

19<sup>th</sup> Annual Oaks Homeowners Meeting  
Monday, April 1, 2019 at 7:00 pm  
Finkenbinder Funeral Home, 325 S. Railroad Street

The President opened the meeting at 7:05 pm. He announced that we had a meeting quorum, welcomed everyone and thanked everyone for taking the time to attend this year's Annual Meeting.

The President then introduced the Board Members: **The President**, Jack McDonald, [jw\\_mcdonald@reagan.com](mailto:jw_mcdonald@reagan.com), **The Vice President**, Ed Kenyon, [edkenyon@hotmail.com](mailto:edkenyon@hotmail.com), **The Treasurer**, Deb Blanchard, [mdblanchard@comcast.net](mailto:mdblanchard@comcast.net), **The Secretary** – Ann Mease Shiner, [annmease@hotmail.com](mailto:annmease@hotmail.com), **The Architectural Control Committee Chairman**, Natalie Bucklavich, [nataliewe@gmail.com](mailto:nataliewe@gmail.com). All were in attendance.

The President let all know in attendance that the office of treasurer, secretary and vice president were up for re-election.

The president reported that 10 new residents/families moved into the development since this time last year - all fees associated with these moves are in order. The vice president and he will be erecting a wire fence around the sink hole area near the lower end of the Association property, this to happen in the next few days.

**The meeting was turned over to the Vice President** who reported on his responsibilities. The vice president thanked all the homeowners for attending the meeting and thanked all who have assisted in keeping the Oaks in great condition. The goal of the board is to keep the neighborhood in pristine condition for everyone to enjoy. The responsibility of the vice president is to take care of and maintain the streets lights and common grounds of the Oaks.

All 32 street lights have been converted to LED's and the total cost of the project was approximately \$5,000. We are saving around \$100.00 per month on our electric invoice. This equals 3-year pay back which will include less repair and replacement costs.

The vice president spoke about the *Lycorma delicatula*, commonly known as the Spotted Lanternfly (SLF). It is a new invasive insect that has spread throughout southeastern Pennsylvania since its discovery in Berks County in 2014. SLF presents a significant threat to Pennsylvania agriculture, including the grape, tree-fruit, hardwood and nursery industries. He advises all residents to be on the look-out for this insect!

We have approximately 14 acres of common area. Brownie Lawn Service will continue to mow the common areas. We have contracted with Greenskeeper to do one broad leaf weed control application in the common areas in May. We also maintain two fences in the common area and one Marquee. In 2018 we had a larger than normal amount of rain and a large sinkhole appeared in the common area. The cost to fill and repair this sinkhole was \$9,700.

**The meeting was then turned over to the Treasurer** for the Treasurer's report. The treasurer began by saying she did not run for re-election. She thanked the board and wished all success going forward and appreciated her time serving the Oaks community.

An audit of the association's expenses was conducted by Garcia Garman and Shea PC; full copies of the results are currently posted on our website [www.palmyraoaks.com](http://www.palmyraoaks.com). The Treasurer pointed out that a yearly analysis sheet can be found at the meeting as well as on the association's website.

The Treasurer dispensed reimbursement checks for the maintenance assessment to all officers who have served a full year, in compliance with the 3<sup>rd</sup> Amendment to the By-Laws, dated August 6, 2015.

**The meeting was turned over to the Secretary**

We have three new incoming board member positions open, vice president, secretary and treasurer. The candidates running for vice president, secretary and treasurer were attached to the ballots sent out in March. Votes were graciously counted by Elaine McDonald and Claudia Zulick prior to the annual meeting. There were 92 ballots and all incoming board members were voted into office for two years. There were 33 homeowners in attendance at the meeting.

The new Vice President is Helen Bernhardt, Ann Mease-Shiner was re-elected as Secretary, and Ed Kenyon was voted in as Treasurer.

We wish to thank Deb Blanchard her 4 years of service to the board and appreciate the love she has for her neighbors and this community.

The web address is still the same, [www.palmyraoaks.com](http://www.palmyraoaks.com). Homeowners can view such things as past newsletters, Board meeting minutes, the yearly financial analysis, an exterior modification request form, legal documents and announcements. Homeowners can also contact the Board members via email directly from the website. We encourage everyone to submit pictures to be added to the web page.

It is also very important that homeowners inform the Board of any changes to your email addresses. If there are changes to your email addresses, please contact one of the Board members so that our records can be updated. Emails are usually only sent out to alert members to information such as construction work in the area, maybe a lost pet, a burglary or robbery, election news and the newsletter.

**The meeting was turned over to the Architectural Control Committee Chair.**

The ACC Chair commented on several roofing and fencing requests and she directed them to tour the web site where all the information is available. She stated that all residents should not hesitate to get in touch with any questions they may have going forward.

**The final report was given by the President.** The President thanked everyone in attendance for coming out to the 19<sup>th</sup> Annual Meeting. He asked if there were any questions and several homeowners had suggestions:

The idea of sending the Acorn out via US mail was introduced by Don Hassenbein and UNOFFICIALLY rejected by virtually everybody in attendance. We did discuss the idea of sending out a "blast" email with the Acorn as an attachment. I support this idea and will be happy to send the actual email at the appropriate time

Subsequent to the meeting, Linsey Lyons, a resident of Apple Blossom Lane introduced the idea of a Facebook page for the Association and further volunteered to initiate and manage it. The President requested input from all our officers. Once he receives that input and, assuming the Board supports the idea, he will get with Linsey and finalize the idea.

The President invited all members to attend our 20<sup>th</sup> Annual Meeting which will take place the first Monday of April 2020 at a location to be determined. If changes are needed, we will note on the web site.

Meeting adjourned at 8:15.

Respectfully submitted,

Ann Mease-Shiner  
Secretary