

GETZ'S WOODS HOMEOWNERS ASSOCIATION, INC.

Dear Getz's Woods Neighbors,

July 25, 2025

The Second Quarter 2025 Treasurer's Report is attached to this Supplement.

Earlier this year I contacted CAMCO--a local HOA Management business that services some nearby HOA's—and requested a proposal for GWHOA, that included their providing a new website. The cost was excessive for the limited services provided (\$4,200/year plus \$225/yr software plus \$500 setup) and I concluded that maintaining our self-managed status is the most cost-effective for GWHOA but depends on the continued willingness of volunteers to serve on both the Board and Architectural Committee.

Recently the administration of our GWHOA website was transitioned from Cassandra & Nick Karamanos to myself. I intend to continue with the current website (Webador) until I can devote time to both evaluate another provider and consider a change. Hopefully many of you noticed a few changes to the website.

Please do not hesitate to contact any Director with any questions.

Bruno S. Schmalhofer, Treasurer

Attachments-# 11

GWHOA				
TREASURERS REPORT	**QUARTERLY**		7/10/2025	
(per BANK Account)				
DATE	Explanation	\$\$\$	BALANCE	
3/31/2025	BALANCE-Beginning	-	\$ 19,673.80	
4/2/2025	Gainer #122**	\$ (17.15)		
4/2/2025	RKG Law echeck**	\$ (686.25)		
4/30/2025	BALANCE-Ending	\$ (703.40)	\$ 18,970.40	
	APRIL-Bank		\$ 18,970.40	ATTACHED
4/30/2025	BALANCE-Beginning	-	\$ 18,970.40	
5/5/2025	RKG Law echeck**	\$ (1,050.00)		
5/5/2025	RKG Law echeck**	\$ (525.00)		
5/14/2025	RKG Law echeck**	\$ (70.00)		
5/31/2025	BALANCE-Ending	\$ (1,645.00)	\$ 17,325.40	
	MAY-Bank		\$ 17,325.40	ATTACHED
5/31/2025	BALANCE-Beginning	-	\$ 17,325.40	
6/23/2025	RKG Law echeck**	\$ (550.00)		
6/23/2025	RKG Law echeck**	\$ (70.00)		
6/30/2025	BALANCE-Ending	\$ (620.00)	\$ 16,705.40	
	JUNE-Bank		\$ 16,705.40	ATTACHED
	**Documentation Attached			
	(One Outstanding Check-\$122.00)			



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

Business Account Statement

Page 1 of 5

Beginning April 01, 2025
through April 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 [REDACTED]

Clearly Better Business Checking for XXXXXX [REDACTED]

Balance Calculation

Previous Balance		19,673.80
Checks	-	17.15
Debits	-	686.25
Deposits & Credit	+	.00
Current Balance	=	18,970.40

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 May 30, 2025.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING [REDACTED]

Checks						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	19,673.80
122	17.15	04/02				Total Checks
						- 17.15

Please See Additional Information on Next Page

NOV letter



Office

All approved

1958 Fruitville Pike
Lancaster, PA 17601-3916
717.581.1239

February 7, 2025 1:38 PM
Receipt #: LNSK00611290

FedEx Express \$17.15
FedEx 2Day
771943902717

Recipient Address

Mr & Mrs Craig Gullaksen
1019 Chapel Forge Dr
LANCASTER, PA 17601, US
000-000-0000

3/27/25

Scheduled Delivery Date: 02/11/2025

Pricing Option: One Rate

Package Information: FedEx Envelope

Additional Services:

Indirect Signature Required

FEDEX_ONE_RATE

EMAIL_NOTIFICATION

Package Weight: .20 lb (S)

Declared Value: \$1

check
122

Express Subtotal \$17.15

Tax \$0.00
Total \$17.15

***** PURCHASE *****

APPROVED
TO Mark Miner.

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

March 18, 2025
Client: 023566
Matter: 000003
Invoice #: 373845
Resp. Atty: ASM
Page: 1

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

For Professional Services Rendered Through March 10, 2025

Total Services	\$535.00
Total Disbursements	\$151.25
Total Current Charges	\$686.25
PAY THIS AMOUNT	\$686.25

Approved by Mark G. AND Mike K.

paid 4/1/25

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: March 18, 2025
Invoice Number: 373845

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 here](#) to pay now

Total Outstanding: \$686.25

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



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 May 01, 2025
through May 31, 2025

Questions? Contact us today:



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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		18,970.40
Checks	-	.00
Debits	-	1,645.00
Deposits & Credit	+	.00
Current Balance	=	17,325.40

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 June 30, 2025.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT ENDING: [REDACTED]

Debits **

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

Date	Amount	Description
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Other Debits

05/05	1,050.00	RKG Law eCheck 050525 000000006724388
05/05	525.00	RKG Law eCheck 050525 000000006724390
05/14	70.00	RKG Law eCheck 051425 000000006752499

Previous Balance

18,970.40

Total Debits

1,645.00

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

April 10, 2025
Client: 023566
Matter: 000003
Invoice #: 374327
Resp. Atty: ASM
Page: 1

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

For Professional Services Rendered Through March 31, 2025

Total Services	\$1,050.00
Total Current Charges	\$1,050.00
Previous Balance	\$686.25
Less Payments	(\$686.25)
PAY THIS AMOUNT	\$1,050.00

*paid 5/5/25
via check / RGG*

Approved Mark G. + Mick K.

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: April 10, 2025
Invoice Number: 374327

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 here](#) to pay now

Total Outstanding: **\$1,050.00**

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

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

April 16, 2025
Client: 023566
Matter: 000001
Invoice #: 374624
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through April 08, 2025

SERVICES

Date	Person	Description of Services	Hours	
03/07/2025	ASM	Schedule R. Ebersole inspection of records.	0.2	
03/10/2025	ASM	Review emails from Gullaksen and Ebersole regarding records inspection; prepare for inspection; meeting with M. Gainer regarding same.	0.8	
03/11/2025	ASM	Correspondence to Board to respond to Gullaksen and Ebersole requests after they inspected records.	0.2	
03/17/2025	ASM	Multiple correspondence from Gullaksen regarding suing Association, contacting insurance company and additional review of records; correspondence to Board regarding same.	0.3	
Total Professional Services			1.5	\$525.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	1.5	\$525.00
Total Services	\$525.00	
Total Current Charges		\$525.00
Previous Balance		\$3,711.00
Less Payments		(\$3,711.00)
PAY THIS AMOUNT		\$525.00

Approved Mark G. + Meckle.

paid via check
5/5/25
RLS

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

May 12, 2025
Client: 023566
Matter: 000001
Invoice #: 375234
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	
04/21/2025	ASM	Review letter from C. Gullaksen to owners; correspondence to Board regarding same.	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		\$525.00
Less Payments		(\$525.00)
PAY THIS AMOUNT		\$70.00

paid echeck
5/13/25

All approved.



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 June 01, 2025
through June 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
Clearly Better Business Checking
XXXXX [REDACTED]

Clearly Better Business Checking for XXXXXX [REDACTED]

Balance Calculation

Previous Balance		17,325.40
Checks	-	.00
Debits	-	620.00
Deposits & Credit	+	.00
Current Balance	=	16,705.40

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 July 31, 2025.

TRANSACTION DETAILS FOR BUSINESS CHECKING ACCOUNT END [REDACTED]

Debits **

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

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

Other Debits

06/23	550.00	RKG Law eCheck 062325 000000006875423
06/23	70.00	RKG Law eCheck 062325 000000006875413

Previous Balance

17,325.40

Total Debits

620.00

Please See Additional Information on Next Page

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

June 11, 2025
Client: 023566
Matter: 000003
Invoice #: 375771
Resp. Atty: ASM
Page: 1

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

For Professional Services Rendered Through May 31, 2025

Total Services	\$550.00
Total Current Charges	\$550.00
Previous Balance	\$1,050.00
Less Payments	(\$1,050.00)
PAY THIS AMOUNT	\$550.00

Mark G. & Nick K. Approved.

*PAID 6/20/25
via check/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: June 11, 2025
Invoice Number: 375771

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 here](#) to pay now

Total Outstanding: **\$550.00**

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

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

June 11, 2025

Client: 023566
Matter: 000001
Invoice #: 375770
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	
05/20/2025	ASM	Correspondence from R. Ebersole and C. Gullaksen regarding 2023 election.	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	\$70.00
Less Payments	(\$70.00)
PAY THIS AMOUNT	\$70.00

Monika G. + Nick K. Approved

*PAID 6/20/25
via
echeck/*
B