

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

101 North Pointe Boulevard
Suite 202
Lancaster, PA 17601

Accounts Receivable Contact
Lynn Good
lmg@rkglaw.com
(717) 295-9293

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

May 06, 2028
Client: 023566
Matter: 000001
Invoice #: 383739
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through April 30, 2026

Total Services	\$319.50
Total Current Charges	\$319.50
Previous Balance	\$71.00
Less Payments	(\$71.00)
PAY THIS AMOUNT	\$319.50

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: May 6, 2026
Invoice Number: 383739

Pay by Mail: Use remittance advice & enclosed envelope

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

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: **\$319.50**

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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May 02, 2026
Client: 023566
Matter: 000001
Invoice #: 383739
Resp. Attv: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	
04/02/2026	ASM	Correspondence with client regarding Board member resigning, appointing a new member for the duration of the term and minutes of Board meeting.	0.2	
04/07/2026	ASM	Respond to request for insurance certificate and Board records from R. Ebersole.	0.4	
04/28/2026	ASM	Correspondence to Board regarding R. Ebersole request to view ballots of 2023, 2024 and 2025 elections	0.3	
Total Professional Services			0.9	\$319.50

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	0.9	\$319.50

Total Services	\$319.50	
Total Current Charges		\$319.50
Previous Balance		\$71.00
Less Payments		(\$71.00)
PAY THIS AMOUNT		\$319.50

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June 09, 2026
Client: 023566
Matter: 000001
Invoice #: 384409
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through May 31, 2026

Total Services	\$568.00
Total Current Charges	\$568.00
Previous Balance	\$319.50
Less Payments	(\$319.50)
PAY THIS AMOUNT	\$568.00

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: June 9, 2026
Invoice Number: 384409

Pay by Mail: Use remittance advice & enclosed envelope

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

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: \$568.00

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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June 09, 2026
Client: 023566
Matter: 000001
Invoice #: 384409
Resp. Atty: ASM
Page: 1

RE: General Legal Services

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	
05/05/2026	ASM	Correspondence and meeting with client regarding R. Ebersole records requests; respond to requests by allowing R. Ebersole to review election results in RKG offices.	0.4	
05/11/2026	ASM	Correspondence with R. Ebersole regarding inspection of records.	0.5	
05/13/2026	ASM	Respond to R. Ebersole request to view attorney-client privileged communication.	0.2	
05/14/2026	ASM	Correspondence from R. Ebersole regarding disclosure of attorney letter to Board.	0.1	
05/19/2026	ASM	Prepare materials and reserve conference room for R. Ebersole inspection of election records.	0.2	
05/26/2026	ASM	Review correspondence from unit owner regarding mention of Gullaksen litigation prior to purchase; correspondence to clients regarding requirement to list pending litigation in Certificate of Resale at time of closing.	0.2	
Total Professional Services			1.6	\$568.00

PERSON RECAP

Person	Hours	Amount
ASM Aaron S. Marines	1.6	\$568.00

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March 11, 2026
Client: 023566
Matter: 000003
Invoice #: 382619
Resp. Atty: ASM
Page: 1

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

For Professional Services Rendered Through February 28, 2026

Total Services	\$823.00
Total Current Charges	\$823.00
Previous Balance	\$1,709.00
PAY THIS AMOUNT	\$2,532.00

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

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

Invoice Date: March 11, 2026
Invoice Number: 382619

Pay by Mail: Use remittance advice & enclosed envelope

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

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: **\$2,532.00**

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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June 09, 2026
Client: 023566
Matter: 000003
Invoice #: 384410
Resp. Atty: ASM
Page: 1

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

For Professional Services Rendered Through May 31, 2026

Total Services	\$213.00
Total Current Charges	\$213.00
Previous Balance	\$2,532.00
Current Interest	\$56.60
Less Payments	(\$1,500.00)
PAY THIS AMOUNT	\$1,301.60

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**

Invoice Date: June 9, 2026
Invoice Number: 384410

Pay by Mail: Use remittance advice & enclosed envelope

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

Responsible Atty: ASM - Aaron S. Marines

Total Outstanding: **\$1,301.60**

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

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