

GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

Dear Getz's Woods Neighbors,

January 5, 2026

Attached is the Fourth Quarter 2025 Treasurer's Report with an ending Bank Balance of \$8,615.11.

Many Getz's Woods residents will recall that a prior Board needed to take legal action against a previous owner that had setup a hair salon business in their home without approval. The action commenced in 2003 and was finally ended in 2005. Every one of the 47 Getz's Woods owners then and since have benefited from this necessary expense to preserve the residential character of our development.

"Thank You" to the many, many owners that take such pride in maintaining a "desirable standard of appearance" with their homes and endeavor to be in full compliance with our Declaration, our Rules and East Hempfield Township Ordinances.

Hopefully 2026 brings a return to the sentiment expressed in a recent GWHA President's letter...." We are fortunate that we get to live in one of the most beautiful neighborhoods in Lancaster County. As homeowners it is our responsibility and duty to preserve the standards set forth in the Getz's Woods CC&R's...".

Please do not hesitate to contact the Board with any questions.

Bruno S. Schmalhofer

Treasurer & Director

attachments

~~1~~ of 26

GWHOA				
TREASURERS REPORT (per BANK Account)	**QUARTERLY**			1/2/2026
DATE	Explanation	\$\$\$	BALANCE	
9/30/2025	BALANCE-Beginning	-	\$ 13,542.34	
10/14/2025	RKG Law echeck**	\$ (2,155.61)		
10/14/2025	RKG Law echeck**	\$ (245.00)		
10/27/2025	St Edwards Church--#127**	\$ (300.00)		
10/31/2025	BALANCE-Ending	\$ (2,700.61)	\$ 10,841.73	
	OCTOBER-Bank		\$ 10,841.73	ATTACHED
10/31/2025	BALANCE-Beginning	-	\$ 10,841.73	
11/4/2025	Mountville Library-#129**	\$ (25.00)		
11/17/2025	Schmalhofer--#130**	\$ (115.62)		
11/20/2025	Karamanos--#128**	\$ (230.00)		
11/20/2025	RKG Law echeck**	\$ (1,421.00)		
11/20/2025	RKG Law echeck**	\$ (140.00)		
11/30/2025	BALANCE-Ending	\$ (1,931.62)	\$ 8,910.11	
	NOVEMBER-Bank		\$ 8,910.11	ATTACHED
11/30/2025	BALANCE-Beginning	-	\$ 8,910.11	
12/1/2025	Austin Law--#131**	\$ (295.00)		
12/31/2025	BALANCE-Ending	\$ (295.00)	\$ 8,615.11	
	DECEMBER-Bank		\$ 8,615.11	ATTACHED
	**Documentation Attached (No Outstanding Checks)			



US759 | BR309 | 1
ROP 450
P.O. Box 7000
Providence, RI 02940

Business Account
Statement

Page 1 of 5

Beginning October 01, 2025
through October 31, 2025

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
XXXXXX-

Clearly Better Business Checking for XXXXX-

Balance Calculation

Previous Balance		13,542.34
Checks	-	300.00
Debits	-	2,400.61
Deposits & Credit	+	.00
Current Balance	=	10,841.73

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 28, 2025.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING 

Checks				Previous Balance	
Check #	Amount	Date	Check #	Amount	Date
127	300.00	10/27			
				13,542.34	
				Total Checks	
				300.00	

Please See Additional Information on Next Page

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

Debits *****May include checks that have been processed electronically by the payee/merchant.***Total Debits****2,400.61****Date** **Amount** **Description****Other Debits**

10/14	2,155.61	RKG Law eCheck 101425 000000007224406
10/14	245.00	RKG Law eCheck 101425 000000007224426

Daily Balance**Current Balance**

Date	Balance	Date	Balance	Date	Balance	=	Current Balance
10/14	11,141.73	10/27	10,841.73				10,841.73

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

October 03, 2025
Client: 023566
Matter: 000003
Invoice #: 378620
Resp. Atty: ASM
Page: 1

RE: Enforcement Against Craig T. and Tracey L. Gullaksen

For Professional Services Rendered Through September 30, 2025

Total Services	\$0.00
Total Disbursements	\$125.00
Total Current Charges	\$125.00
Previous Balance	\$2,030.61
PAY THIS AMOUNT	\$2,155.61

All approved.

PA 10/10/25
VIA checks.

REMITTANCE

PLEASE PRINT ADDRESS CHANGE ON REVERSE SIDE

Client Name: Getz's Woods Homeowners Association, Inc.
Matter Name: Enforcement Against Craig T. and Tracey L. Gullaksen
Client Number: 023566
Matter Number: 000003

Invoice Date: October 3, 2025
Invoice Number: 378620

Responsible Atty: ASM - Aaron S. Marines

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

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

Pay by Mail: Use remittance advice & enclosed envelope

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

Total Outstanding: \$2,155.61

Total Remitted: _____

Additional Retainer: _____

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

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 11, 2025
Client: 023566
Matter: 000003
Invoice #: 378154
Resp. Atty: ASM
Page: 1

RE: Enforcement Against Craig T. and Tracey L. Gullaksen

For Professional Services Rendered Through August 31, 2025

Total Services	\$1,731.00
Total Disbursements	\$299.61
Total Current Charges	\$2,030.61
Previous Balance	\$353.75
<i>Less Payments</i>	<i>(\$353.75)</i>
PAY THIS AMOUNT	\$2,030.61

All approved.

REMITTANCE

PLEASE PRINT ADDRESS CHANGE ON REVERSE SIDE

Client Name: Getz's Woods Homeowners Association, Inc.
Matter Name: Enforcement Against Craig T. and Tracey L. Gullaksen
Client Number: 023566
Matter Number: 000003

Invoice Date: September 11, 2025
Invoice Number: 378154

Responsible Atty: ASM - Aaron S. Marines

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

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

Pay by Mail: Use remittance advice & enclosed envelope

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

Total Outstanding: \$2,030.61

Total Remitted: _____

Additional Retainer: _____

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

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 03, 2025
Client: 023566
Matter: 000001
Invoice #: 378619
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours
09/25/2025	ASM	Correspondence with Board regarding lawsuit, election issues and potential amendment to declaration.	0.3
		Total Professional Services	0.3
			\$105.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	0.3	\$105.00
Total Services		\$105.00
Total Current Charges		\$105.00
Previous Balance		\$140.00
PAY THIS AMOUNT		\$245.00

All Approved

Paid 10/13/25
via check/B.

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 11, 2025
Client: 023566
Matter: 000001
Invoice #: 378153
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	
08/11/2025	ASM	Review pictures of owners yard with bikes and inflatables; advised Board on options to address the matter.	0.4	
		Total Professional Services	0.4	\$140.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	0.4	\$140.00
Total Services		\$140.00
Total Current Charges		\$140.00
Previous Balance		\$70.00
<i>Less Payments</i>		(\$70.00)
PAY THIS AMOUNT		\$140.00

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 19, 2025.

Getz's Woods Homeowners Association, Inc. will provide proof of liability insurance to provide for any personal injury during the November 19, 2025 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 19, 2025 is as follows:

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

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

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

Chairs for 65 people

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

St. Edward's Episcopal Church



10/08/2025

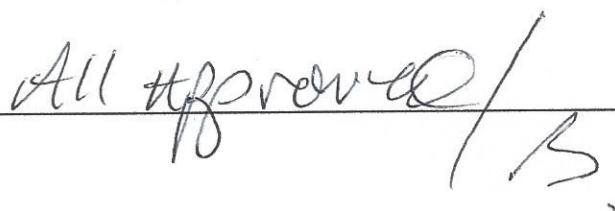
The Reverend Dr. Richard C. Bauer

Date

Getz's Woods Homeowners Association, Inc.

Representative Name

Date





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

Business Account
Statement

Page 1 of 5

Beginning November 01, 2025
through November 30, 2025

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

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

Clearly Better Business Checking for XXXXXX

Balance Calculation

Previous Balance	10,841.73
Checks	- 370.62
Debits	- 1,561.00
Deposits & Credit	+ .00
Current Balance	= 8,910.11

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, 2025.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING XXXXXX

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	10,841.73
128	230.00	11/20	130	115.62	11/17	Total Checks
129	25.00	11/04				370.62

Please See Additional Information on Next Page

Clearly Better Business Checking for XXXXXX [REDACTED] Continued

Debits *****May include checks that have been processed electronically by the payee/merchant.***Total Debits****1,561.00****Date** **Amount** **Description****Other Debits**

11/20	1,421.00	RKG Law eCheck 112025 000000007344793
11/20	140.00	RKG Law eCheck 112025 000000007344797

Daily Balance**Current Balance**

Date	Balance	Date	Balance	Date	Balance	=	Current Balance
11/04	10,816.73	11/17	10,701.11	11/20	8,910.11		8,910.11

✓ 10/9/25

Getz's Woods Homeowners Association, Inc.

NOTICE OF ANNUAL MEETING AND ELECTION OF BOARD MEMBERS

The Annual Meeting of the Getz's Woods Homeowners Association will be held at 7:00 pm on Wednesday, November 19, 2025, at St. Edwards Episcopal Church, 2453 Harrisburg Pike, Lancaster, PA 17601.

Two (2) board seats are up for election and there are four (4) candidates running – Rodney Ebersole, Mark Gainer, Nick Karamanos and Robert Shepler. A “Meet the Candidates” meeting will be held on Thursday, October 23, 2025, from 6:00 to 7:00 pm at the Mountville Library, 120 College Avenue, Mountville, PA.

The election of two (2) board members will take place at the Annual Meeting on November 19. If you are unable to attend the Annual Meeting please check the HOA website, <https://getzs-woods.com> for either a proxy or absentee ballot form and follow the instructions detailed on the website. These forms will be sent by mail as well.

On behalf of the Getz's Woods Homeowners Association, Inc.,

Mark Gainer, mgainer54@gmail.com President

Bruno Schmalhofer, bruno.schmalhofer@outlook.com Treasurer

Nick Karamanos, karamanos@comcast.net Secretary

AII

Approved

B.



Outlook

GWHA LetterStream reimbursement

From Bruno Schmalhofer <bruno.schmalhofer@outlook.com>

Date Fri 10/24/2025 9:09 AM

To Mark Gainer <mgainer54@gmail.com>; Nick Karamanos <karamanos@comcast.net>

1 attachment (469 KB)

Scan0017.pdf;

Mark & Nick,

Please approve a reimbursement to me for the two letters sent. \$57.81 + \$57.81=\$115.62. attached.

I was holding these pending another mailing.

Thanks,

Bruno

ck # 130

Approved by Mark G. + Nick K.

10/24/25 B



INVOICE

Date	Invoice #
Estimated	12337068

**Getz's Woods HOA
P.O. Box 132
Landisville, PA 17538**

Remit to address:

**LetterStream Inc.
P.O. Box 60692
City of Industry, CA 91716-0692**

Job Name		Mail Date	Terms		Payment Due
My Mailing 08/28/2025		Payment Reqd	PrePay		Upon Approval
Item	Description	Qty	Cost	Total	
_Windowed Letter (1stclass)	Windowed Express Letter - to be inserted into #10 2 window envelope and mailed first class	47	1.010	\$ 47.47	
1 Sheet Inserted	8.5x11 20 lb Plain White Simplex Black print GWHA-CandidatesLetter82925.pdf	47	0.120	\$ 5.64	
Coversheet	8.5x11 Printed Coversheet	47	0.100	\$ 4.70	

Thank you for your business.

A 2% monthly charge will be levied on any past due balances. Customer agrees to pay all collection costs and attorney's costs and attorney's fees necessary to collect any past due amounts, as permitted by law. Failure to contact us promptly about discrepancies substantiates the charges.



8551 East Anderson | Suite 108 | Scottsdale, AZ 85255
(480) 473-3282 support@letterstream.com

INVOICE

Date	Invoice #
Estimated	12613486

Getzl's Woods HOA
P.O. Box 132
Landisville, PA 17538

Remit to address:

LetterStream Inc.
P.O. Box 60692
City of Industry, CA 91716-0692

Job Name		Mail Date	Terms		Payment Due
My Mailing 10/09/2025		Payment Reqd	PrePay		Upon Approval
Item	Description	Qty	Cost	Total	
_Windowed Letter (1stclass)	Windowed Express Letter - to be inserted into #10 2 window envelope and mailed first class	47	1.010	\$ 47.47	
1 Sheet Inserted	8.5x11 20 lb Plain White Simplex Black print GWHA-2025annualmeetingnotice.pdf	47	0.120	\$ 5.64	
Coversheet	8.5x11 Printed Coversheet	47	0.100	\$ 4.70	
<i>Annual meeting notice.</i>					
<i>Printed by BSS.</i>					

Thank you for your business.

A 2% monthly charge will be levied on any past due balances. Customer agrees to pay all collection costs and attorney's costs and attorney's fees necessary to collect any past due amounts, as permitted by law. Failure to contact us promptly about discrepancies substantiates the charges.

Total Charges	\$ 57.81
Total Due	\$ 57.81



Outlook

Reimbursement for website charges

From karamanos@comcast.net <karamanos@comcast.net>

Date Mon 10/13/2025 10:35 PM

To Mark Gainer <mgainer54@gmail.com>; Bruno Schmalhofer <bruno.schmalhofer@outlook.com>

1 attachment (388 KB)

webador.pdf;

ck# 128 10/13/25

Bruno,

I have attached an itemization of the charges to my credit card for the time period I paid for the website. The total I paid was \$230.00. Kindly have the HOA cut me a check for that amount as reimbursement for my out of pocket expenses.

Thanks,

Nick

All approved. /S



Citi Double Cash Card

Karta wnos.

20'00



Citi Double Cash® Card - [REDACTED]

2530'00

Statement closing [REDACTED]

20'00

Current Balance [REDACTED]

Available Credit 20'00

[REDACTED]

[REDACTED]

[REDACTED]

Last Statement Balance [REDACTED]

21'00

Minimum Payment Due [REDACTED]

21'00

Payment due on [REDACTED]

21'00

Transactions

Oct 12, 2023 to Oct 13, 2025

Date	Description	Amount
Jun 21, 2025	Webador 2025-728081 W3 Eindhoven NLD	\$12.00
May 21, 2025	Webador 2025-602020 W3 Eindhoven NLD Digital Account Num...	\$12.00
Apr 22, 2025	Webador 2025-477409 W3 Eindhoven NLD Digital Account Num...	\$12.00
Mar 21, 2025	Webador 2025-348688 W3 Eindhoven NLD Digital Account Num...	\$12.00
Feb 21, 2025	Webador 2025-221909 W3 Eindhoven NLD Digital Account Num...	\$12.00
Jan 21, 2025	Webador 2025-90595 W38 Eindhoven NLD Digital Account Num...	\$12.00

Dec 21, 2024	Webador 2024-1467574 W Eindhoven NLD Digital Account Num...	\$12.00
Nov 21, 2024	Webador 2024-1344375 W Eindhoven NLD Digital Account Num...	\$12.00
Oct 21, 2024	Webador 2024-1218960 W Eindhoven NLD Digital Account Num...	\$12.00
Sep 21, 2024	Webador 2024-1092454 W Eindhoven NLD Digital Account Num...	\$12.00
Aug 21, 2024	Webador 2024-960188 W3 Eindhoven NLD Digital Account Num...	\$12.00
Jul 21, 2024	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$12.00
Jun 21, 2024	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$12.00
May 21, 2024	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$12.00
Apr 21, 2024	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$12.00
Mar 21, 2024	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$12.00
Feb 22, 2024	Webador F202 W3821508 Eindhoven NLD	\$12.00
Jan 21, 2024	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$12.00
Dec 21, 2023	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$12.00
Nov 21, 2023	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$1.00
Oct 21, 2023	Webador F202 W3821508 Eindhoven NLD Digital Account Num...	\$1.00

End of Activity

Total Activity Date Range

\$230.00

Pending purchases	\$0.00
Purchases	\$230.00
Cash advances	\$0.00



My subscription - Weborder

Invoices

[Overview](#) [Billing information](#) [Payment details](#) [Invoices](#) [Domains](#) [Email addresses](#)

Invoices

Invoice	Date	Amount	Status
2025-830221 (pdf)	Jul 15, 2025	\$108.00	Paid
2025-728081 (pdf)	Jun 21, 2025	\$12.00	 X
2025-602020 (pdf)	May 20, 2025	\$12.00	Paid
2025-477409 (pdf)	Apr 21, 2025	\$12.00	Paid
2025-348688 (pdf)	Mar 20, 2025	\$12.00	Paid
2025-221909 (pdf)	Feb 20, 2025	\$12.00	Paid
2025-90595 (pdf)	Jan 20, 2025	\$12.00	Paid
2024-1467574 (pdf)	Dec 21, 2024	\$12.00	 X
2024-1344375 (pdf)	Nov 20, 2024	\$12.00	Paid
2024-1218960 (pdf)	Oct 20, 2024	\$12.00	Paid
2024-1092454 (pdf)	Sep 21, 2024	\$12.00	Paid
2024-960188 (pdf)	Aug 21, 2024	\$12.00	Paid
2024-833528 (pdf)	Jul 21, 2024	\$12.00	Paid
2024-704386 (pdf)	Jun 21, 2024	\$12.00	Paid
2024-574166 (pdf)	May 21, 2024	\$12.00	Paid
2024-447205 (pdf)	Apr 21, 2024	\$12.00	Paid
2024-323356 (pdf)	Mar 21, 2024	\$12.00	Paid
2024-202342 (pdf)	Feb 20, 2024	\$12.00	Paid
2024-82446 (pdf)	Jan 20, 2024	\$12.00	Paid
2023-1056658 (pdf)	Dec 20, 2023	\$12.00	 X
2023-952508 (pdf)	Nov 21, 2023	\$1.00	Paid
2023-851096 (pdf)	Oct 21, 2023	\$1.00	Paid
2023-752988 (pdf)	Sep 21, 2023	\$1.00	Paid

* Weborder invoice attached.



Webador
support@webador.com
Torenallee 20 - 65
5617BC Eindhoven
The Netherlands

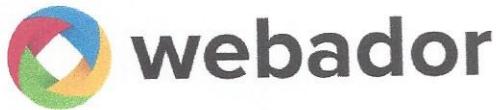
Getz's Woods Homeowners Association, Inc.
Attn. Cassandra Karamanos
P.O. Box 132
Landisville 17538
United States

CoC: 73261505
VAT: NL859426580B01
Bank: NL94 INGB 0007 4650 97
BIC: INGBNL2A

Invoice 2023-1056658

Invoice date: 2023-12-21
Due date: 2024-01-04

Description	Amount	Total
Pro subscription for the Getz's Woods website Period: December 21, 2023 - January 20, 2024	\$12.00	\$12.00
	Total	\$12.00



Webador
support@webador.com
Torenallee 20 - 65
5617BC Eindhoven
The Netherlands

Getz's Woods Homeowners Association, Inc.
Attn. Cassandra Karamanos
P.O. Box 132
Landisville 17538
United States

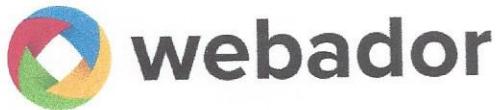
CoC: 73261505
VAT: NL859426580B01
Bank: NL94 INGB 0007 4650 97
BIC: INGBNL2A

Invoice 2024-1467574

Invoice date: 2024-12-21
Due date: 2025-01-04

Description	Amount	Total
Pro subscription for the Getz's Woods website Period: December 21, 2024 - January 20, 2025	\$12.00	\$12.00
	Total	\$12.00

The amount due will be billed to your credit card within 4 days.



Webador
support@webador.com
Torenallee 20 - 65
5617BC Eindhoven
The Netherlands

Getz's Woods Homeowners Association, Inc.
Attn. Cassandra Karamanos
P.O. Box 132
Landisville 17538
United States

CoC: 73261505
VAT: NL859426580B01
Bank: NL94 INGB 0007 4650 97
BIC: INGBNL2A

Invoice 2025-728081

Invoice date: 2025-06-21
Due date: 2025-07-05

Description	Amount	Total
Pro subscription for the Getz's Woods website Period: June 21 - July 20, 2025	\$12.00	\$12.00
	Total	\$12.00

VAT out of scope

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

November 10, 2025
Client: 023566
Matter: 000003
Invoice #: 379515
Resp. Atty: ASM
Page: 1

RE: Enforcement Against Craig T. and Tracey L. Gullaksen

For Professional Services Rendered Through October 31, 2025

Total Services	\$1,421.00
Total Current Charges	\$1,421.00
Previous Balance	\$2,155.61
Less Payments	(\$2,155.61)
PAY THIS AMOUNT	\$1,421.00

Approved by Mark G. + Nick K.

10/20/2025 via check/
VS

REMITTANCE

PLEASE PRINT ADDRESS CHANGE ON REVERSE SIDE

Client Name: Getz's Woods Homeowners Association, Inc.
Matter Name: Enforcement Against Craig T. and Tracey L. Gullaksen
Client Number: 023566
Matter Number: 000003
Invoice Date: November 10, 2025
Invoice Number: 379515

Responsible Atty: ASM - Aaron S. Marines

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

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

Pay by Mail: Use remittance advice & enclosed envelope

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

Total Outstanding: \$1,421.00

Total Remitted: _____

Additional Retainer: _____

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

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

November 10, 2025
Client: 023566
Matter: 000001
Invoice #: 379514
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	
10/09/2025	ASM	Correspondence to clients regarding pre-election session scheduling.	0.2	
10/27/2025	ASM	Correspondence to Board regarding ability to store temporary porta potty during construction.	0.2	
		Total Professional Services	0.4	\$140.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	0.4	\$140.00
Total Services	\$140.00	
Total Current Charges	\$140.00	
Previous Balance	\$245.00	
Less Payments	(\$245.00)	
PAY THIS AMOUNT	\$140.00	

All Approved.

10/10/2025 via echeck/
B.

Citizens®

US759 | BR309 | 1
ROP 450
P.O. Box 7000
Providence, RI 02940

Business Account Statement

Page 1 of 5

Beginning December 01, 2025
through December 31, 2025

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

XXXXXX-[REDACTED]

Clearly Better Business Checking for XXXXXX-[REDACTED]

Balance Calculation

Previous Balance		8,910.11
Checks	-	295.00
Debits	-	.00
Deposits & Credit	+	.00
Current Balance	=	8,615.11

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 30, 2026.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	8,910.11
131	295.00	12/01				
						Total Checks
						295.00

Please See Additional Information on Next Page

Austin Law Firm LLC
226 E Market St
York, PA 17403
+17178462246



INVOICE

BILL TO
Getz's Woods HOA
1034 Chapel Forge Ct.
Lancaster, PA 17601

SHIP TO
Getz's Woods HOA
1034 Chapel Forge Ct.
Lancaster, PA 17601

INVOICE # 2648
DATE 11/18/2025
DUE DATE 12/08/2025
TERMS Net 20

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/11/2025	legal services - partner	(1.3 hrs - courtesy billed at 1 hr) E-mail from client; review pleadings; E-mail to, from and to client re same, status	1:00	295.00	295.00

Contact Austin Law Firm LLC to pay by credit card or ACH.

BALANCE DUE

\$295.00

Approved by Mark G. + Nick K.

(Bruno S. abstained).

ppd 11/19/25 CLK# 151