. Often questions or information can be passed on that way without waiting for a return call. And knowing your request will help me to respond fully when I am available. For us to effectively represent you, it is also necessary for you to communicate with us to provide information and authority to make decisions. I can speak with you either in person, by phone or via videoconference, although some of those conversations may need to be scheduled in advance, depending on the method of communication.

BILLING PRACTICES

SERVICES

You will receive periodic invoices, usually on a monthly basis, for our services. Invoices are sent via mail or email based upon your preference. Please contact us at any time if you would like to change how you receive our invoices. On our invoices "services" means work by our attorneys and staff for your matter, including our advice, attendance at meetings or events, legal research, review or preparation of documents, emails and correspondence, phone calls with you or other parties, and other similar work.

You will be billed based on the time we have spent on your matter. My current hourly rate is \$325.00, but other attorneys and staff may also work on your matter and their rates range from \$105.00 to \$395.00. We may change our rates during your matter. If we do, we usually make changes in the beginning of the year. While time will be the most significant factor in your bill, we also make adjustments (up or down) based upon the novelty and difficulty of the matter, any time limitations imposed by you, the amount involved, and the results obtained. We may also adjust these fees, up or down, based on the time involved.

COSTS

In addition fees for our services, you are responsible for payment of all costs associated with your legal matter. Those costs include things like filing fees, service fees, court reporters, expert witnesses, appraisers, copying fees, and computerized legal research charges. You may be asked to deposit filing fees or costs before we begin work on your legal matter. Alternatively, if we pay these costs on your behalf, we will include them as disbursements on your next invoice and ask that you reimburse us for them. Instead of advancing expenses, some invoices from third-parties may be forwarded directly to you and we will ask that you pay them directly.

PAYMENT DEADLINES

Our invoices are due within 10 days of the invoice date. If you have questions about an invoice, please contact our bookkeeper (Lynn Good), our firm administrator (Rose Krause), or me as soon as possible. If an invoice is not paid within 30 days, we will add a FINANCE CHARGE of 1.5% per month (18% per year) to the unpaid balance. This unpaid balance will

continue to accrue this finance charge and will appear on each subsequent invoice until paid. If we incur any costs to collect an unpaid balance, we will add attorney's fees and costs of collection to your balance.

ESTIMATES

You may ask us to provide you with an estimate of what our work will cost. But unless we have stated above under "services" that we are limiting our fee to a certain amount, these estimates are not a limit on what your matter may cost. Your matter may cost more or less depending upon the circumstances. It is impossible to determine in advance the time that will be needed to complete a client's case. While we do our best to provide estimates and welcome your questions about what to expect, we believe it is important to be clear that estimates are not guarantees.

ENDING OUR RELATIONSHIP

While we would hate to see you go, you may end our relationship at any time. We also reserve the right to decline to work with you on a new matter or to end our relationship for any reason. Common reasons for us to end a relationship would be because of a conflict of interest (meaning we cannot effectively serve you and another current or former client), if you fail to communicate with us, or you fail to pay our invoices when due.

FILE DESTRUCTION (AFTER YOUR MATTER IS OVER)

During the course of a matter, we will collect a variety of documents and other materials. At the end of your matter, original documents are generally returned to you. We do, however, keep some original business formation records and original estate planning documents unless you specifically request their return. So if your matter has either type we will store those indefinitely.

Before the closing of your file, the firm will attempt to return to you, at your last recorded address with our firm, any original documents in the file. Please keep your contact information up-to-date even after a file is no longer active. Documents which are returned often include documents or photographs you have delivered to us during your matter.

Other than the originals that we preserve indefinitely as mentioned above, after any originals are returned to you we destroy paper copies of closed client files and retain a scanned digital image of these documents for six (6) years after the end of a matter. At any time after this six year period, we may also destroy the scanned digital images. **No other notice will be provided before the destruction of the file.**

SIGNATURE NEEDED

To acknowledge that you have read and understand this letter, and agree with its terms, please sign and date the letter where indicated below. Once you have signed this electronic copy,

Getz's Woods Homeowners Association, Inc.
August 25, 2023

both you and I will receive a fully signed version for our records. By law, signing this digitally has the same effect as if you signed a paper copy.

We look forward to providing the legal services you require in a manner which will be of the greatest assistance to you. If you have questions regarding our representation, please contact me.

Very truly yours,

Aaron S. Marines

Aaron S. Marines

ASM/dls

Getz's Woods Homeowners Association, Inc.

By: *Mark Egan*
Name: _____
Title: *President*
Dated *8/25/2023*

9 +hibit "3"



Invoice

Named Insured
GETZS WOODS HOA
PO BOX 132
LANDISVILLE PA 17538-0132

inc.



58399131
AA7135

Minimum Due: \$556.00
Due by: 08/08/2023
Pay in Full: \$556.00

Fees will be added for any returned payments and included on future invoices.
Make a secure online payment at erieinsurance.com.

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

Mail Date: 07/18/2023
Policy Number: Q610215763
Policy Type: ErieSecure Business
Policyholder: Getzs Woods HOA

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

Thank you for choosing Erie Insurance for your insurance needs!

See following page(s) for policy details.

*Past Due - was not paid.
"draw your money"*

*PO 8/14/23
Deb. K.
226 777/B*

Detach here PC0004 05/17

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

Detach here

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

Minimum Due: \$556.00
Due by: 08/08/2023
Pay in Full: \$556.00
Amount you are paying: \$

Getzs Woods HOA
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.

Please do not write below this line

0101713561021576399606000000010055600000556



Member • Erie Insurance Group
100 Erie Ins. Pl. • Erie, PA 16530

✓ 8/28/23

Insured Copy

Invoice

Named Insured

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



61571156
AA7135

Minimum Due:	\$57.00
Due by:	09/08/2023
Pay in Full:	\$57.00

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

Make a secure online payment at erieinsurance.com.

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

Mail Date: 08/18/2023
Policy Number: Q610215763
Policy Type: ErieSecure Business
Policyholder: Getzs Woods Homeowners

Thank you for choosing Erie Insurance for your insurance needs!

See following page(s) for policy details.

ADD ADD

*AD 8/23/23
check by work owner
+ Mike Kammars
B*

(8/28/23 Deb emailed Policy)

Detach here PC0004 05/17

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

Detach here

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

Minimum Due:	\$57.00
Due by:	09/08/2023
Pay in Full:	\$57.00

Amount you are paying: \$ _____

Please write your Policy number on your check.
Make check payable to Erie Insurance.
Make a secure online payment at erieinsurance.com.

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

ERIE INSURANCE

100 Erie Insurance Place
Erie, PA 16530

Please do not write below this line

01017135610215763996060000001000570000005700



Coverage provided by
Erie Insurance Company
100 Erie Insurance Place Erie, PA 16530
erieinsurance.com

ErieSecure Business™ Policy Declarations

Revised Declarations

Mailing name and address for Insured

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



61555469
AA7877

Named Insured's full name

GETZS WOODS HOMEOWNERS ASSOCIATION INC

Legal entity
Corporation

Agent

AA7135 SUSQUEHANNA INSURANCE

Policy period

08/08/2023 to 08/08/2024

Policy number

Q61 0215763

Agent address and phone

SUSQUEHANNA INSURANCE
650 DELP RD
LANCASTER, PA 17601
(800) 826-2579

Policy period begins at 12:01 A.M. standard time on the effective date and ends at 12:01 A.M. standard time on the expiration date. Standard time is determined at the stated address of the Named Insured.

Agency email address

dturman@susquehannains.com

Agency website

http://www.susquehannains.com

The insurance applies to those premises described below. This is subject to all applicable terms of the policy and attached forms and endorsements.

PARTICIPATING-DIVIDENDS ARE NOT GUARANTEED AND MAY BE DECLARED BY THE BOARD OF DIRECTORS IN ITS SOLE DISCRETION.

Policy Discounts

Loyalty discount
Payment plan

Premium Summary

Total net premium:	\$613
Final premium:	\$613.00

(This is not a bill. Your invoice will follow in a separate mailing.)

Insured name: GETZS WOODS HOMEOWNERS ASSOCIATION INC
 Policy number: Q61 0215763
 Policy period: 08/08/2023 to 08/08/2024



Liability Protection

Commercial general liability coverage

Coverage	Deductible	Limit
Bodily injury and property damage		\$2,000,000 Each occurrence ✓
Personal and advertising injury		\$2,000,000 Any one person or organization
Medical expense payments		\$5,000 Any one person
Damage to premises rented to you – Fire legal liability		\$2,000,000 Any one premises
General aggregate		\$4,000,000
Products – Completed operations aggregate		\$4,000,000
Non-owned and hired automobile liability		Included
Damage to customers autos - Legal liability	\$200	Included

Policy Optional Coverages and Exclusions

Coverage	Deductible	Limit
Additional insured - Homeowners, townhouse, or similar associations (EPP1804)		✓
Directors and officers liability coverage - Condominiums or homeowners association	\$1,000	\$2,000,000 Each claim/ \$4,000,000 Aggregate
Retroactive date: 04/20/2016		
Number of units: 47		
Abuse or molestation exclusion		

Property Protection

Risk information for Location 1 - Building 1

Address:	Hunter's Path	Insured interest:	Building owner
City/State:	LANCASTER, PA		
Zip code:	17601		
County:	Lancaster		
Occupancy/Operations:	68500 Homeowners or similar association - association risk only		

Schedule of Forms

Form number	Edition date	Description
CG0001	04/13	Commercial General Liability Coverage Form
CG2106	05/14	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - With Limited Bodily Injury Exception
CG2109	06/15	Exclusion - Unmanned Aircraft
CG2146	07/98	Abuse or Molestation Exclusion
CG2170	01/15	Cap on Losses from Certified Acts of Terrorism
EPP0006	10/19	ErieSecure Business Extra Liability Coverages
EPP0008	10/22	Policy Change Endorsement - Exclusions
EPP0009	10/19	Exclusion - Professional Liability
EPP0011PA	10/19	Pennsylvania Liability Change Endorsement
EPP0033	10/19	Important Notice to Pennsylvania Policyholders - ErieSecure Business
EPP1804	10/19	Additional Insured - Homeowners, Townhouse, or Similar Association
EPP2617	10/22	Directors and Officers Liability Coverage - Condominium or Homeowners Associations

Insured name: GETZS WOODS HOMEOWNERS ASSOCIATION INC
Policy number: Q61 0215763
Policy period: 08/08/2023 to 08/08/2024

Page 3 of 6

Schedule of Forms - (continued)

Form number	Edition date	Description
EPP3208	10/19	Exclusion - Lead Liability
EPP4000PA	10/19	ErieSecure Business Policy - Pennsylvania
EPP4001	10/19	Amendment of Mobile Equipment Definition
EPP4007	10/19	Coverage for Punitive Damages
EPP5003	08/23 *	Important Notice to Policyholders - ErieSecure Business - Summary of Changes
IL985H	03/21	Disclosure Pursuant to Terrorism Risk Insurance Act

2 + h.c. 10/27 "4"

GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

PO BOX 132

LANDISVILLE, PA 17538

August 23, 2023

Mr. and Mrs. Conrad Carr

1091 Hunters Path

Lancaster, PA 17601

Dear Conrad,

In reviewing the records of the Association we became aware of the fact that your 2022 Dues were not reduced by the \$25 for the use of your electric on the entrance sign. In order to eliminate such possible confusion in the future and also to ensure you are paid in any year in which Dues are not declared the Board has decided to mail you a check in January of each year.

To remedy the 2022 oversight and to include the 2023 electric amount enclosed is a check in the amount of \$50.00. # 1202

Also enclosed is the invoice for the 2023 Dues.

Should you have any questions please do not hesitate to contact anyone on the Board.

On behalf of the Association we apologize for this oversight and Thank You both for your understanding and your help in illuminating the sign!

Sincerely,

✓ Bruno S. Schmalhofer,
On behalf of the Board

Enclosures

GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

PO BOX 132

LANDISVILLE, PA 17538

August 23, 2023

Mr. and Mrs. Stanley Porter

1090 Hunters Path

Lancaster, PA 17601

Dear Stanley,

In reviewing the records of the Association we became aware of the fact that you were not yet compensated the \$25 for the use of your electric on the entrance sign in 2023. In order to eliminate any confusion in the future and also to ensure you are paid in any year in which Dues are not declared the Board has decided to mail you a check in January of each year.

A check is enclosed for the 2023 electric amount of \$25.00.

1267

Also enclosed is the invoice for the 2023 Dues.

Should you have any questions please do not hesitate to contact anyone on the Board.

On behalf of the Association we Thank You both for your understanding and your help in illuminating the sign!

Sincerely,



Bruno S. Schmalhofer,

On behalf of the Board

Enclosures