

GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

Dear Getz's Woods Neighbors,

April 2, 2026

Attached is the first quarter Treasurer's Report of 2026.

2026 Dues invoices in the amount of \$500 were recently mailed and we encourage your prompt remittance. While this amount is higher than your recent Dues (for reasons previously explained), for the past ten years Dues have averaged \$170, which is an approximate Dues amount going forward.

Over the years every one of the 47 Owners in Getz's Woods has enjoyed the many benefits of our Homeowners Association. Many, many owners have volunteered their time on the Board and Architectural Committee to provide the many services required by Pennsylvania law (UPCA), East Hempfield Township and DEP, our Declaration and Bylaws, and the IRS.

Hopefully before the end of 2026 the Association can return to more normal times—lower legal fees and lower dues, full compliance with our Declaration and Rules, and all striving to keep Getz's Woods a beautiful neighborhood for all to enjoy.

The 2025 IRS tax form 1120-H was filed by the Treasurer on behalf of the Association without any cost to the owners. It is posted to our website.

Bruno S. Schmalhofer

Treasurer & Director

Attachment--# 14

GWHOA				
TREASURERS REPORT	**QUARTERLY**			4/2/2026
(per BANK Account)				
DATE	Explanation	\$\$\$	BALANCE	
12/31/2025	BALANCE-Beginning	-	\$ 8,615.11	
1/31/2026	BALANCE-Ending	\$ -	\$ 8,615.11	
	JANUARY-Bank		\$ 8,615.11	ATTACHED
1/31/2026	BALANCE-Beginning	-	\$ 8,615.11	
2/4/2026	RKG echeck**	\$ (770.00)		
2/4/2026	RKG echeck**	\$ (446.00)		
2/4/2026	RKG echeck**	\$ (70.00)		
2/28/2026	BALANCE-Ending	\$ (1,286.00)	\$ 7,329.11	
	FEBRUARY-Bank		\$ 7,329.11	ATTACHED
2/28/2026	BALANCE-Beginning	-	\$ 7,329.11	
3/2/2026	Porter#132**	\$ (25.00)		
3/2/2026	Carr#133**	\$ (25.00)		
3/2/2026	USPS#134**	\$ (10.48)		
3/13/2026	Gainer#135**	\$ (78.00)		
3/17/2026	RKG echeck**	\$ (500.00)		
3/17/2026	RKG echeck**	\$ (71.00)		
3/31/2026	BALANCE-Ending	\$ (709.48)	\$ 6,619.63	
	MARCH-Bank		\$ 6,619.63	ATTACHED
	**Documentation Attached (No Outstanding Checks)			



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

Business Account Statement

Page 1 of 2

Beginning January 01, 2026
 through January 31, 2026

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 [REDACTED]

Clearly Better Business Checking for XXXXXX [REDACTED]

Balance Calculation

Previous Balance		8,615.11
Checks	-	.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 February 27, 2026.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

No activity this statement period.

	Previous Balance
	8,615.11
	Current Balance
=	8,615.11



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

Business Account Statement

Page 1 of 3

Beginning February 01, 2026
 through February 28, 2026

Questions? Contact us today:



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citizensbank.com



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

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 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		8,615.11
Checks	-	.00
Debits	-	1,286.00
Deposits & Credit	+	.00
Current Balance	=	7,329.11

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 March 31, 2026.

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
			8,615.11
			Total Debits
Other Debits			1,286.00
02/04	770.00	RKG Law eCheck 020426 000000007573076	
02/04	446.00	RKG Law eCheck 020426 000000007573059	
02/04	70.00	RKG Law eCheck 020426 000000007573089	

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
img@rkglaw.com
 (717) 293-9293

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

December 04, 2025
 Client: 023566
 Matter: 000001
 Invoice #: 380087
 Resp. Atty: ASM
 Page: 1

RE: General Legal Services

For Professional Services Rendered Through November 30, 2025

SERVICES

Date	Person	Description of Services	Hours	
11/04/2025	ASM	Correspondence with Board regarding Gullaksen and his attorney taking part in annual meeting.	0.2	
11/14/2025	ASM	(No charge) Draft email to opposing counsel regarding election and settlement.	0.5	
11/19/2025	ASM	Attend Getz's Woods annual meeting.	2.0	
Total Professional Services			2.9	\$770.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	2.7	\$770.00
DLS Debra L. Sears	0.2	\$0.00

Total Services	\$770.00
Total Current Charges	\$770.00
Previous Balance	\$140.00
Less Payments	(\$140.00)
PAY THIS AMOUNT	\$770.00

[Handwritten signature]

All approved

paid via echeck. 2/3/26

B.

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

101 North Pointe Boulevard
Suite 202
Lancaster, PA 17601

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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 04, 2025
Client: 023566
Matter: 000003
Invoice #: 380088
Resp. Atty: ASM
Page: 1

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

For Professional Services Rendered Through November 30, 2025

Total Services	\$446.00
Total Current Charges	\$446.00
Previous Balance	\$1,421.00
Less Payments	(\$1,421.00)
PAY THIS AMOUNT	\$446.00

Mark G. & Nick K. approved

paid via echeck 2/3/26
B

REMITTANCE

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: December 4, 2025
Invoice Number: 380088

Responsible Atty: ASM - Aaron S. Marines

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

PLEASE PRINT ADDRESS CHANGE ON REVERSE SIDE

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

Pay by Mail: Use remittance advice & enclosed envelope

Pay Online: [Click hereto](#) pay now

Total Outstanding: \$446.00

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

January 15, 2026
Client: 023566
Matter: 000001
Invoice #: 381262
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	
12/02/2025	ASM	Correspondence to Board regarding C. Gullaksen erroneous facebook posts.	0.2	
Total Professional Services			0.2	\$70.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	0.2	\$70.00

Total Services	\$70.00	
→ Total Current Charges		\$70.00
Previous Balance		\$770.00
PAY THIS AMOUNT		\$840.00

All approved

paid via echeck 2/3/26
B



US759 | BR309 | 4
 ROP 450
 P.O. Box 7000
 Providence, RI 02940

Business Account Statement

Page 1 of 5

Beginning March 01, 2026
 through March 31, 2026

Questions? Contact us today:



CALL:
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 1-800-862-6200



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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
 XXXXX [REDACTED]

Clearly Better Business Checking for XXXXXX [REDACTED]

Balance Calculation

Previous Balance		7,329.11
Checks	-	138.48
Debits	-	571.00
Deposits & Credit	+	.00
Current Balance	=	6,619.63

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 April 30, 2026.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	7,329.11
132	25.00	03/09	134	10.48	03/12	Total Checks
133	25.00	03/04	135	78.00	03/17	
						138.48

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

Date	Amount	Description	-		571.00
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Other Debits

03/17	500.00	RKG Law eCheck 031726 000000007720814			
03/17	71.00	RKG Law eCheck 031726 000000007720816			

Daily Balance

Current Balance

Date	Balance	Date	Balance	Date	Balance	=	6,619.63
03/04	7,304.11	03/12	7,268.63	03/17	6,619.63		
03/09	7,279.11						

GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

PO BOX 132

LANDISVILLE, PA 17538

March 2, 2026

Mr. and Mrs. Stanley Porter

1090 Hunters Path

Lancaster, PA 17601

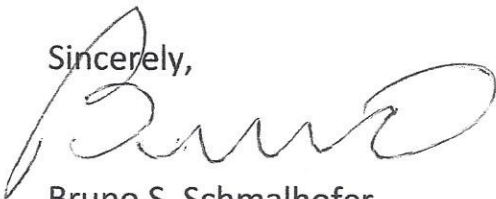
Dear Stanley,

Enclosed is a check in the amount of \$25.00 to compensate you for your electric costs for the Getz's Woods entrance sign lights for the 2026 year.

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 help in illuminating our Getz's Woods sign!

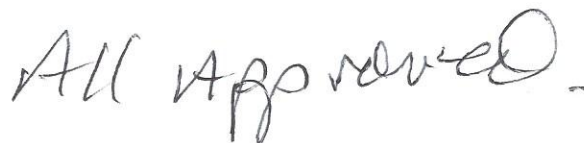
Sincerely,



Bruno S. Schmalhofer,

On behalf of the Board

Enclosure

#132


GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

PO BOX 132

LANDISVILLE, PA 17538

March 2, 2026

Mr. and Mrs. Conrad Carr

1091 Hunters Path

Lancaster, PA 17601

133

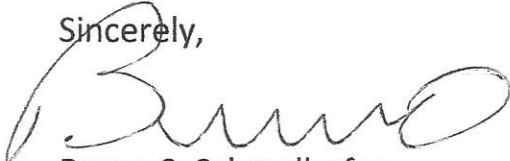
Dear Conrad,

Enclosed is a check in the amount of \$25.00 to compensate you for your electric costs for the Getz's Woods entrance sign lights for the 2026 year.

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 help in illuminating our Getz's Woods sign!

Sincerely,



Bruno S. Schmalhofer,

On behalf of the Board

Enclosure

All approved

11204 2025



LANDISVILLE
241 ELIZABETH ST
LANDISVILLE, PA 17538-9998
www.usps.com

03/02/2026

10:50 AM

TRACKING NUMBERS
9589 0710 5270 3449 5814 27

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



All approved. / B

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
<i>IRS</i> First-Class Mail® Letter	1		\$0.78
Kansas City, MO 64999			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Thu 03/05/2026			
Certified Mail®			\$5.30
Tracking #:			
<i>A</i> 9589 0710 5270 3449 5814 27			
Return Receipt			\$4.40
Tracking #:			
<i>A</i> 9590 9402 8096 2349 8776 27			
Total			\$10.48

Grand Total: *chk* \$10.48
 Personal/Bus Check *134* \$10.48

TO REPORT AN ISSUE
Visit <https://email.us.usps.com>

All labels/markings on parcel

GWHOA expense

From Mark Gainer <mgainer54@gmail.com>

Date Sun 3/1/2026 11:23 AM

To Bruno Schmalhofer <bruno.schmalhofer@outlook.com>; Nick & Cassandra Karamanos <karamanos@comcast.net>

Stamps for mailing.



All
Approved.
/s/ B
ck# 135
3/13/26

Sent from my iPhone
Mark D. Gainer
mgainer54@gmail.com

← reimburse to.

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

February 09, 2026
 Client: 023566
 Matter: 000003
 Invoice #: 381755
 Resp. Atty: ASM
 Page: 1

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

For Professional Services Rendered Through January 31, 2026

Total Services	\$1,709.00
Total Current Charges	\$1,709.00
Previous Balance	\$446.00
Less Payments	(\$446.00)
PAY THIS AMOUNT	\$1,709.00

*Mark G. + Nick K. approved / B
 - Payment #1 3/17/26*

*- 500.00
 \$ 1209.00*

REMITTANCE

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

PLEASE PRINT ADDRESS CHANGE ON REVERSE SIDE

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

Pay by Mail: Use remittance advice & enclosed envelope

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

Invoice Date: February 9, 2026
Invoice Number: 381755

Responsible Atty: ASM - Aaron S. Marines

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

Total Outstanding: \$1,709.00

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

March 11, 2026
Client: 023566
Matter: 000001
Invoice #: 382618
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	
02/19/2026	ASM	Review budget; correspondence to client regarding same.	0.2	
		Total Professional Services	0.2	\$71.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	0.2	\$71.00

Total Services \$71.00
Total Current Charges \$71.00
PAY THIS AMOUNT **\$71.00**

All approved.

paid 3/16/26 via echeck. /B