

The Oaks Homeowners Association
P. O. Box 163
Palmyra, PA 17078

A meeting of the Officers of the Oaks Homeowners Association was held on Tuesday, June 9, 2009 at the home of the Treasurer. Present were Don Hassenbein, President; Jim Graeff, Vice President; Eric Hoffman, Secretary, Ray Urban, Arch. Control Chairman and Pat Raskauskas, Treasurer.

The meeting was opened at 6:30 PM with a motion of the Treasurer to approve the minutes from the last board meeting on May 5, 2009, with the Arch. Control Chairman seconded them. The President then asked for a motion to approve the minutes from the board's special meeting/common ground tour. The Treasurer made a motion with the Arch. Control Chairman seconding them.

President's Report –

The President opened with a review of both common ground tours, the first one being the special meeting held at the end of May and the one with the President and Secretary on June 8th.

The bottom of one of the sections of the white fence at Pin Oak Circle had slipped out and was fixed during the June 8th tour. The Arch Control Chairman recommended that the board have the fence marked to show the section of fencing owned and maintained by the HOA. It was determined by the board that no further action was necessary to take based on the findings of the tours.

The homeowner at 49 Hickory, whose fence was installed in violation of the Restrictions & Covenants, informed the Board on May 19 that a pin survey had been completed and that the fence would be moved onto their property. The Board has since verified that the back fence has been moved about 3 feet on one side, and 4 feet on the other, back onto the homeowner property. The Arch Control Chairman will be sending a letter to ask the property owner to resubmit a new sketch of their property showing where their property line is and where the fence falls. Once he receives this, a letter of approval for the existing fence will be sent out. The letter will also contain an FYI that their trees, shrubs and bridge are within an easement and may have to be moved in the future if the Township, or contractor, would need to gain access to the common ground next to or behind their property.

New Business –

A letter from D.L Reiber Associates, Inc was passed out to the board members regarding their business of land surveying.

Vice President's Report –

The Vice President mentioned in his newsletter message that we as a board are currently looking for anyone interested in removing the downed trees in the common areas for firewood. He reported that there are no changes on the dead trees at this time.

During the Vice President's inspection of the street lights on June 8th he discovered that there was a light that was partially lit at White Oak Circle and Oak Lane. He is going to stop by their tonight after the meeting and if the street light is still partially lit he will call Met Ed.

The Vice President nominated George Raudensky and Ron Burke to the Maintenance Standing Committee. The nomination was motioned by the Treasurer and seconded by the Arch. Control Chairman.

New Business –

No new business at this time

Treasurer's Report –

The Treasurer informed the board that the HOA currently has \$17,056.52 in the checking account, \$14,602.72 in the money market account and a CD Balance of \$16,188.83

New Business –

New signature cards were passed out and signed by the board members.

Secretary's Report –

The Secretary needs to contact the Webmaster for the HOA's website to get the website updated with meeting minutes, newsletter and new committee members. He will also be inquiring about information as to who we have the domain name through and which software program is being utilized to maintain the website.

A copy of the June newsletter was passed around and discussed. Once changes are made the newsletter will be sent out.

We received two more emails from homeowners which brings our total up to 125 homeowners that have submitted their email addresses to the board. We will be sending the newsletter out via the US mail to the 26 homeowners that we do not have email addressed for.

The Secretary nominated Robert Dailey to one of the 2 open positions on the Nominating Committee. A motion by the Treasurer was seconded by the Vice President.

New Business –

No new business at this time.

Arch Control Chairman's Report –

The ACC granted an approval to 313 Oak Lane for a swimming pool and fence and 27 Pin Oak for a swimming pool and deck.

A request from 446 Oak Lane was denied in its current submitted version and was informed on the necessary changes for the request to be approved.

The ACC reported that hot tubs now need a permit from the County along with Exterior Modification Request Form.

There was no updated on the May 18th Township meeting. Minutes from the previous Township meeting were submitted for the board to review.

New Business –

No new business at this time.

Conclusion –

The Board set the next meeting date as August 18, 2009 @ 6:30 PM @ the Arch Control Chairman's house at 14 Truman Street. On a motion from the President and seconded by the ACC the meeting adjourned at 8:17 PM.

Respectfully submitted on June 11, 2009 by the Secretary.

Eric Hoffman
Secretary
The Oaks Homeowners Association