

The Oaks Homeowners Association
Board Meeting
31 Truman Street
Palmyra, PA 17078
October 19, 2015

Present: Jim Graeff, President; Ed Kenyon, Vice President; Deb Blanchard, Treasurer; Nancy Kenyon, Acting Secretary for Anne Mease-Shiner; Mack Copeland, ACC Chair

Meeting was called to order at 7:09 p.m. There was a quorum of Board members present.

August 17, 2015 meeting minutes were approved.

Vice President Report –

Sinkhole Repair

8/20 – One sinkhole was repaired by Long’s Excavating

8/25 – Another sinkhole has gotten larger. Dave Zulick and I built a fence around it

10/19 – Put up “Keep Out” signs at sinkhole

LED Lights

8/25 – We uninstalled loaned LED light located at 31 Truman Street and installed new LED light with less wattage and a more yellow glow. We installed a 65 wattage LED light at 45 Hickory Street. Input from residents indicates the light in front of 31 Truman is more acceptable.

10/19 – We have inventory of 3 globes, 3 bulbs, 1 sensors and 3 fixtures for existing lights.

Common Grounds

9/14 – Greenskeeper trimmed weeds on steep hill located at 75 Pin Oak Street

9/22 – Greenskeeper applied fall application of weed killer to common area

10/10 – A tree fell on a townhouse located at 79 Pin Oak Street. Richard Long Tree Co. removed 6 tall pine trees to prevent future problems

10/13 – The homeowner at 75 Pin Oak Street communicated there are several dead trees very close to his home and would like them removed. It was decided to proceed with the removal.

Next three months

- Some grass cutting in common area

- Replace street lights as they go bad

Secretary Report –

No report

Treasurer Report –

Balances: Current balance in the checking is \$4,216.37; Money Market has \$17,716.55 and there is \$21,648.65 in the CD.

The Treasurer passed out the projected budget for 2016, which was then discussed. It is assumed there will be increases in electric, common grounds due to sinkholes/tree removal, and lighting expenses.

ACC Report –

A storage shed construction at 49 Red Maple Circle received post approval since it met all requirements. However, homeowners are reminded that they should receive prior approval of all modifications to their property in the event they do not meet the Association codes and would need to be removed/changed.

President Report –

The Secretary's nominating committee should come up with a nominee for the ACC position.

The President has updated the comprehensive list of homeowner's addresses, emails, and phones and has added new homeowners. This list is strictly for Board use, not for distribution.

Neighborhood News –

The annual meeting will be held on Monday, April 4, 2016 at 7 p.m.

The annual yard sale will be held on Saturday, May 21, 2016.

The meeting was adjourned at 8:25 p.m.

Next Meeting: The next meeting will be scheduled for January, date to be determined.

Submitted by
Nancy Kenyon, Acting Secretary